



ETHAN CONRAD
PROPERTIES INC.

**ANCHOR SPACE
FOR SALE OR LEASE
16,142 SF - 85,456 SF
1950 E 20TH STREET
CHICO CA**



**CONCEPTUAL RENDERING
OF UPCOMING REMODEL**

MAJOR REMODEL NOW UNDERWAY

FOR MORE INFORMATION CONTACT:

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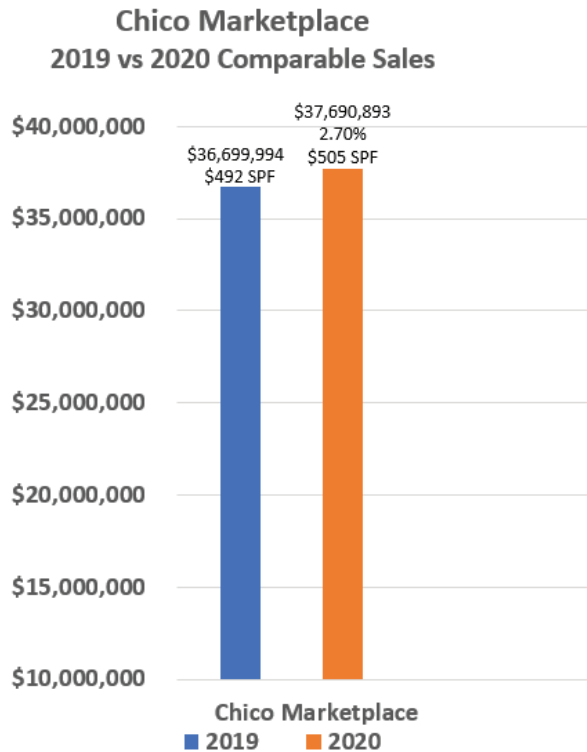
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916.779.1000

CHICO MARKETPLACE SALES

Tenant sales for Chico Marketplace have increased significantly over the past three years and we are excited to report the following strong sales figures: **Chico Marketplace 2020 Inline Tenant Sales were very strong at \$505 PSF.**



The above sales for 2020 during the time period the property was closed due to COVID-19 are based on pro forma sales for the same 2019 closed time period.

ANCHOR SPACE INFORMATION:

- Former Sears and Burlington Building box spaces available.
- **Former Sears:**
For Lease: 20,000 SF - 85,456 SF
For Sale: 85,456 SF - \$8,374,622.00 (\$98.00 PSF)
- **Burlington/Petco/Homegoods Building:**
For Lease: 16,142 SF

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)

PROPERTY DETAILS:

Year Built/Renovated	1988, 1993, 2012
Gross Leasable Area	528,397 SF
No. of Retailers	65+
Parking Stalls	2,607

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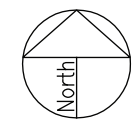
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SITE PLAN

 = AVAILABLE



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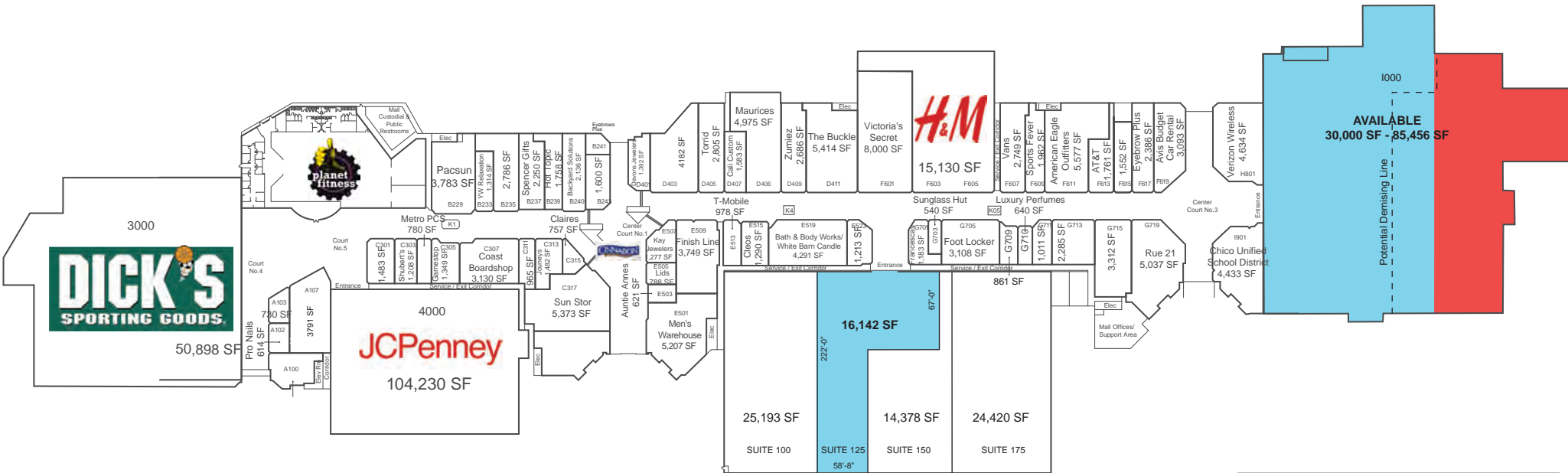
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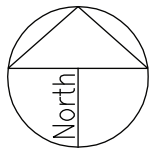
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KEY

- Available Anchor Space
- Temp Tenant (Available with 60 days' notice)



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HAMPTON INN & SUITES
UNDER CONSTRUCTION



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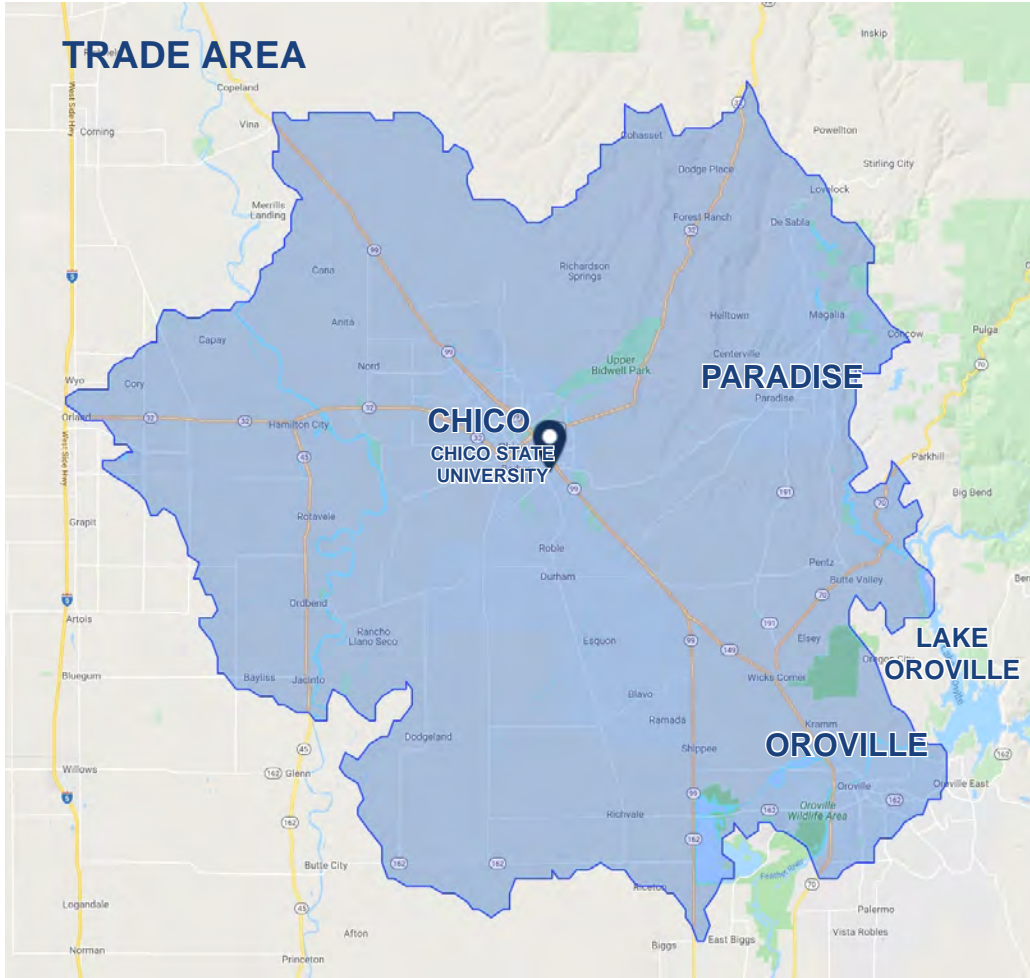
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DEMOGRAPHIC REPORT

	10 MIN	20 MIN	30 MIN
 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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