

180
E 4TH
CHICO | CA

For Lease

±2,034 Square Feet

Downtown Chico
professional office with
gated parking

- Eight private offices with reception area and collaborative workspace
- Two restrooms, kitchenette, and dedicated storage area included
- Convenient access to dining, shopping, services, and local amenities

CARRIE WELCH, CCIM

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

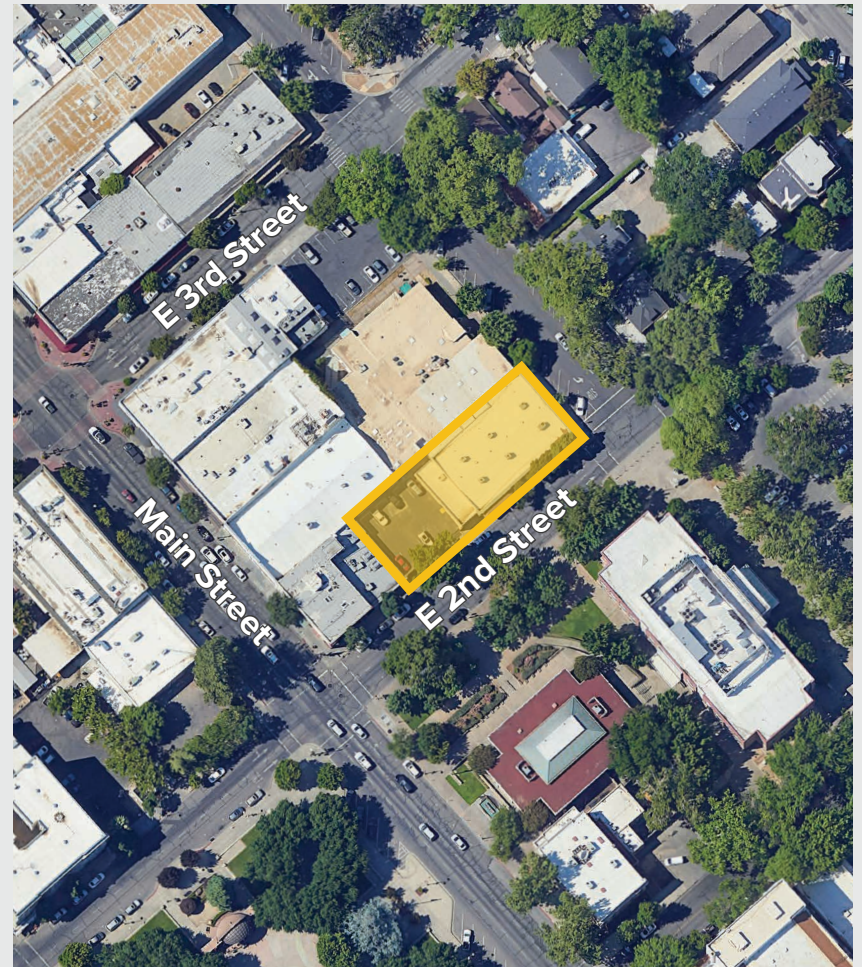
180 E 4th St, Chico, CA is a well maintained professional office property located in the heart of downtown Chico. The space features eight private offices, a dedicated work area, reception area, two restrooms, kitchenette, storage space, and assigned parking. The property is professionally managed and maintained, offering a functional layout suitable for a variety of office users seeking an established business environment.

Situated directly across the street from the City of Chico administrative offices, the property benefits from a central downtown location with convenient access to government services, professional businesses, retail shops, restaurants, and everyday amenities. Assigned parking spaces are located within a private gated lot, providing added convenience for tenants and visitors. The property's location offers excellent walkability and connectivity to the surrounding downtown business district.

OFFERING SUMMARY

Size: ±2,034 square feet

Pricing: \$1,627 per month / CAM estimated at \$0.43/SF/Mo



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PROPERTY PHOTOS



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DOWNTOWN CHICO

**180
E 4TH**
CHICO | CA

usbank



**Tres
Hombres**
RESTAURANT & BAR

SICILIAN CAFE

CELESTINO'S
New York Pizza



**180
E 4TH**
CHICO | CA

**TENDER
LOVING**
COFFEE ROASTERS



California State
University Chico



CHICO
CHILDREN'S MUSEUM



CITY of CHICO

The Bönsa



stoble
COFFEE ROASTERS

Shulvert's

**The Music
Connection**



Jack
in the box

Tin Roof
BAKERY & CAFE



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ABOUT CHICO, CA

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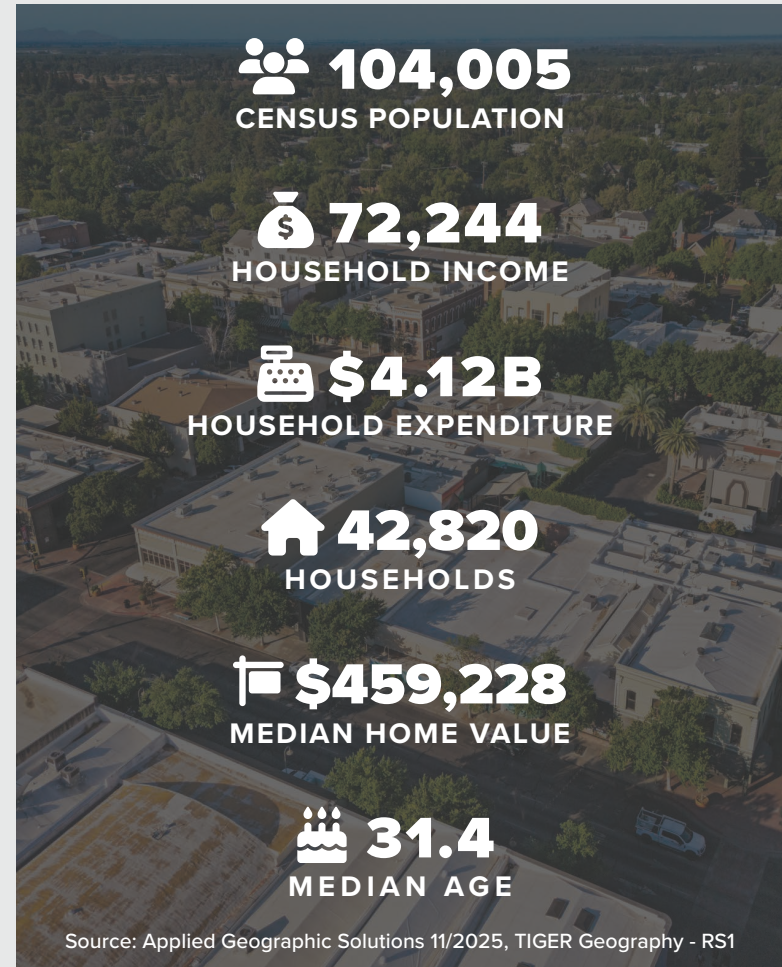
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved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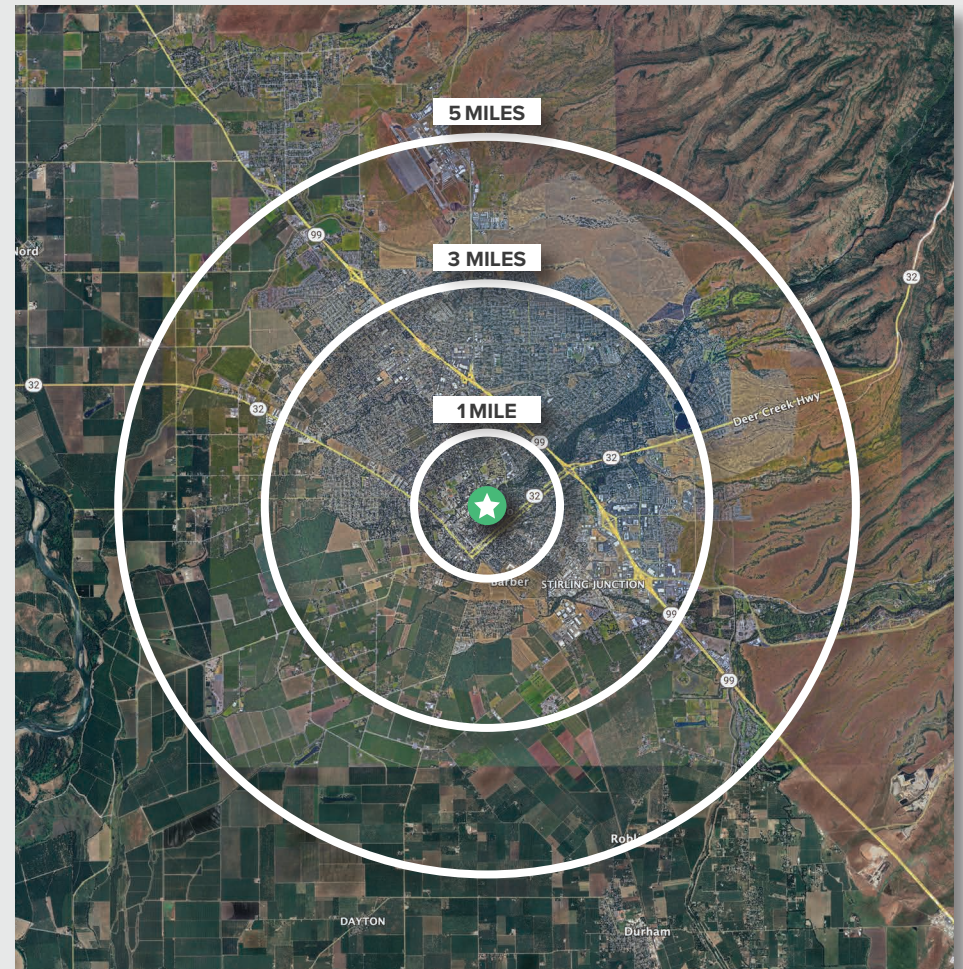


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	19,239	85,091	109,199
2020 Census Population	21,156	89,757	112,660
2010 Census Population	19,739	81,680	99,991
2025 Median Age	26.0	33.3	34.5
HOUSEHOLDS			
2025 Estimated Households	7,637	34,689	44,289
2020 Census Households	8,345	36,987	46,273
2010 Census Households	7,466	32,978	40,322
INCOME			
2025 Estimated Average Household Income	\$66,204	\$97,038	\$105,781
2025 Estimated Median Household Income	\$50,999	\$72,196	\$78,868
BUSINESS			
2025 Estimated Total Businesses	1,017	3,839	4,868
2025 Estimated Total Employees	9,525	33,854	42,699



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



PROPERTY MANAGEMENT

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

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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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