

1602 & 1608  
**W 5<sup>TH</sup>**  
CHICO | CA

# For Lease Up to ±7,500 SF

Two warehouse suites  
with yard potential in  
Chico, CA.

- Suite A includes conditioned office space and large employee break area.
- Suite C features a recessed truck dock for streamlined loading operations.
- Multiple roll up doors including recessed dock loading access.

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# EXECUTIVE SUMMARY

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## PROPERTY OVERVIEW

1602 to 1608 W 5th Street, Chico offer flexible warehouse space with roll up door access, office components, and potential yard availability to support a variety of industrial and operational users.

**1602 Suite C:** ±3,000 SF with two roll up doors including one recessed truck dock, plus a small office, private restroom, and potential rear yard space.

**1608 Suite A:** ±4,500 SF with two 12' roll up doors, reception area, conditioned upstairs office, additional office space with windows, and a large conditioned break room. Rear access and potential yard space may also be available.

Located within Chico's industrial corridor, the property offers convenient access to Highway 99 and surrounding industrial and commercial users. Rear circulation and possible yard space provide additional flexibility for warehouse, storage, and distribution operations.

## OFFERING

**1602 Suite C:** \$1,500 per month | modified gross

**1608 Suite A:** \$2,250 per month | modified gross



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# PROPERTY PHOTOS

1602 Suite C

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# PROPERTY PHOTOS

1608 Suite A

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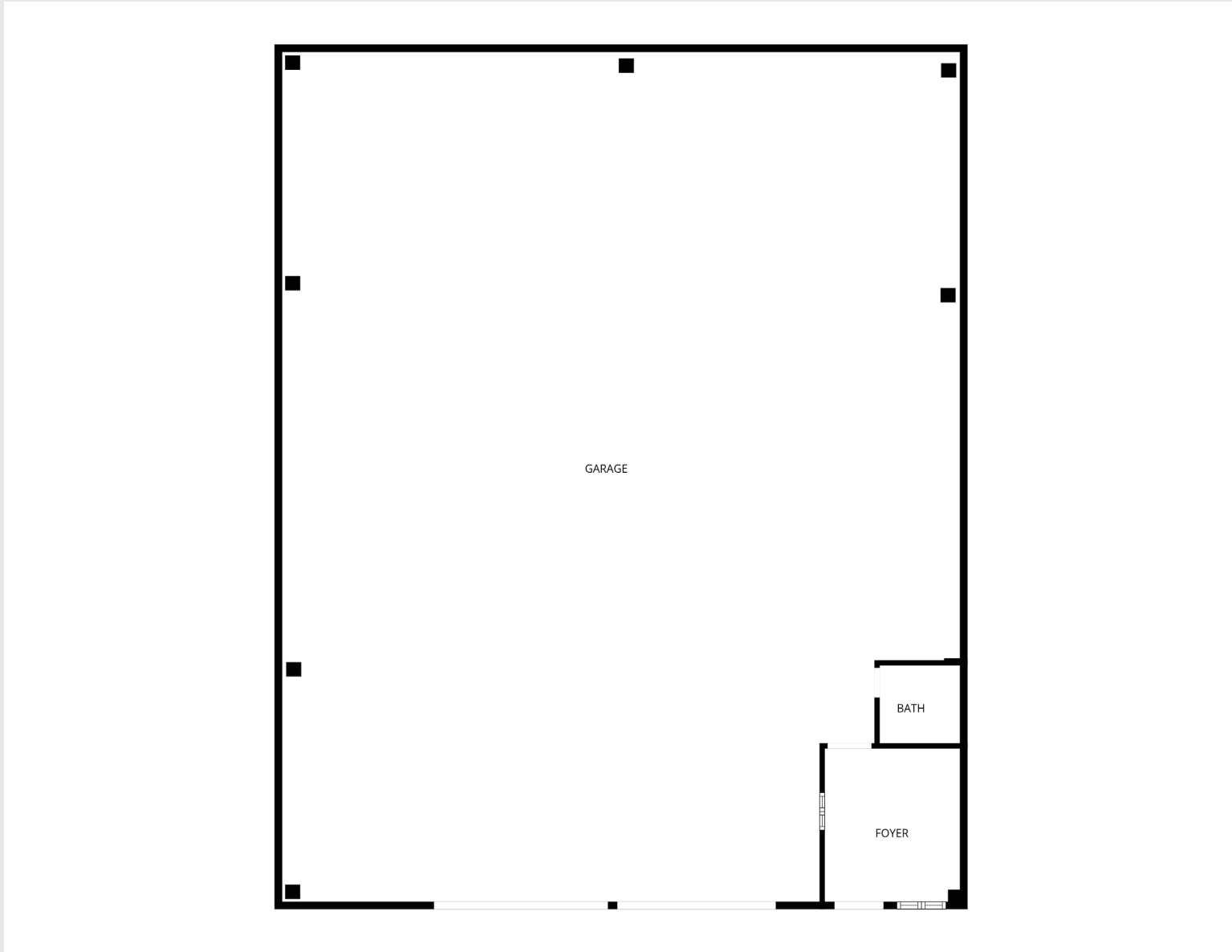
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# FLOOR PLAN

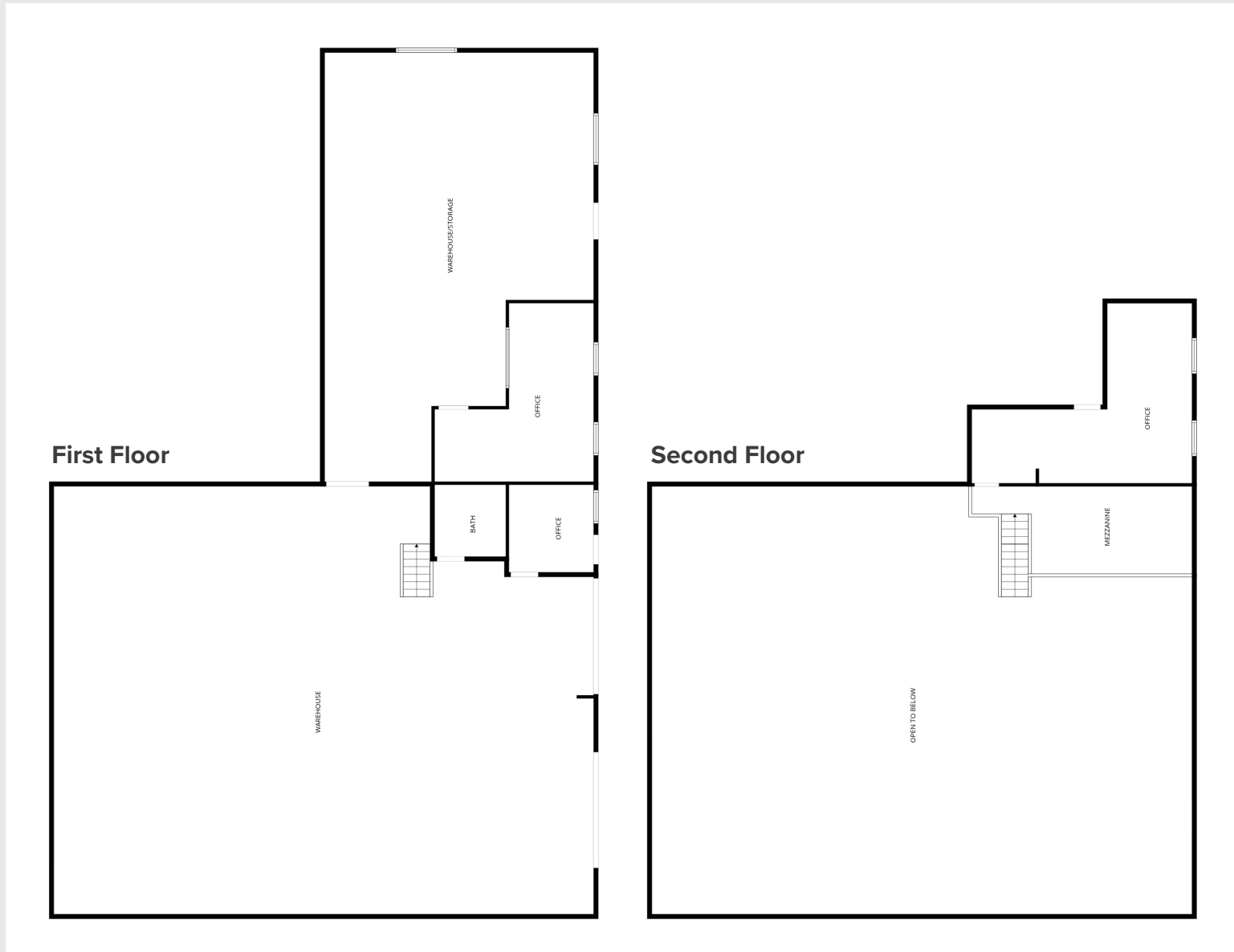
1602 Suite C



# FLOOR PLAN

1608 Suite A

1602 & 1608  
**W 5<sup>TH</sup>**  
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# LOCAL AREA

1602 & 1608  
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### DOWNTOWN CHICO


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# ABOUT CHICO, CA



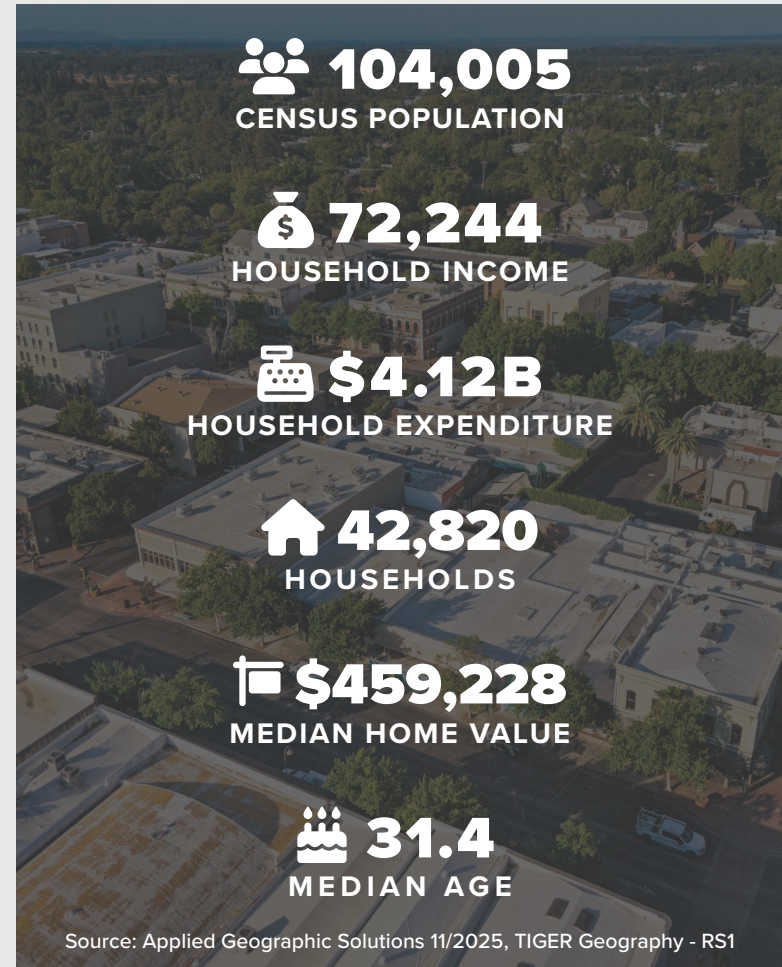
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved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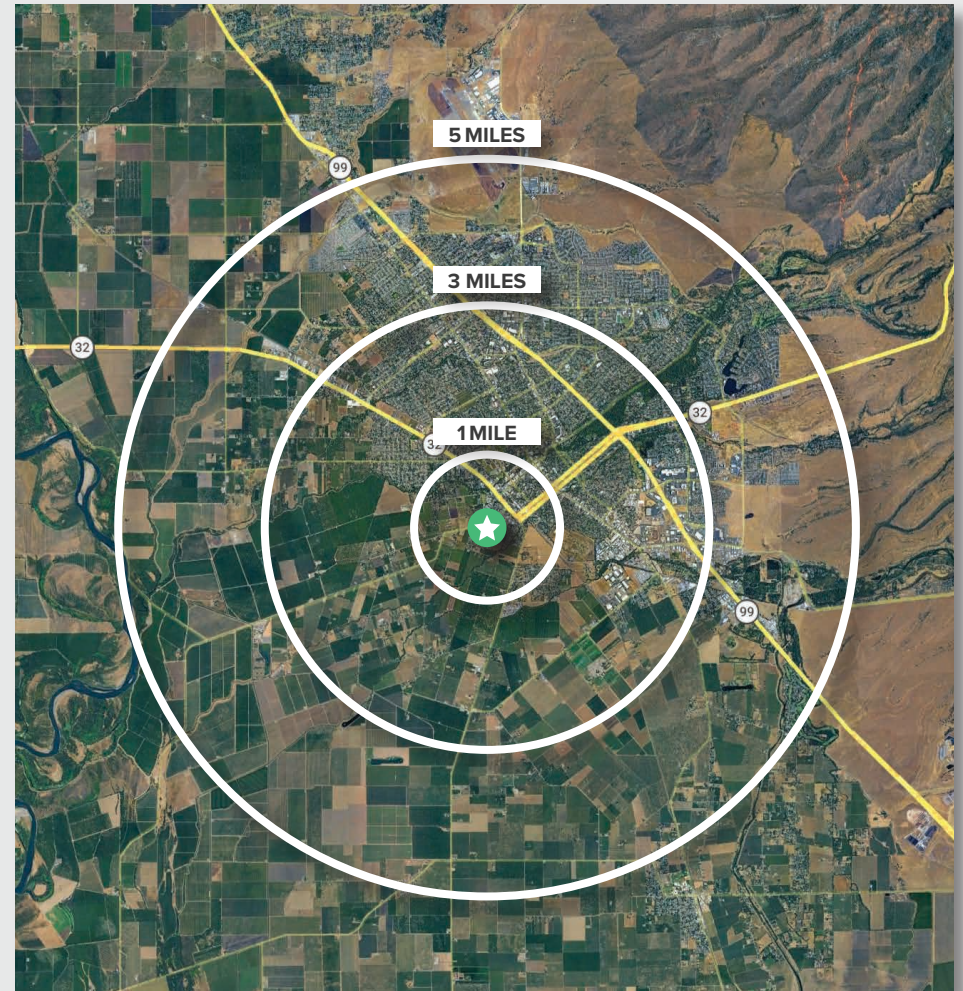


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# REGIONAL DEMOGRAPHICS

1602 & 1608  
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	12,141	62,806	108,280
2020 Census Population	13,866	67,400	111,674
2010 Census Population	12,780	62,400	99,149
2025 Median Age	23.2	31.7	34.4
<b>HOUSEHOLDS</b>			
2025 Estimated Households	4,805	25,451	43,922
2020 Census Households	5,402	27,598	45,881
2010 Census Households	4,723	25,102	39,996
<b>INCOME</b>			
2025 Estimated Average Household Income	\$67,170	\$93,005	\$104,887
2025 Estimated Median Household Income	\$44,535	\$66,098	\$78,540
<b>BUSINESS</b>			
2025 Estimated Total Businesses	325	3,190	4,733
2025 Estimated Total Employees	3,235	29,247	41,591



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](http://capitalrivers.com)



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

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### COMMERCIAL BROKERAGE

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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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