1824 MANGROVE
CHICO, CA

FOR LEASE

±1,032 SF OFFICE SPACE AVAILABLE



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PROPERTY SUMMARY

±1,032 SF OFFICE SPACE ON A ±0.25-ACRE PARCEL

Versatile office space with strong visibility and access in Chico, CA

- Functional layout includes private office and open front entry area.
- Available storage space and alley access provide added operational flexibility.
- Newer flooring contributes to a clean and updated interior environment.
- Mangrove Avenue location offers strong visibility and convenient access throughout Chico.

1824 Mangrove Avenue offers ±1,032 SF of versatile office space on a ±0.25-acre parcel in Chico, CA. The space features a private office, open front entry area, available storage, alley access, and newer flooring. Its functional layout can accommodate a variety of professional office and service-oriented uses, with convenient access for employees and customers.

PRICING
$1,400/month



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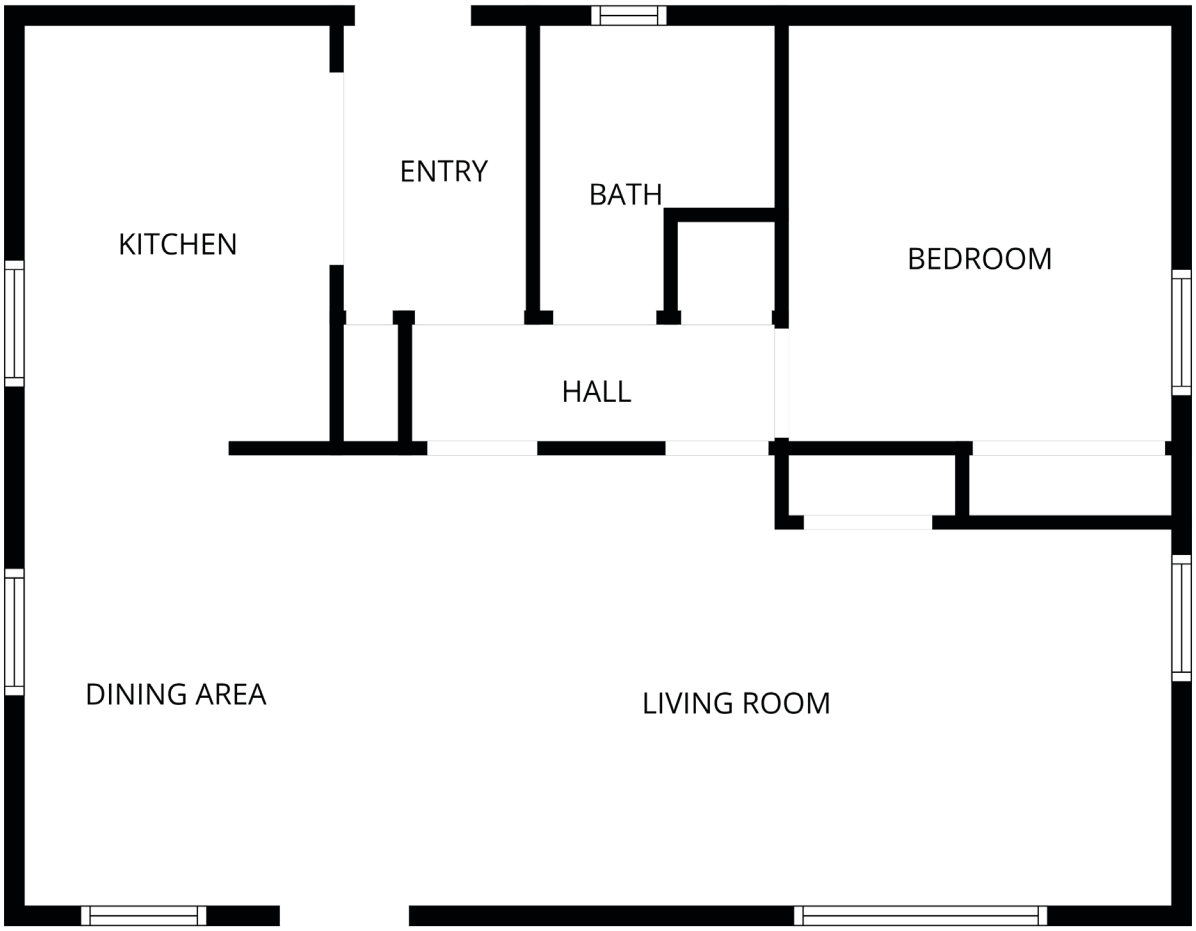
LOCATION SUMMARY



1824 MANGROVE AVENUE, CHICO

Located along Mangrove Avenue between E 9th Avenue and E 7th Avenue, the property benefits from a well-traveled central Chico setting with strong visibility and accessibility. The location provides convenient connections throughout Chico and places tenants near established residential neighborhoods, local businesses, restaurants, and everyday services.

FLOOR PLAN



INTERIOR PHOTOS









INTERIOR PHOTOS







1824 MANGROVE
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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



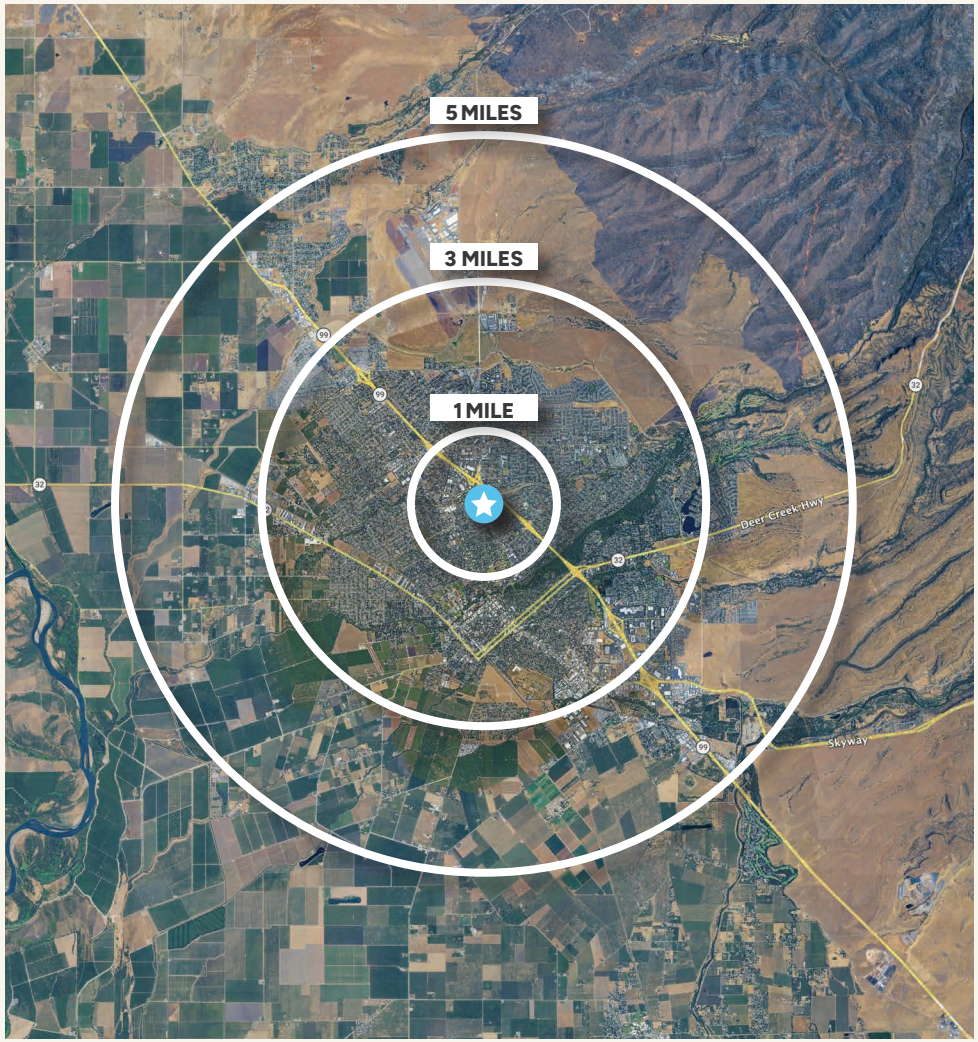
REGIONAL DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimated Population	14,402	94,903	110,551
2020 Census Population	15,205	99,076	113,448
2010 Census Population	14,273	88,827	100,642
2026 Median Age	36.2	33.6	34.6

HOUSEHOLDS			
2026 Estimated Households	6,281	39,083	45,468
2020 Census Households	6,688	40,735	46,521
2010 Census Households	6,158	35,863	40,515

INCOME			
2026 Estimated Average Household Income	$101,964	$96,952	$104,944
2026 Estimated Median Household Income	$68,051	$75,413	$79,571

BUSINESS			
2026 Estimated Total Businesses	1,104	4,012	4,841
2026 Estimated Total Employees	8,329	36,756	44,428



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.

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Learn more at capitalrivers.com

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