

**SALEM &
BROADWAY**
CHICO | CA

For Lease

Three Retail Suites

Flexible creative retail &
studio spaces in Downtown
Chico, CA

- Historic downtown building with exposed brick, skylights, and storefront glass.
- Flexible suite layouts ideal for retail, creative, experiential, or service users.
- Central Downtown Chico location surrounded by shopping, dining, and entertainment.

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



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EXECUTIVE SUMMARY

**SALEM &
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PROPERTY OVERVIEW

121 Salem Street - ±2,000 SF studio-style space features an open layout, mezzanine level, storage room, and private restroom. The freshly painted interior is ideal for creative, experiential, or personal service users.

120 Broadway Street - ±1,100 SF downtown storefront suite includes large storefront windows, exposed brick walls, a skylight, rear office, and private restroom. The updated interior preserves the building's historic charm.

122 Broadway Street - ±1,100 SF downtown suite features large storefront windows, exposed brick, and a skylight that brings natural light into the space. The flexible layout is well-suited for retail, creative, or studio users.

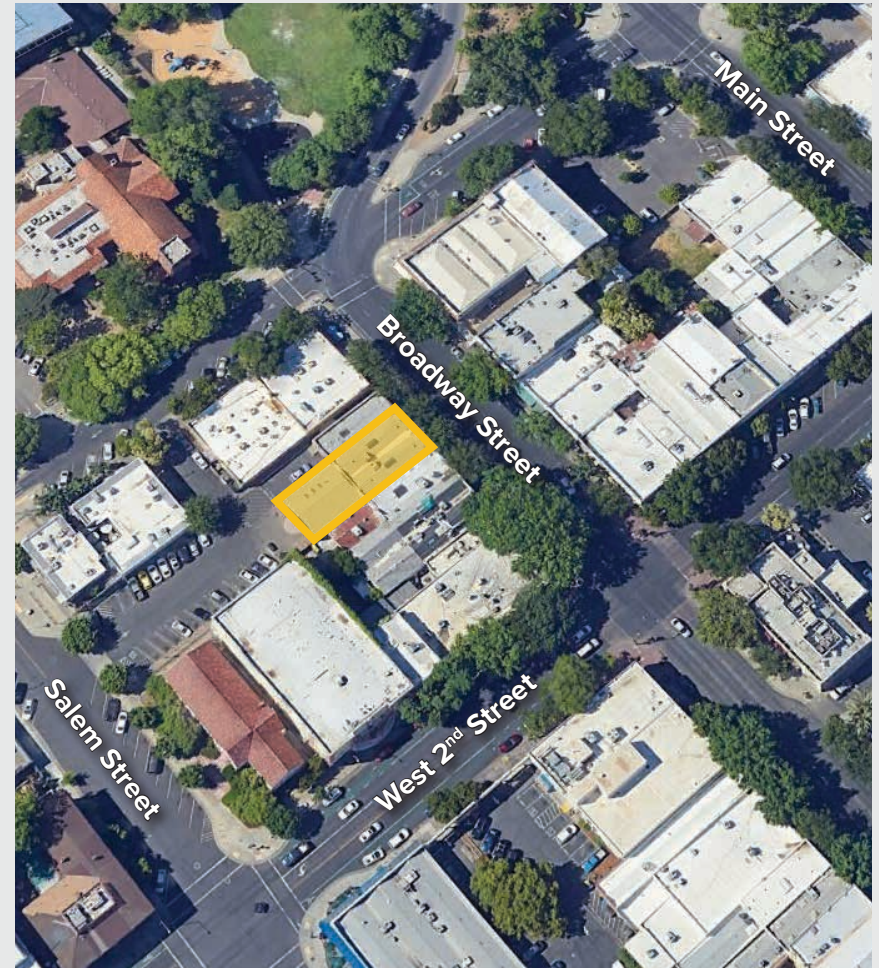
The property is located in Downtown Chico near shopping, dining, entertainment, and other local businesses with strong pedestrian activity and convenient access throughout the downtown corridor.

OFFERING & AVAILABILITY

121 Salem: ±2,000 square feet | \$3,000 per month | NNN

120 Broadway: ±1,100 square feet | \$2,200 per month | NNN

122 Broadway: ±1,100 square feet | \$2,200 per month | NNN



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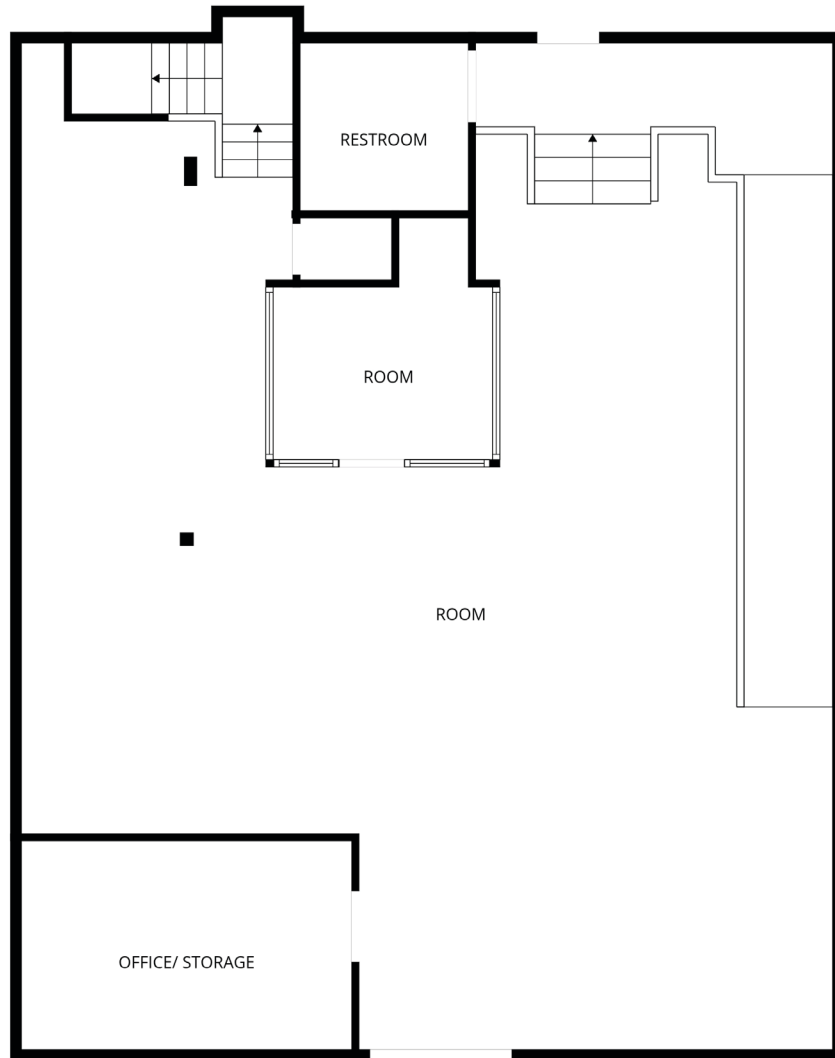
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FLOOR PLAN

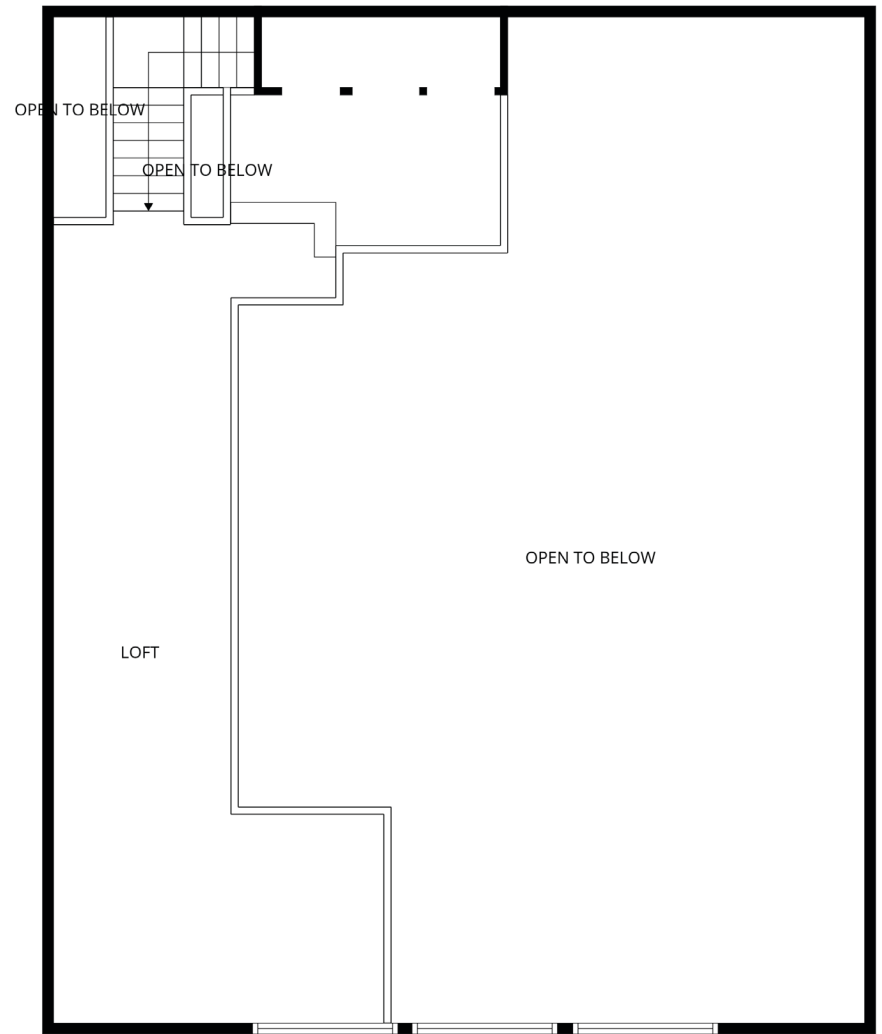
121 Salem Street

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1st Floor



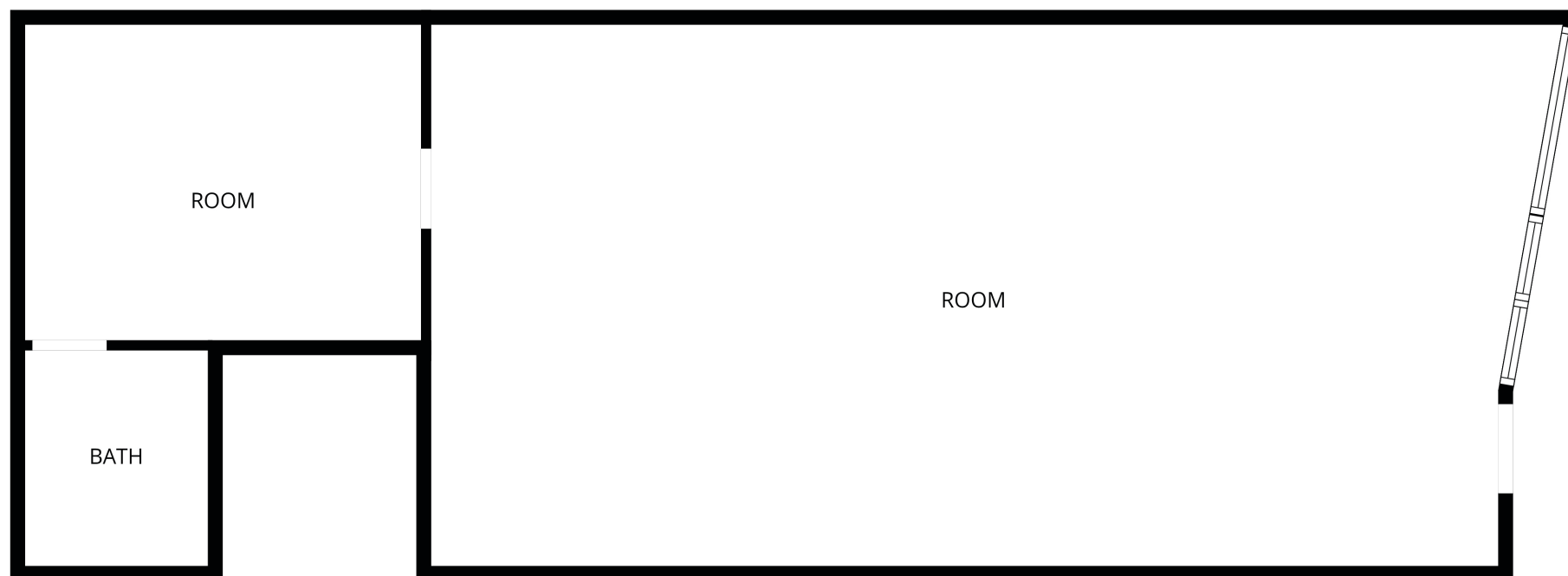
2nd Floor

FLOOR PLAN

120 Broadway Street

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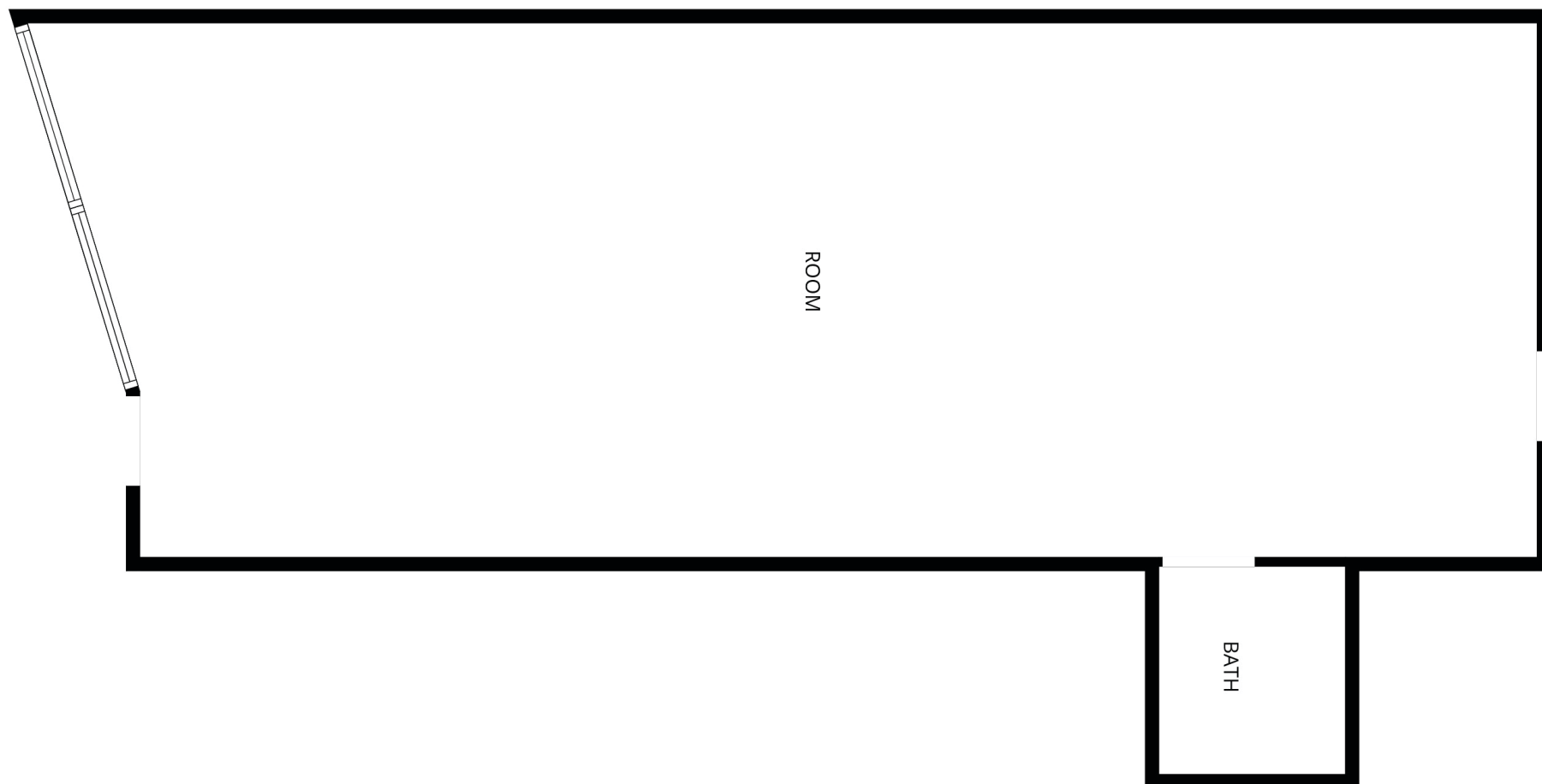


FLOOR PLAN

122 Broadway Street

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EXTERIOR PHOTOS

**SALEM &
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INTERIOR PHOTOS

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LOCAL AREA



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ABOUT CHICO, CA

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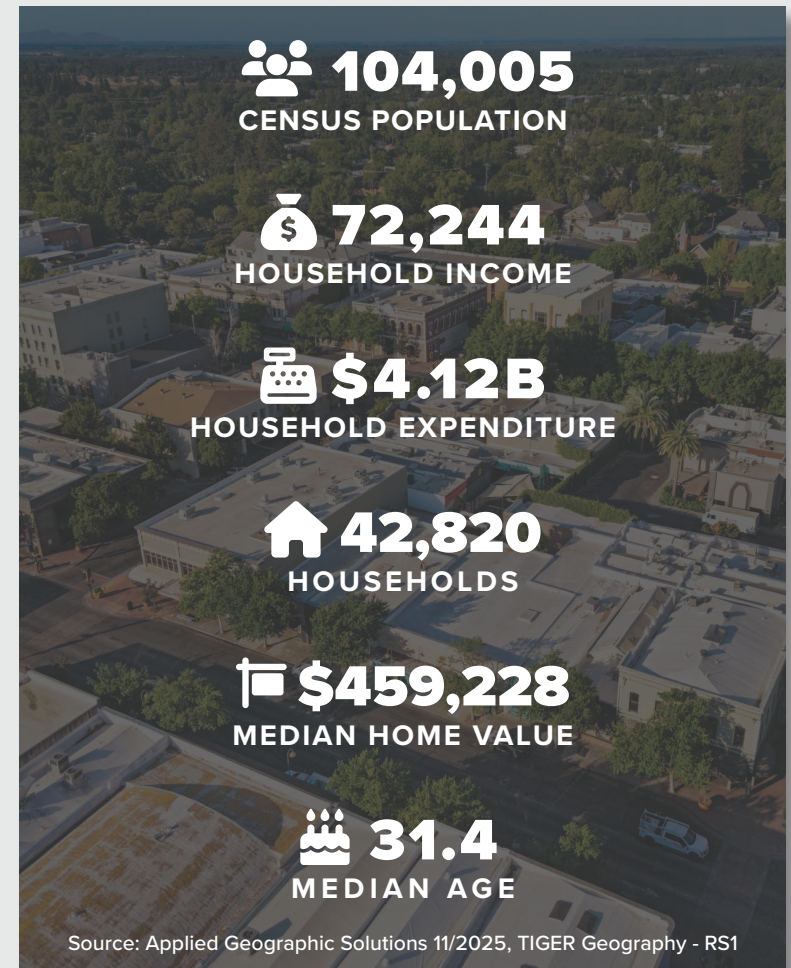
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved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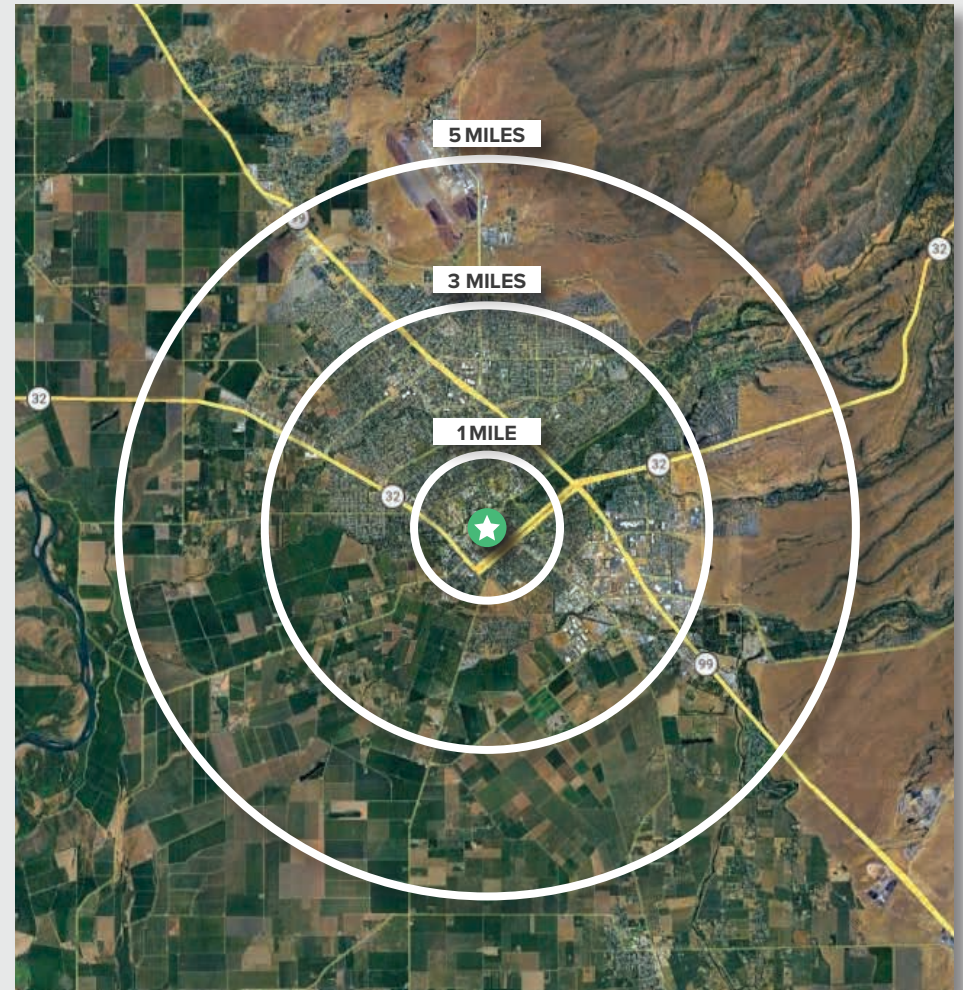
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REGIONAL DEMOGRAPHICS

**SALEM &
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	20,865	84,401	109,653
2020 Census Population	23,158	88,921	112,738
2010 Census Population	21,524	81,380	100,053
2025 Median Age	25.0	33.1	34.5
HOUSEHOLDS			
2025 Estimated Households	8,305	34,332	44,446
2020 Census Households	9,150	36,606	46,298
2010 Census Households	8,172	32,851	40,341
INCOME			
2025 Estimated Average Household Income	\$63,177	\$96,655	\$106,073
2025 Estimated Median Household Income	\$48,079	\$72,184	\$79,028
BUSINESS			
2025 Estimated Total Businesses	1,043	3,943	4,876
2025 Estimated Total Employees	9,603	34,379	42,809

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



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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



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.

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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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SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

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