



For Sale ±0.38 Acre Pad

Prime building pad available at the Raley Boulevard Medical Plaza in Southeast Chico.

- Utilities, storm drains, curbs & gutters, and asphalt parking lot in place to minimizing development risks.
- Architectural plans for a ±3,985 SF office building are available.
- Convenient access to Highway 99 makes the property accessible to other parts of Chico.



CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Prime building pad available at the well-established Raley Boulevard Medical Plaza in Southeast Chico, conveniently located just off Skyway, east of Highway 99, amidst ongoing development. Site improvements such as utilities, landscaped areas, storm drains, curb & gutters, and an asphalt parking lot with both shared and reserved spaces are completed, minimizing development risks. Suitable for administrative, financial, business, professional, medical, and public office uses, the area is poised for growth. The Seller can also include architectural plans for a $\pm 3,985$ SF office building.

LOCATION HIGHLIGHTS

The plaza is strategically positioned near prominent facilities including the new Enloe Cancer Center, Orthopedic Associates, Skyway Medical and Surgery Center, and Adventist Health Physical Therapy, among others. Local amenities include shopping, various restaurants, and local parks. It's also conveniently situated for access to Highway 99, making it accessible to other parts of Chico and beyond.

OFFERING SUMMARY

Lot Size: ± 0.38 acres

Pricing: \$250,000



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

PROPERTY LOCATION



CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

RETAIL AREA

123 RALEY BOULEVARD
CHICO | CA

CHICO MARKETPLACE

WinCo Foods

Walmart

target

BevMo!

BIG LOTS!

HOBBY LOBBY

IN-N-OUT

Sierra Nevada

BEST BUY

PETSMART

Staples

Round Table PIZZA

BP

SKYPARK PLAZA

JOANN		ROSS DRESS FOR LESS
MATTRESS FIRM	Tuesday Morning	

COSTCO WHOLESALE

Office DEPOT

food maxx

LOWE'S

BED BATH & BEYOND

Michaels

Guitar Center

jiffy lube

Tires LES SCHWAB

THE HOME DEPOT

TJ-maxx

BURGER KING

123 RALEY BOULEVARD
CHICO | CA

CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

RESIDENTIAL DEVELOPMENTS

123
RALEY
BOULEVARD
CHICO | CA



	PROJECT NAME	SIZE
1	Meriam Park	400 Mixed Units 516 Multi-Family Units
2	Stonegate	469 Single-Family Units 233 Multi-Family Units
3	Oak Valley	864 Single-Family Units 260 Multi-Family Units
4	Belvedere Heights	191 Single-Family Units

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

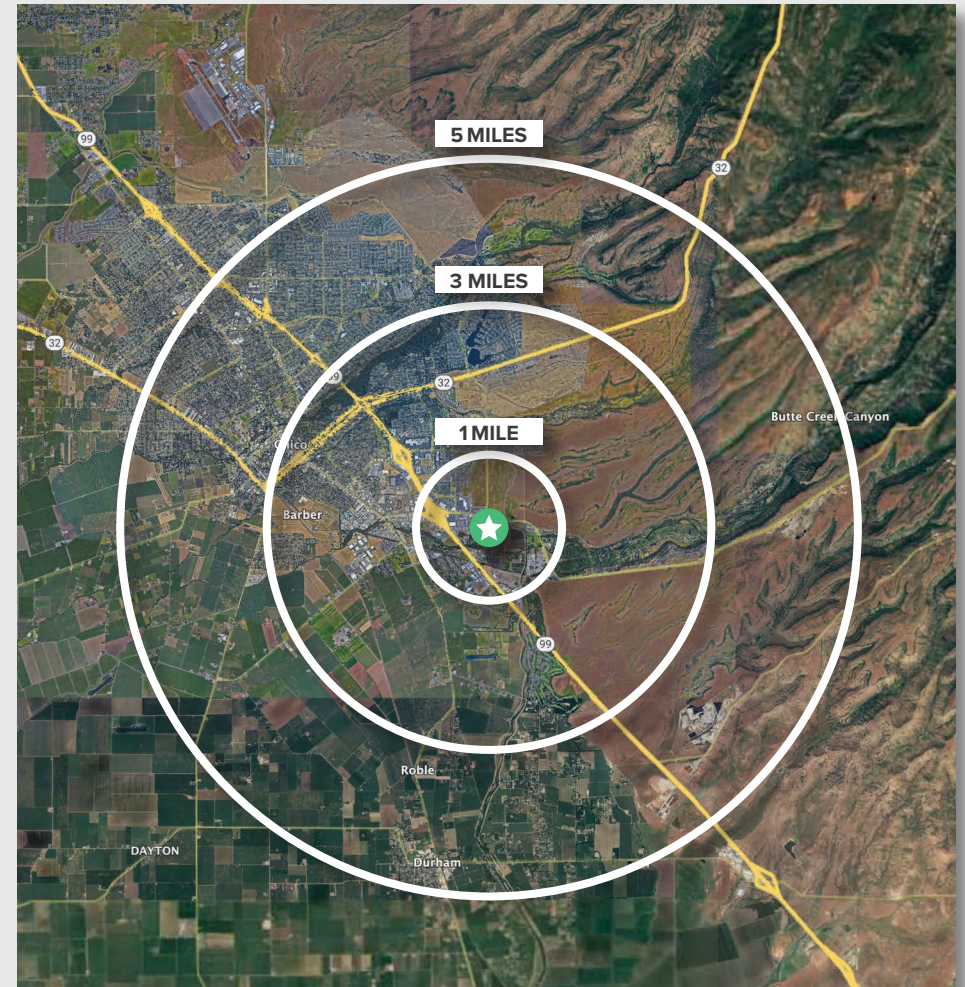


CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	3,712	36,327	91,807
2020 Census Population	3,852	36,701	95,830
2010 Census Population	3,462	33,855	86,635
2026 Median Age	35.4	35.9	34.5
HOUSEHOLDS			
2026 Estimated Households	1,519	15,453	37,947
2020 Census Households	1,513	15,315	39,306
2010 Census Households	1,340	13,704	34,938
INCOME			
2026 Estimated Average Household Income	\$125,560	\$107,745	\$101,305
2026 Estimated Median Household Income	\$96,192	\$79,678	\$75,878
BUSINESS			
2026 Estimated Total Businesses	543	2,029	4,031
2026 Estimated Total Employees	5,769	21,550	38,056



Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1

CARRIE WELCH, CCIM
 Director of Sales & Leasing
 530.570.5107
 carrie@capitalrivers.com
 DRE #01926238

KELSEY WATT, MS
 Director of Sales & Leasing
 530.908.4905
 kelsey@capitalrivers.com
 DRE #02035244



CAPITAL RIVERS
 COMMERCIAL

ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. That leads to proven results and high client satisfaction. Experience our exceptional service including commercial tenant representation, landlord representation, and development.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

Sacramento, CA Office:

1821 Q Street
Sacramento, CA 95811
916.514.5225
info@capitalrivers.com

Redding, CA Office:

280 Hemsted Drive, Suite 104
Redding, CA 96002
530.221.1127
info@capitalrivers.com

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL