



For Lease

Up to ±2,918 SF

Individual or combined
office and creative suites in
Downtown Chico, CA.

- Flexible layouts featuring private offices, open workspaces, kitchenette, and storage.
- Elevator-served building with shared restrooms for tenant and visitor convenience.
- Surrounded by downtown dining, retail, entertainment, and campus-related amenities.



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

101 Salem Street offers two second-story office and creative suites totaling approximately $\pm 2,918$ SF in a Downtown Chico location adjacent to Chico State. Available individually or together, the suites feature six private offices, multiple large workspaces or meeting areas, a kitchenette, and storage, creating a flexible layout suitable for professional, educational, or creative users. The building includes elevator access and shared restrooms, providing convenience for employees and visitors alike. Positioned within Chico's active downtown corridor, the property benefits from nearby dining, retail, entertainment, and campus amenities with excellent walkability and accessibility.

Suite 240: $\pm 1,475$ SF second-story suite featuring four private offices and a large open workspace or conference area within an elevator-served building near Chico State.

Suite 250: $\pm 1,445$ SF office or creative suite offering two private offices, multiple collaborative work areas, kitchenette, and storage in a Downtown Chico location.

OFFERING

Suite 240: \$1,401 per month | NNN
Suite 250: \$1,373 per month | NNN
NNN Charges: Estimated at \$0.27/sf/mo



© 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

FLOOR PLAN



PROPERTY PHOTOS

101
SALEM
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

LOCAL AREA



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 CHICO, CA



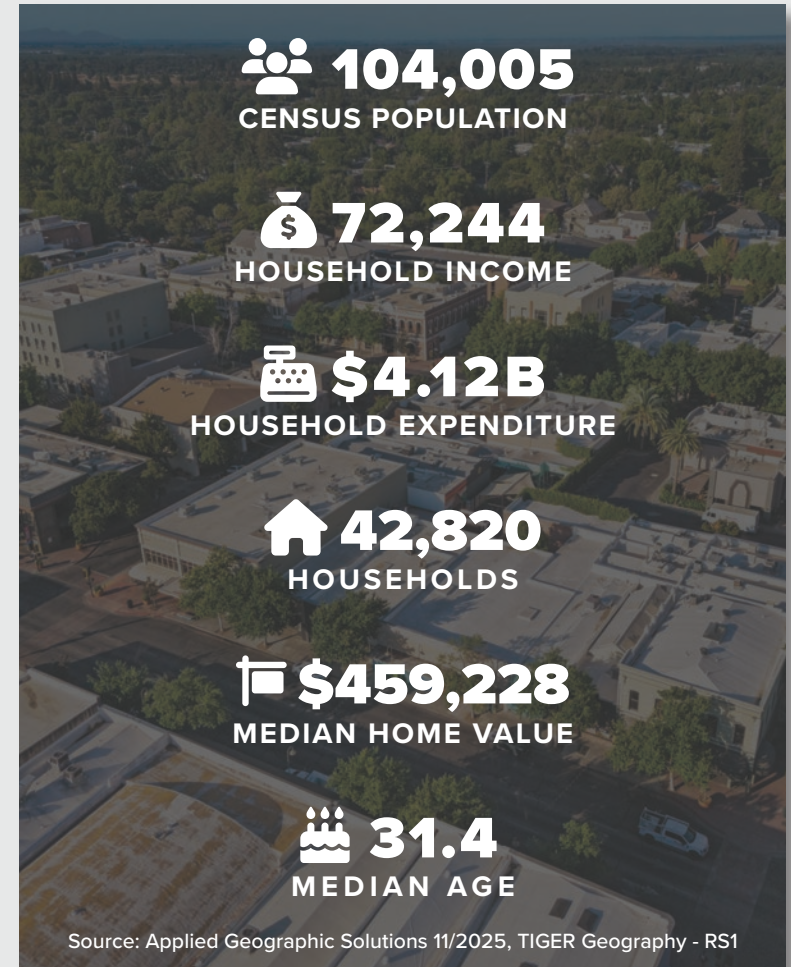
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved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



© 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

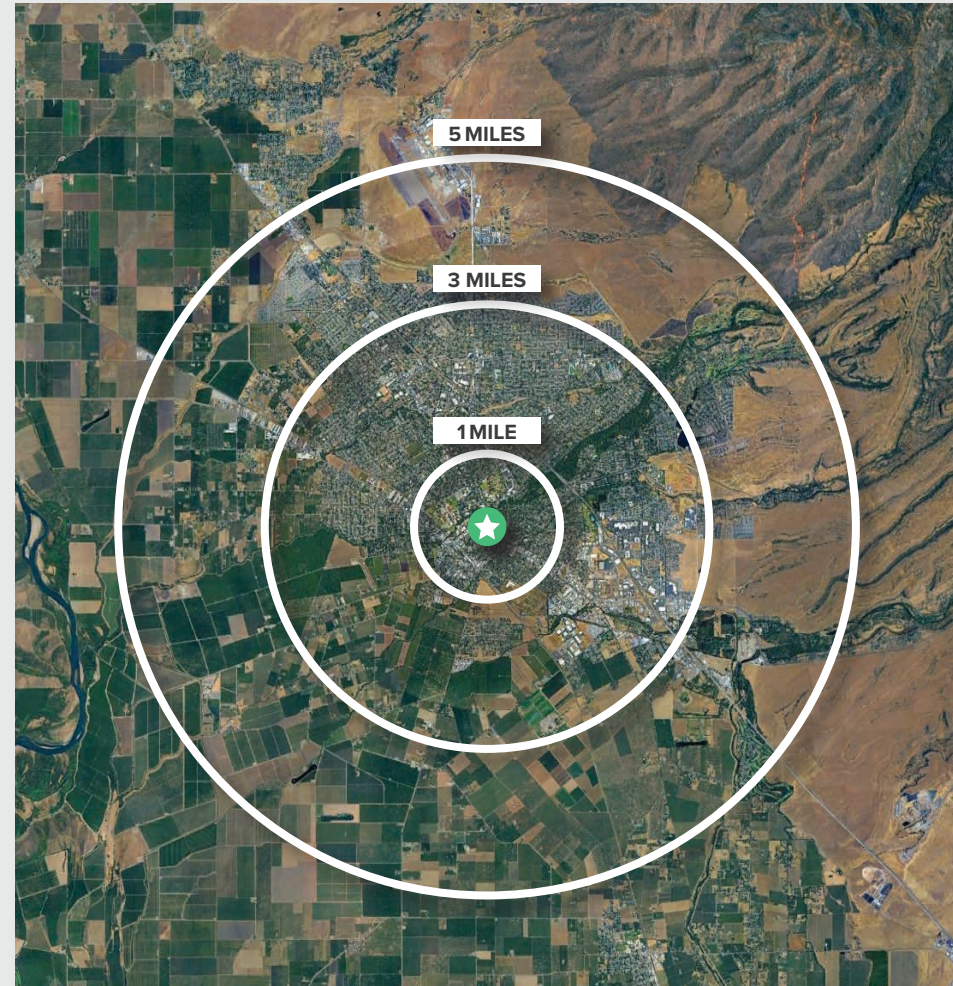


CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	21,190	86,145	109,653
2020 Census Population	23,437	90,847	112,738
2010 Census Population	21,792	82,685	100,053
2025 Median Age	25.5	33.3	34.5
HOUSEHOLDS			
2025 Estimated Households	8,428	35,050	44,446
2020 Census Households	9,255	37,361	46,298
2010 Census Households	8,273	33,384	40,341
INCOME			
2025 Estimated Average Household Income	\$64,314	\$96,959	\$106,073
2025 Estimated Median Household Income	\$49,169	\$72,228	\$79,028
BUSINESS			
2025 Estimated Total Businesses	1,066	3,830	4,893
2025 Estimated Total Employees	9,771	33,755	43,019



Source: Applied Geographic Solutions 11/2025, 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. 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.

[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:

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

© 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