



For Lease

Modern Retail Suites

High-traffic Main Street retail location with on-site parking in Chico, CA.

- Industrial-chic design with oversized windows, tall ceilings, and natural light.
- On-site parking available for both tenants and customer convenience.
- High-visibility location near Downtown Chico with strong traffic exposure.



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

1001 Main Street in Chico offers two retail suites available for lease in a newly renovated building. The property features oversized windows, tall ceilings, and an industrial-style design that creates a bright, inviting atmosphere. Suites provide flexible layouts for a variety of retail or service uses, with tenant improvements negotiable. On-site parking is available for tenants and customers, and Suite 175 includes a roll-up door for added convenience.

Located at the intersection of Main Street and Humboldt Avenue, the property benefits from excellent visibility with steady vehicle and pedestrian traffic. Its position just steps from Downtown Chico places tenants near a variety of shops, restaurants, and community destinations. The property provides strong exposure along a key corridor and convenient access to surrounding neighborhoods, offering a strategic setting for retailers seeking connection to Chico's urban core.

OFFERING & AVAILABILITY

Pricing: \$1.65/PSF per month | NNN (tenant improvements negotiable)

Suite 150: ±1,130 square feet

Suite 175: ±1,262 square feet with roll up door



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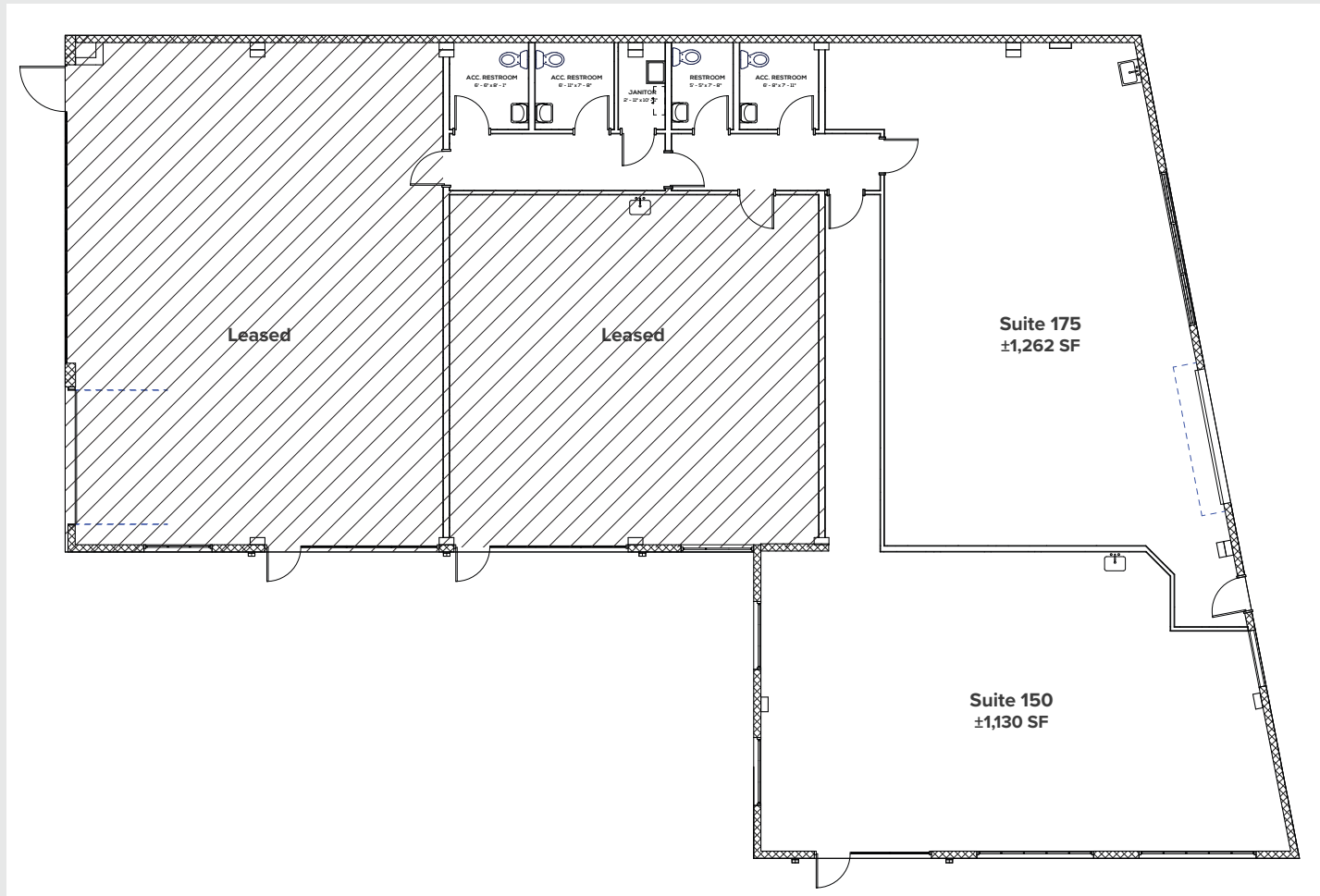
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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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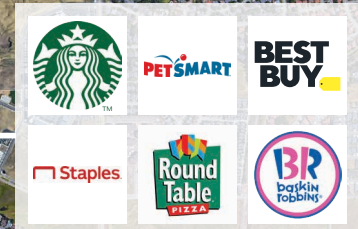
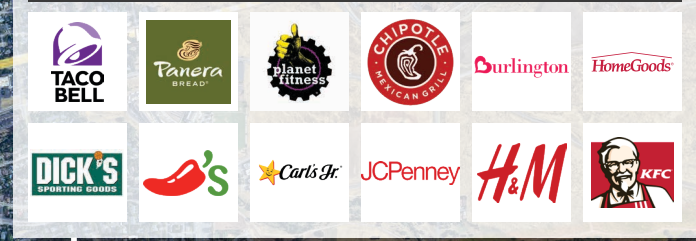
LOCAL AREA

**1001
MAIN**
CHICO | CA

DOWNTOWN CHICO



CHICO MARKETPLACE



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ABOUT CHICO, CA



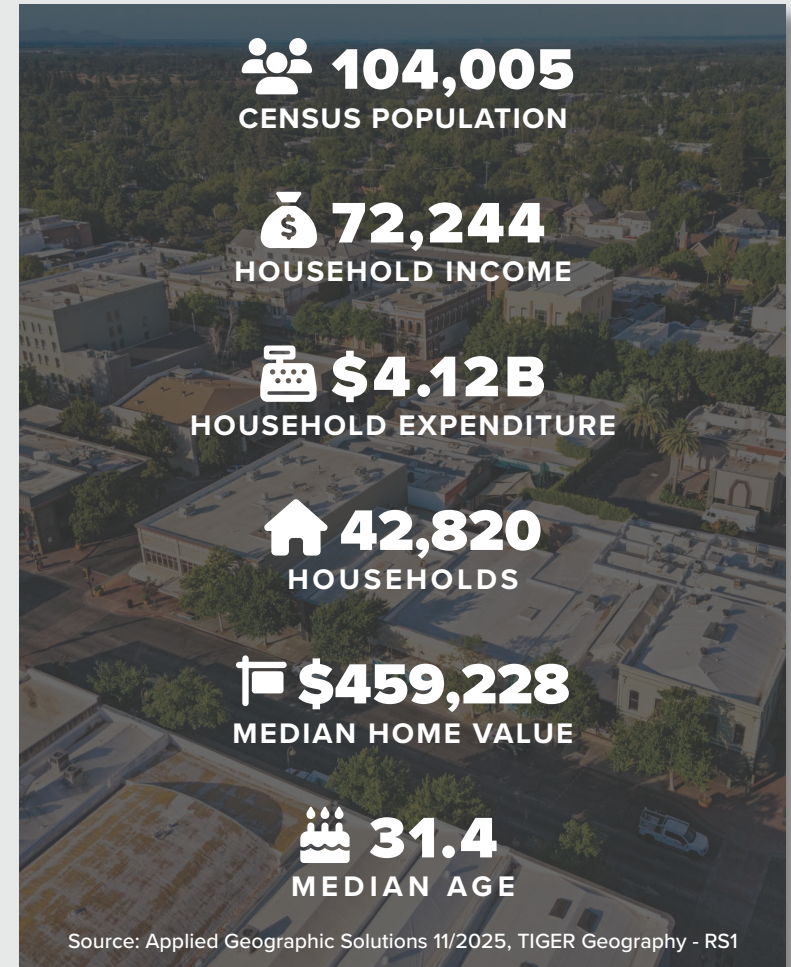
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.



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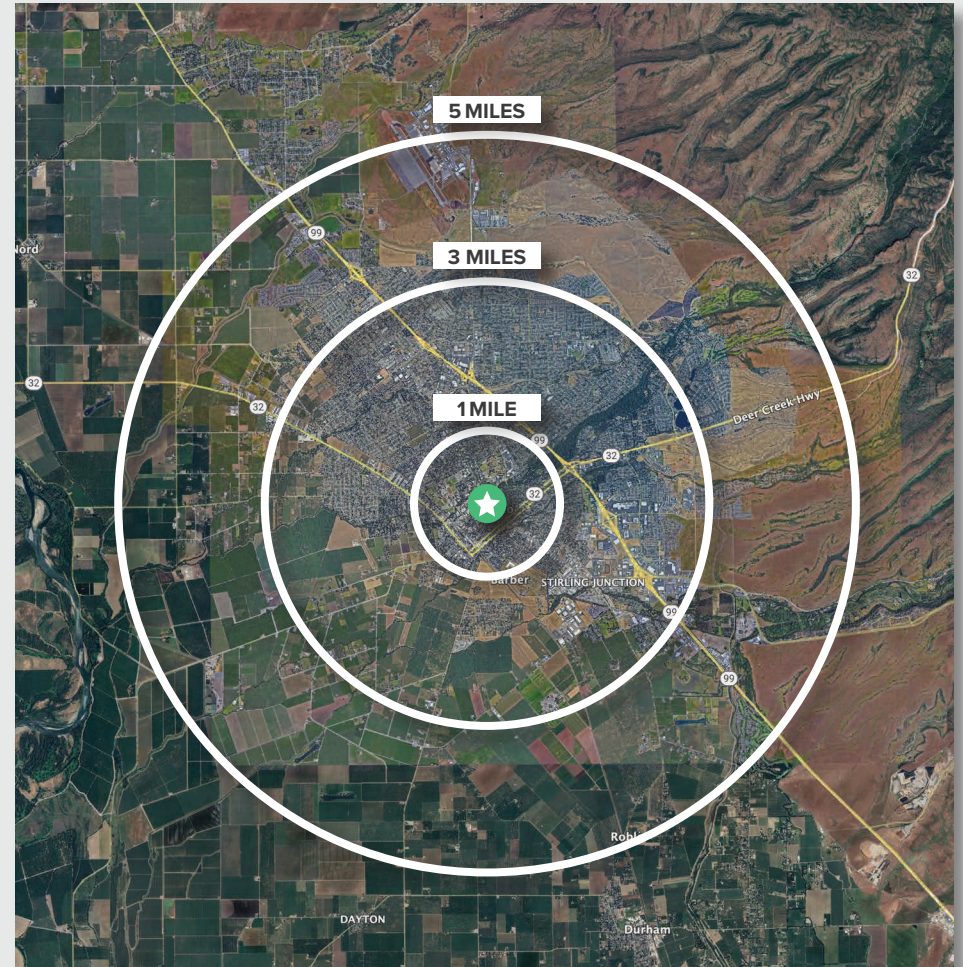


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	15,284	77,353	109,069
2020 Census Population	16,691	81,736	112,506
2010 Census Population	15,467	74,655	99,869
2025 Median Age	27.1	33.0	34.5
HOUSEHOLDS			
2025 Estimated Households	6,084	31,424	44,248
2020 Census Households	6,620	33,540	46,223
2010 Census Households	5,964	30,086	40,285
INCOME			
2025 Estimated Average Household Income	\$69,401	\$97,531	\$105,669
2025 Estimated Median Household Income	\$51,246	\$71,575	\$78,770
BUSINESS			
2025 Estimated Total Businesses	876	3,735	4,815
2025 Estimated Total Employees	9,082	33,269	42,067



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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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. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



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COMMERCIAL BROKERAGE

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

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DEVELOPMENT

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

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