



**ETHAN CONRAD**  
PROPERTIES INC.

**1990 E 20TH STREET  
CHICO, CA**

**6,085 SF RESTAURANT  
ON A ±37,524 SF PAD  
FOR SALE OR LEASE**



NOW OPEN

OPENING EARLY 2021



COMING SOON

E 20TH STREET

FOREST AVE

**MAJOR REMODEL UNDERWAY**

**AVAILABLE**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

# FOR LEASE

# CHICO MARKETPLACE | RESTAURANT 1990 E. 20TH STREET CHICO, CA

## PARCEL FEATURES:

- ±37,524 SF pad available with a 6,085 SF Freestanding Restaurant
- Drive-thru potential
- Hard corner pad located on the corner of E 20th Street and Forest Ave; the busiest intersection in Chico!
- Located in the parking lot of Chico Marketplace, a dominant Power Center
- Outstanding visibility
- Daily traffic count of 27,610 cars at E 20th St & Forest Ave

## CHICO MARKETPLACE INFORMATION:

- Chico Marketplace is California's largest retail property north of Sacramento and the only enclosed regional mall within a 45-mile radius. The center is ideally located, with excellent visibility and access from Highway 99.
- California State University, Chico offers bachelor's and master's degree programs to over 17,000 student and Butte-Glenn Community College District enrolls over 12,000 students, with options for career technical training as well as university transfer.
- Chico is California's fastest growing city, due in large part to Camp Fire relocations. According to the California Department of Finance, Chico's population grew 20.7% in 2018. (Source: May 7, 2019)

## LAND/PARCEL INFORMATION:

Pad Parcel	±37,524 SF
Building	6,085 SF

## GROUND LEASE RATE:

\$16,977.00 per month, NNN (\$2.79 PSF, NNN)

## PURCHASE PRICE:

\$2,975,565.00 (\$489.00 PSF)



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FOR LEASE

CHICO MARKETPLACE | RESTAURANT  
1990 E. 20TH STREET  
CHICO, CA

SITE PLAN



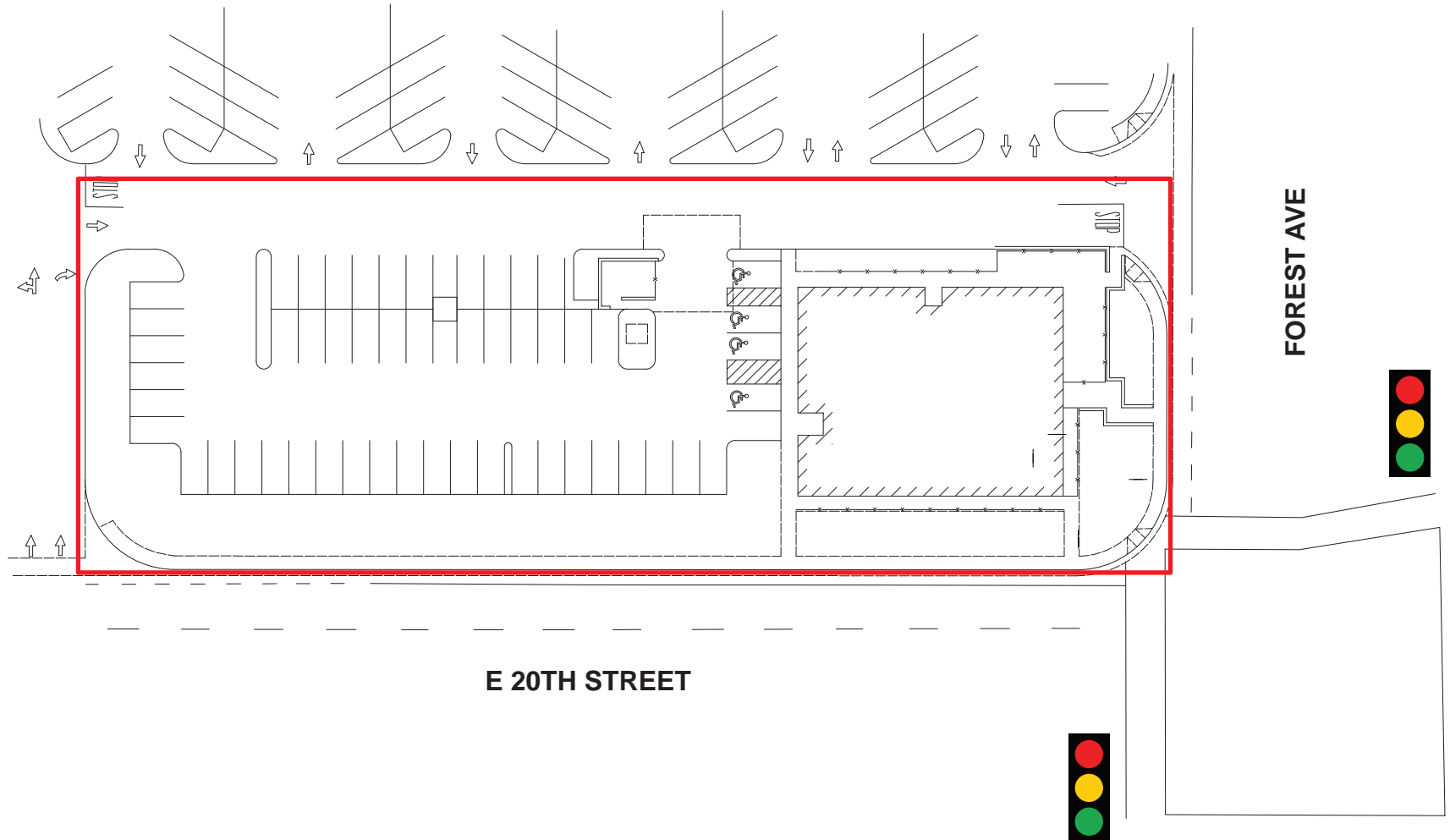
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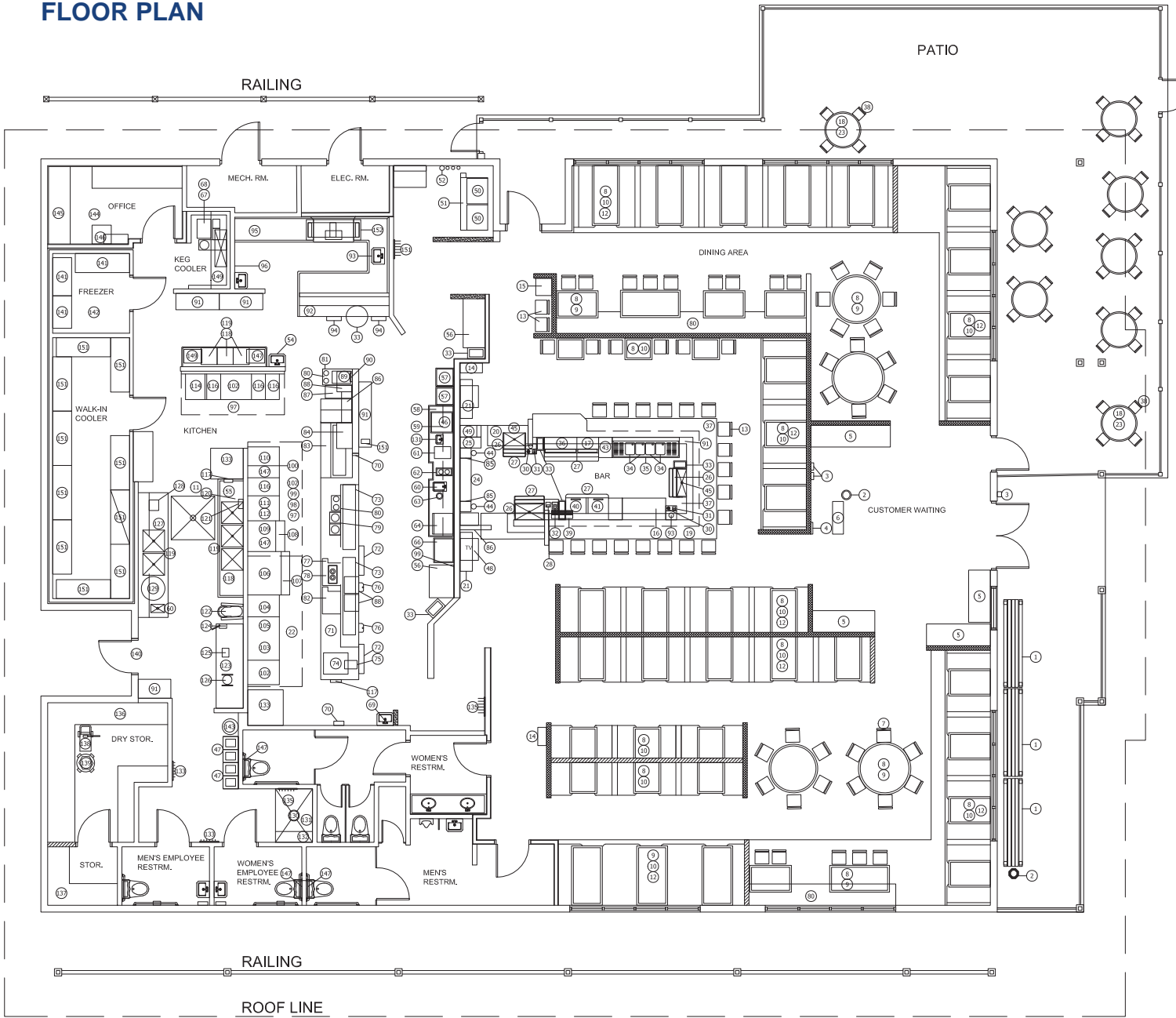
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# BUILDING FLOOR PLAN



1. OUTSIDE WAITING BENCHES
2. UMBRELLA STAND
3. MENU HOLDERS
4. BEER TRAYS
5. CUSTOMER WAITING BENCHES
6. HOSTESS/HOST STAND
7. CHAIRS
8. TABLE TOPS
9. TABLE BASES
10. TABLE BASES (CANTILEVER)
11. HIGH TABLE BASES
12. BOOTH SEATING
13. BAR CHAIRS
14. NAPKIN/SILVERWARE HOLDER SHELF
15. WAITER/WAITRESS STATION
16. TWO DOOR REFRIGERATOR
17. GLASS FROSTER
18. PATIO TABLE
19. BAR
20. ST. STL. BAR DRAINER PAIN
21. WAITER/WAITRESS WORK STATION
22. FRUIT SHELVES
23. TABLE BASES
24. DBL. STEP BOTTLE DISPLAY
25. FROZEN COCKTAIL MACHINE
26. COCKTAIL STATION
27. BOTTLE TROUGH
28. BLENDER STATION W/ FLAT SHELF
29. BLENDER STATION W/ GLASS DUMP
30. BLENDER
31. BAR MIXER
32. VITA-MIX BLENDER
33. TRASH RECEPTACLE
34. 4 COMPARTMENT BAR SINK
35. DECK MOUNT FAUCET
36. BOTTLE COOLER (RED WINE)
37. CORNER DRAIN BOARD
38. PATIO CHAIR
39. BEER TROUGH & TOWERS
40. GLASS FROSTER SMALL
41. GLASS FROSTER LARGER
42. BAR HAND SINK
43. DECK MOUNT FAUCET W/ SWIVEL GOOSENECK
44. JUICER
45. SODA SYSTEM / GUNS
46. SODA DISPENSER
47. BAG IN BOX SODA SYSTEM
48. BAR UPPER DISPLAY CABINET & TV STAND
49. ST. STL. DRINK STAND & SHELF
50. ICE MACHINE
51. ICE BIN
52. WATER FILTER
53. NAPKIN FOLD STATION
54. TRAY JACK HOLDER
55. FLOOR DRAIN
56. REGISTER COUNTER
57. GLASS RACK
58. BEV. COUNTER
59. OVERSHELF
60. DECK MOUNT FAUCET W/ 10" SWING NOZEL
61. ICE TEA DISPENSER
62. COFFEE BREWER
63. ROUND DIPWELL
64. BREAD OVEN
65. FOIL HOLDER
66. BREAD RACK
67. BEER DELIVERY SYSTEM
68. CO2 AIR BLENDER
69. HAND SINK
70. CLOCKS
71. CHEF COUNTER
72. CONDIMENT HOLDER
73. HEAT LAMPS
74. COOK & HOLD OVEN
75. DISPENSER
76. DIPWELL
77. ROLL WARMER
78. FOOD WARMER
79. SOUP WARMER
80. TWIN FOOD WARMER
81. HOT FUDGE SHELF
82. SWEET POT. DRAWER
83. SALAD MAKE UP UNIT
84. LETTUCE CRISPER
85. PLATE CHILLER
86. DESSERT STATION OVER-SHELF
87. DESSERT STATION TABLE
88. MICROWAVE OVEN
89. ICE CREAM CABINET
90. DIPPER WELL
91. SHELVING UNIT
92. SOILED DISH TABLE
93. PRE RINSE FAUCET W/ BRACKET
94. ICE DUMP SINK
95. CLEAN DISH TABLE
96. CLEANING FAUCET
97. EXHAUST HOOD
98. DUCT WORK & FAN PACKAGE
99. FIRE SUPPRESSION
100. ST. STL. WALL COVERING
101. REACH IN REFRIGERATOR
102. MOBILE WORK TABLE
103. GRILL LARGE
104. GRILL SMALL
105. STEAK WEIGHT SHELF
106. CHAR-BROILER
107. CONDIMENT SHELF
108. 6 BURNER RANGE
109. ELEVATED CHEESE MELTER
110. CHEESE MELTER WALL BRACKET
111. REFRIGERATOR
112. REFRIGERATOR STAND WITH SLIDES
113. FRYER
114. SMOKER
115. TIMERS
116. REACH IN REFRIGERATOR/ FREEZER
117. KNIFE RACK
118. THREE COMPARTMENT SINK
119. DECK MOUNT FAUCET W/ 12" SWING NOZZLE
120. POT RACK WALL MOUNT
121. POT CUTTER - VOLLRATH
122. 30 QT. MIXER
123. PREP TABLE W/ OVERSHELF
124. TABLE MOUNTED CAN OPENER
125. BLENDER
126. ONION CUTTER
127. TWO COMPARTMENT SINK
128. SOUP BAG HOLDER
129. SALAD DRIER
130. MOP SINK
131. FAUCET
132. CHEMICAL SHELF
133. BROOM & MOP HOLDER
134. WAITRESS CHECK OUT TABLE
135. EMPLOYEE COAT HOOKS
136. DRY STORAGE SHELVES
137. SECURED STORAGE SHELVES
138. SHORTENING DISPOSAL UNIT
139. FRY FILTER
140. STRIP CURTAIN
141. FREEZER SHELVING
142. WALK-IN FREEZER
143. CO2 TANK
144. OFFICE FURNITURE
145. LIQUOR STORAGE
146. SAFE
147. BABY CHANGING TABLE
148. KEG COOLER SHELVES
149. POT RACK UNDER SHELF
150. COOLER SHELVING
151. TRAY JACK HOLDERS
152. VENT RISER

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HAMPTON INN & SUITES  
UNDER CONSTRUCTION



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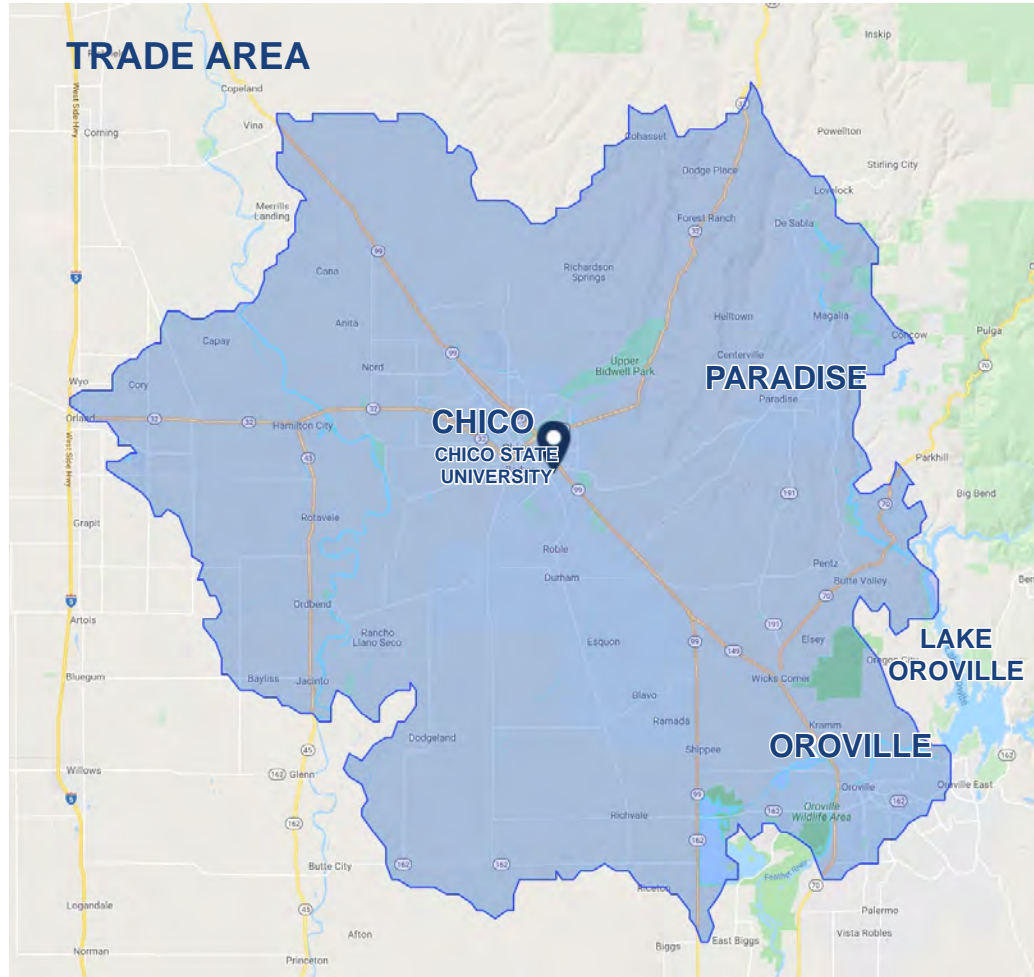


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**DEMOGRAPHIC REPORT**

	<b>10 MIN</b>	<b>20 MIN</b>	<b>30 MIN</b>
 2019 POPULATION 2024 PROJECTED POPULATION	94,047 97,977	115,205 120,625	146,835 153,174
 2019 HOUSEHOLDS 2024 PROJECTED HOUSEHOLDS	38,125 39,796	46,342 48,557	60,173 62,836
 2019 AVG INCOME	\$68,164	\$75,469	\$73,789
 2019 MEDIAN HOME VALUE	\$478,578	\$512,961	\$488,546
 2019 UNEMPLOYMENT RATE	7.2%	6.8%	6.8%

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## SHOPPER PROFILE

### 15% In Style

- Married couples with no kids
- Professional/management jobs
- College degree
- Support arts, theater, concerts, museums
- Hold retirement savings, insurance policies
- Use coupons, mobile coupons
- Carry, use smartphones
- Own late-model SUVs or trucks

### 13% Bright Young Professionals

- Married couples
- Professional/services jobs
- College degree
- Go to bars/clubs; attend concerts
- Own US savings bonds; bank online
- Eat at fast food, family restaurants
- Rent DVDs from Redbox or Netflix
- Well connected via latest technology

### 12% Dorms to Diplomas

- Non-family households with 2+ persons
- Students/professional/services jobs
- College degree
- Buy trendy clothes
- Carry credit card balance
- Eat frozen dinners, fast food
- Connect by cell phone
- Choose imported subcompact car

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