

657
EAST 3RD
CHICO, CA

FOR LEASE

±735 SQUARE FOOT OFFICE SPACE



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CAPITAL RIVERS
COMMERCIAL

**±735 SQUARE FOOT
OFFICE SPACE**

High-visibility corner office with convenient parking in Chico, CA

- High-traffic corner provides strong exposure for office and service users.
- Convenient front and rear parking provides easy access to the property.
- Central Chico location near surrounding neighborhoods, businesses, and everyday services.

657 E 3rd Avenue, Chico, CA offers ±735 square feet of office space for lease at the corner of E 3rd Avenue and Mangrove Avenue. The suite provides strong street visibility and is well suited for a variety of professional office and service uses. Convenient parking is available at both the front and rear of the property, providing accessible options for clients, customers, and employees.

OFFERING

Lease Rate: \$1,500/month



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LOCATION SUMMARY



657 EAST 3RD AVENUE, CHICO

Situated along Mangrove Ave, the property offers an established in-town location with convenient connections to surrounding Chico neighborhoods, businesses, and everyday services. The high-traffic corner setting provides consistent exposure for tenants seeking a visible office presence, while multiple parking areas support convenient access throughout the workday.



657
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PHOTOS



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NEARBY AMENITIES



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



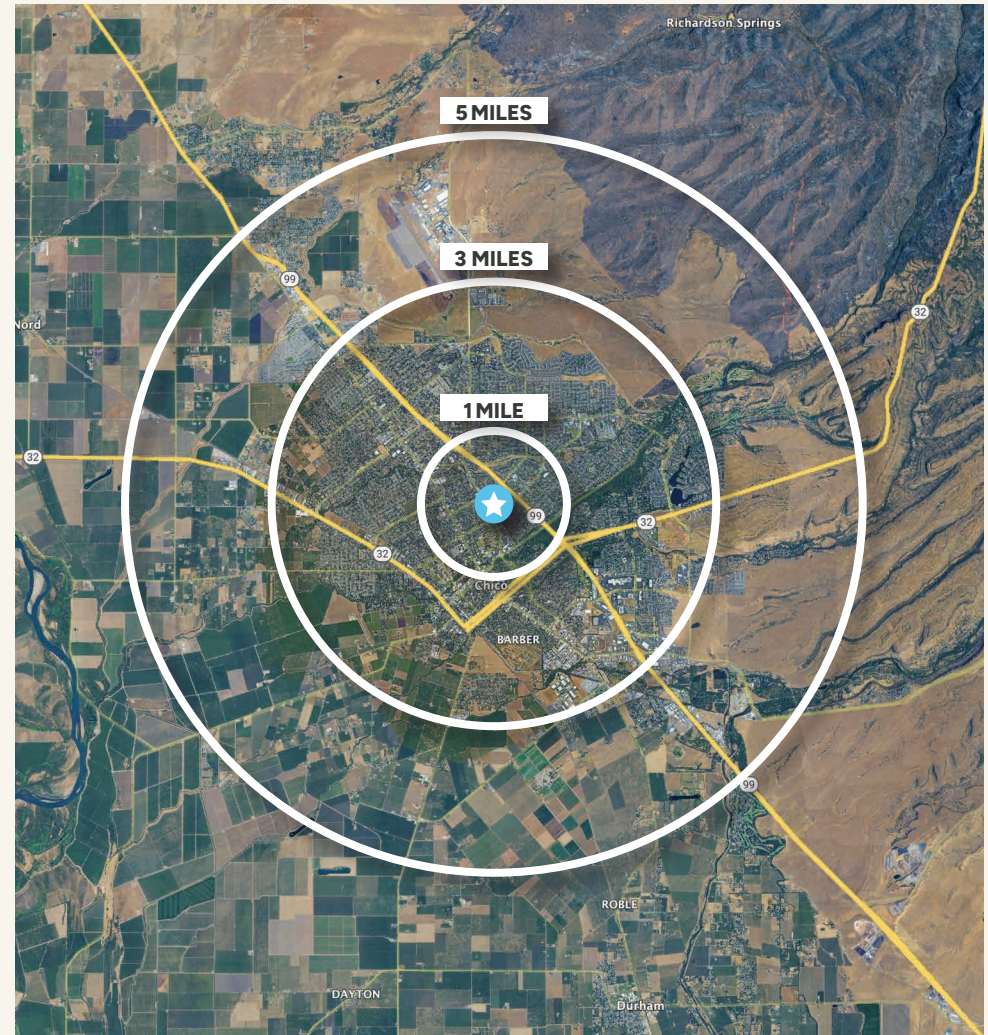
REGIONAL DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimated Population	13,890	93,922	110,323
2020 Census Population	14,732	99,145	113,220
2010 Census Population	13,678	90,248	100,431
2026 Median Age	33.1	33.8	34.6

HOUSEHOLDS			
2026 Estimated Households	5,746	38,880	45,395
2020 Census Households	6,178	40,851	46,449
2010 Census Households	5,678	36,477	40,449

INCOME			
2026 Estimated Average Household Income	\$91,691	\$96,877	\$104,758
2026 Estimated Median Household Income	\$59,058	\$74,703	\$79,453

BUSINESS			
2026 Estimated Total Businesses	1,131	4,079	4,839
2026 Estimated Total Employees	10,409	37,598	44,400



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

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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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