

132
MEYERS
CHICO, CA

FOR LEASE

TWO UNITS AVAILABLE | ±1,960-5,760 SF



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



±1,960-5,760 SF AVAILABLE

Unique flex/industrial space with office, warehouse, patio & brewery infrastructure

Rare opportunity to lease a highly improved and exceptionally versatile commercial/industrial property in the Meyers warehouse district. Currently home to Paradise Brew Werks the property offers a unique combination of fully conditioned creative/office space, functional warehouse, outdoor patio/yard area, and extensive existing brewery infrastructure.

The primary space is fully conditioned and features an open, contemporary industrial feel highlighted by glass roll-up doors, creating a bright and inviting environment rarely found in traditional warehouse properties. The layout lends itself to a wide variety of users—from a contractor, service company, showroom, creative business or office/warehouse operation to another brewery, food/beverage concept, or experiential commercial use.

An attached warehouse provides true industrial functionality with both a large 12'x14' roll-up door and smaller roll-up door, plus a large walk-in cooler. Outdoor patio and yard/storage areas provide additional flexibility for businesses needing exterior space.

For a brewery operator, much of the existing brewing equipment remains in place and may be available for purchase separately, creating the opportunity to step into an established brewery build-out without starting from a completely blank shell. The equipment is not required with the lease, allowing the property to be repositioned for an entirely different use.

For a contractor or traditional commercial user, envision a polished, conditioned front office/showroom or employee area combined with warehouse space, roll-up access, cold storage and outdoor yard/storage—all within one distinctive property.

Potential uses include:

Contractor headquarters, office/warehouse, showroom, creative or design studio, food or beverage production, light manufacturing, distribution, other uses permitted by zoning.



SUITE 110: ±3,800 SF

(Rate: \$4,180/month)

Rare, highly improved flex/ industrial property in the Meyers warehouse district! Features fully conditioned creative/office/ retail space with glass roll-up doors, bright contemporary finishes, and an attached functional warehouse with (2) 12'x14' roll-up doors and a large walk-in cooler. Includes an outdoor patio/yard area. Ideal for contractors, showrooms, creative offices, or food & beverage uses. Turnkey brewery infrastructure available for purchase separately, but not required to lease. Extremely versatile layout for a variety of uses!

SUITE 105: ±1,960 SF

(Rate: \$2,156/month)

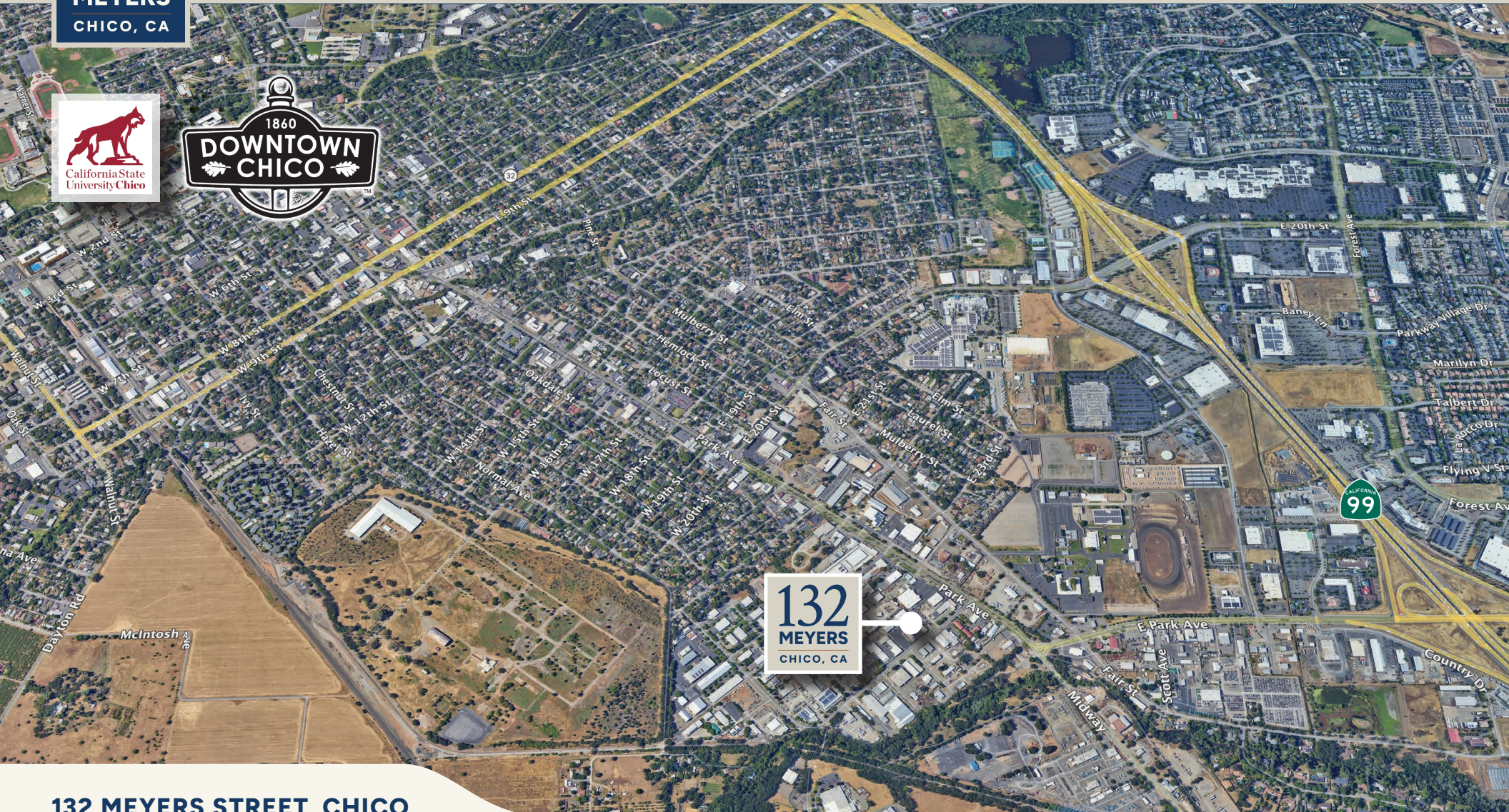
Versatile commercial/industrial property in the Meyers warehouse district. Fully conditioned with large glass roll up door, storage and 2 offices. Property has a newer walk in cooler which can remain.



132
MEYERS
CHICO, CA

FOR LEASE

LOCATION SUMMARY



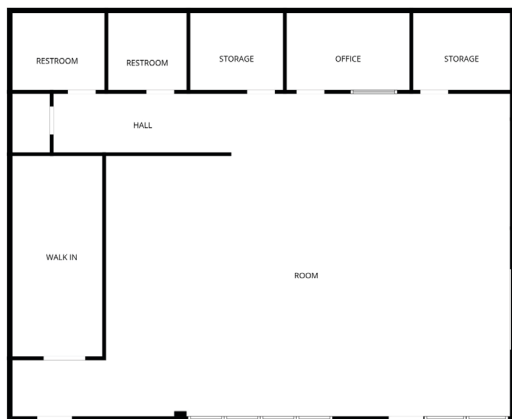
132 MEYERS STREET, CHICO

Located in Chico's established Meyers warehouse district, 132 Meyers Street provides a practical setting for businesses seeking a combination of conditioned workspace, warehouse functionality, and flexible operational areas. The property is near Park Avenue, a key commercial route providing convenient connections to surrounding industrial, manufacturing, service, and commercial areas of Chico. The mix of office, warehouse, cold storage, roll-up access, and exterior space supports businesses requiring multiple functions within one location.

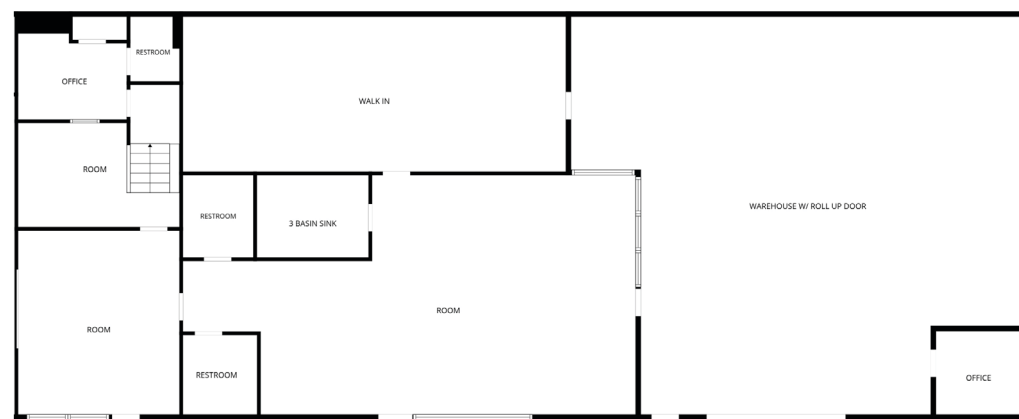




SUITES 105 & 110 COMBINED: ±5,760 SF



SUITES 105: ±1,960 SF



SUITES 110: ±3,800 SF



132
MEYERS
CHICO, CA

FOR LEASE

SUITE 105 | INTERIOR 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



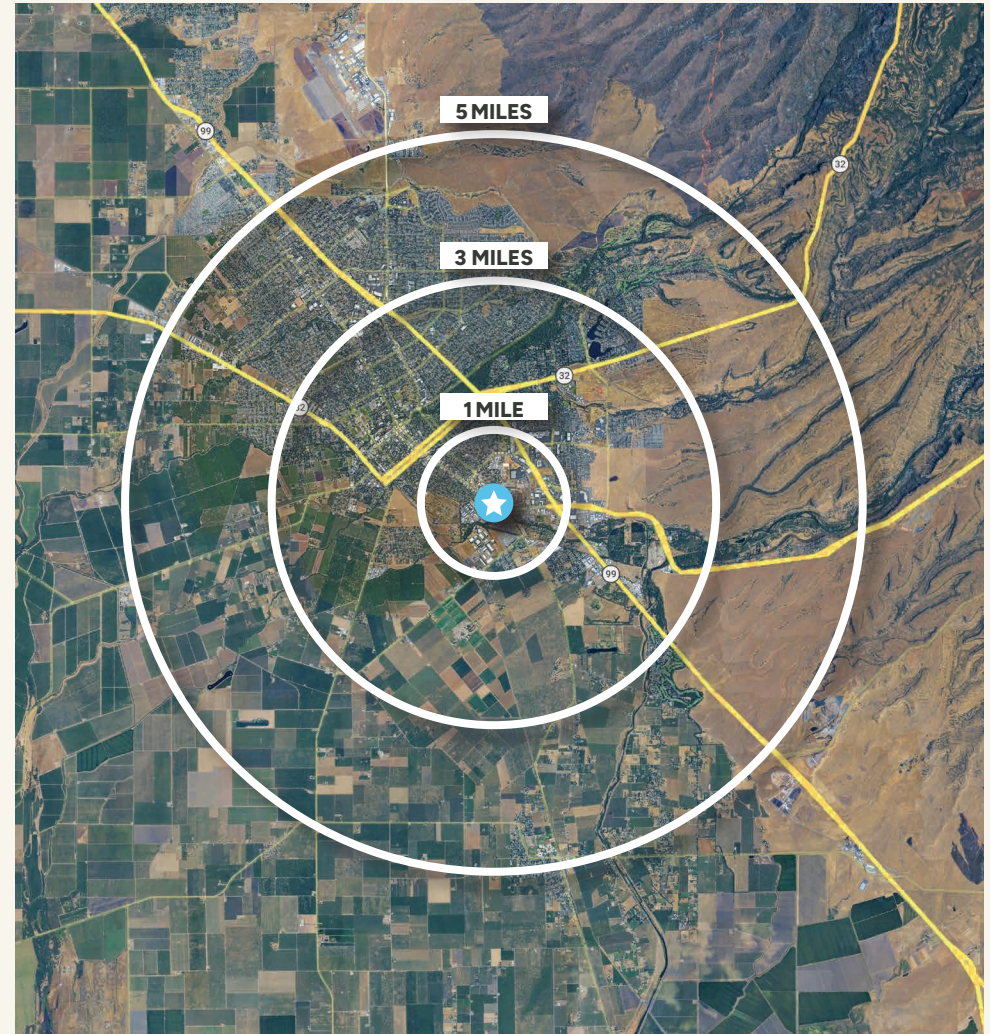
REGIONAL DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimated Population	5,110	59,364	103,621
2020 Census Population	5,204	62,147	107,991
2010 Census Population	4,997	56,241	98,152
2026 Median Age	32.2	32.1	34.7

HOUSEHOLDS			
2026 Estimated Households	2,021	24,587	42,882
2020 Census Households	2,058	25,418	44,403
2010 Census Households	1,893	22,487	39,609

INCOME			
2026 Estimated Average Household Income	\$71,686	\$89,705	\$102,513
2026 Estimated Median Household Income	\$50,739	\$66,095	\$77,631

BUSINESS			
2026 Estimated Total Businesses	522	2,779	4,510
2026 Estimated Total Employees	6,295	26,913	41,414



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

250 Vallombrosa Avenue, Suite 450
Chico, CA 95926
530.570.5107

Learn more at capitalrivers.com

© 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

Proven • Trusted • Built to Last



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](#)

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

