1665 ESPLANADE
CHICO, CA

FOR LEASE

FLEXIBLE MEDICAL BUILDING | ±3,510 SF AVAILABLE



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1665 ESPLANADE CHICO, CA

FOR LEASE

PROPERTY SUMMARY

±3,510 SF AVAILABLE

Flexible medical building on Enloe Health campus in Chico, CA

- Ten exam rooms with sinks support a variety of medical and healthcare uses
- Four private offices complement reception, waiting, lab, workspace, and storage areas
- High-visibility Esplanade corner with convenient on-site parking for patients and staff

1665 Esplanade is a ±3,510 SF medical building positioned at the corner of Esplanade and West 7th Avenue. The functional healthcare layout includes 10 exam rooms with sinks, four private offices, a patient waiting room, reception area, workspace, lab, break room, and storage. The configuration supports a range of medical and healthcare uses, with on-site parking available for patients and staff.



OFFERING & AVAILABILITY

Size: ±3,510 square feet
Lease Rate: $5,440.50 per month + NNNs

LOCATION SUMMARY



1665 ESPLANADE, CHICO, CA

Located on a highly visible corner within the Enloe Health campus, the property benefits from its position along Esplanade, a primary north-south corridor through Chico. The surrounding area includes established medical offices, healthcare services, residential neighborhoods, and nearby commercial amenities. Its campus setting, corner exposure, and dedicated on-site parking provide convenient access for patients, employees, and healthcare providers.

FLOOR PLAN


CLINIC (SINK)
OFFICE
OFFICE
OFFICE
CLINIC (SINK)
HALL
CLINIC (SINK)
STORAGE
CLINIC (SINK)
CLINIC (SINK)
LAB (SINK)
HALL
CLINIC (SINK)
HALL
HALL
CLINIC (SINK)
RESTROOM
RESTROOM
RESTROOM
CLINIC (SINK)
CLINIC (SINK)
ADMIN
CLINIC (SINK)
RECEPTION
BREAK
BATH
FOYER
WAITING ROOM
OFFICE

EXTERIOR PHOTOS











CHICO, CALIFORNIA

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.

Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



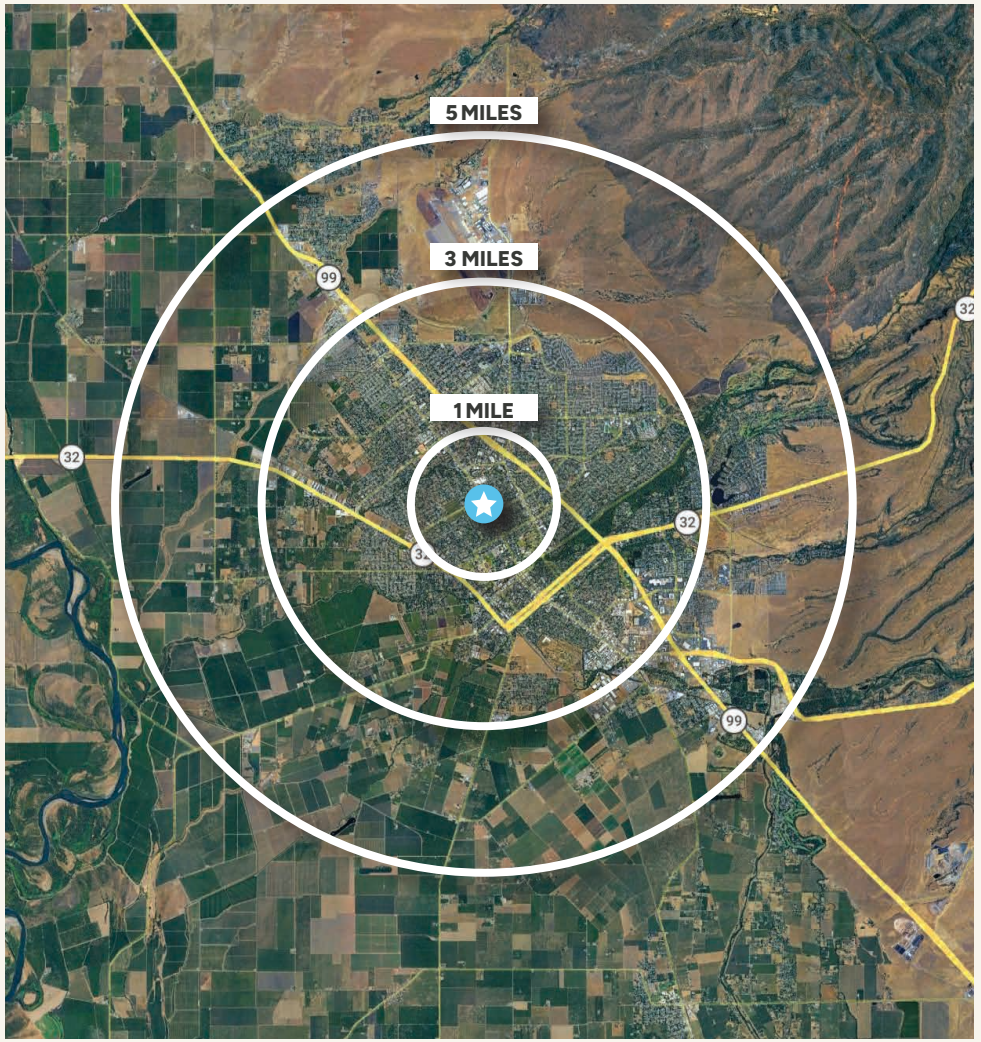
REGIONAL DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimated Population	18,795	93,153	110,239
2020 Census Population	20,410	97,417	113,120
2010 Census Population	18,613	87,068	100,357
2026 Median Age	30.6	33.4	34.6

HOUSEHOLDS			
2026 Estimated Households	7,698	38,230	45,352
2020 Census Households	8,215	39,964	46,401
2010 Census Households	7,355	35,122	40,414

INCOME			
2026 Estimated Average Household Income	$77,451	$95,748	$104,681
2026 Estimated Median Household Income	$57,744	$74,847	$79,397

BUSINESS			
2026 Estimated Total Businesses	1,114	3,857	4,842
2026 Estimated Total Employees	9,975	35,396	44,404



Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1

About Capital Rivers Commercial

Built for More Than the Transaction

Capital Rivers Commercial is a full-service commercial real estate firm built to create lasting value for investors, property owners, businesses, and communities. With offices in Sacramento, Chico, and Redding, we combine responsive, relationship-driven service with disciplined execution and deep market knowledge.

Our brokerage team brings the strength of an integrated commercial real estate platform to every assignment. With capabilities across development, asset management, and economic development advisory, we bring a broader perspective to each opportunity. This allows us to anticipate challenges, identify creative solutions, and bring the right people to the table.

Our four divisions work independently and together, allowing us to support commercial real estate at every stage, from identifying an opportunity and executing a deal to developing, operating, and creating long-term value.

Chico Office

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Learn more at capitalrivers.com

COMMERCIAL BROKERAGE

Strategic representation for acquisitions, dispositions, leasing, and site selection is backed by deep market knowledge and disciplined analysis.

> Learn more about Commercial Brokerage

DEVELOPMENT

Experience across site selection, entitlements, financing, and project management turns real estate opportunities into executable projects.

> Learn more about Development

ASSET MANAGEMENT

A hands-on approach to property operations, tenant relationships, and asset performance protects and builds long-term value.

> Learn more about Asset Management

ECONOMIC DEVELOPMENT ADVISORY

Strategic guidance helps communities attract investment, identify opportunities, and build productive relationships with retailers, developers, and other private-sector partners.

> Learn more about Economic Development Advisory

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Proven • Trusted • Built to Last

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