-1st- & WALL ST
CHICO, CA

FOR SALE

±0.3 ACRE CORNER LOT WITH ±37 PAVED PARKING SPACES



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CAPITAL RIVERS
COMMERCIAL

-1st-
& WALL ST
CHICO, CA

FOR SALE

PROPERTY SUMMARY

±0.3 ACRE CORNER PARCEL

Located in Downtown Chico, CA.

- Parcel includes ±37 striped parking spaces on a fresh slurry seal.
- Dual ingress and egress points along East 1st Street and Wall Street.
- Flexible downtown commercial zoning supporting parking or future development.

1st & Wall Street is a ±0.3-acre corner lot configured with ±37 paved parking spaces, including 20 spaces currently leased on an annual basis. The property features downtown commercial zoning, a level site, two driveways providing ingress and egress, new slurry surfacing, and clearly marked spaces. This layout offers immediate functionality for an investor or owner-user seeking dedicated parking capacity to support local operations.



OFFERING

Price: $465,000

LOCATION SUMMARY



1ST STREET & WALL STREET, CHICO

Situated at the corner of East 1st Street and Wall Street, the site is positioned within the downtown commercial core of Chico. The surrounding district is anchored by California State University, Chico, Bidwell Park, Chico City Plaza, and an established mix of local retail, dining, and professional services. This location provides direct access to the daily vehicle and pedestrian traffic generated by the university and downtown business district.

PROPERTY 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

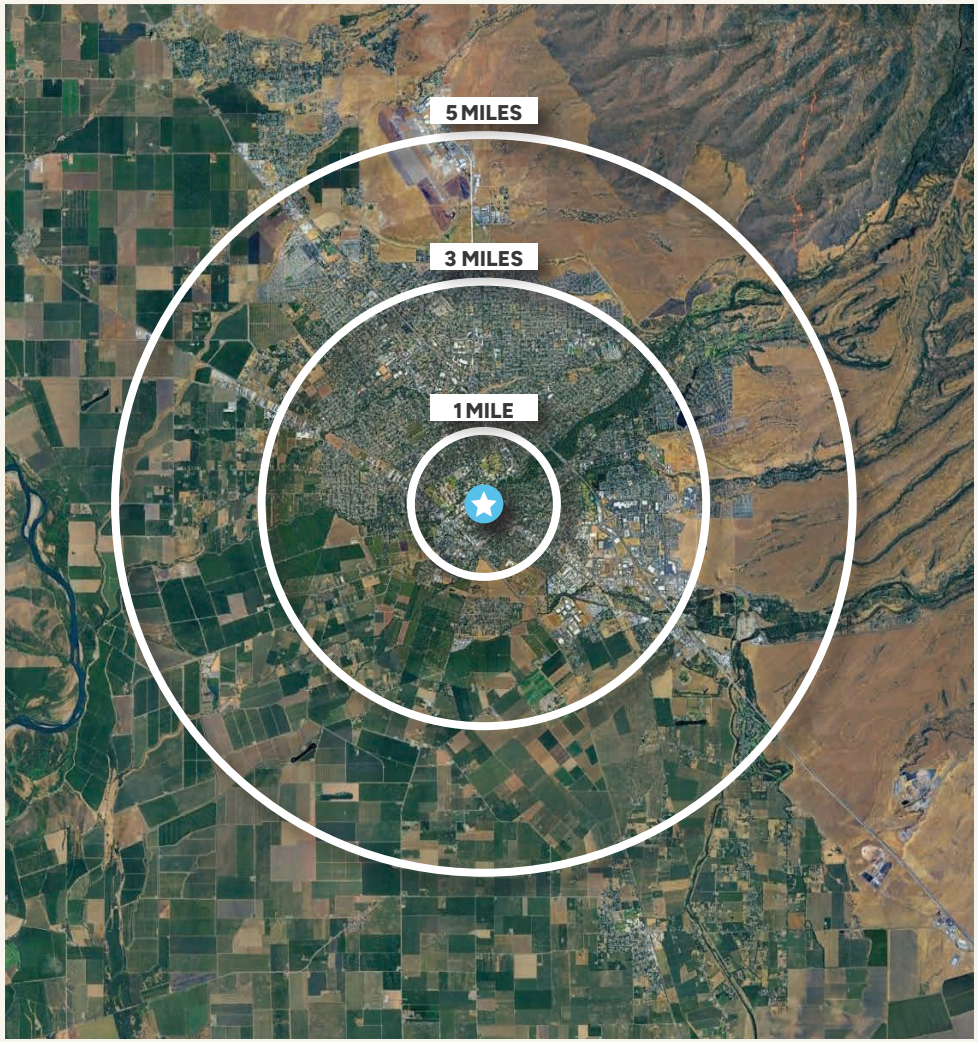
REGIONAL DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimated Population	20,831	88,036	109,772
2020 Census Population	22,897	92,985	112,663
2010 Census Population	21,311	84,661	99,980
2026 Median Age	25.9	33.4	34.6

HOUSEHOLDS			
2026 Estimated Households	8,428	36,428	45,208
2020 Census Households	9,112	38,259	46,269
2010 Census Households	8,154	34,199	40,313

INCOME			
2026 Estimated Average Household Income	$63,756	$94,537	$104,307
2026 Estimated Median Household Income	$45,515	$72,856	$79,153

BUSINESS			
2026 Estimated Total Businesses	1,060	3,921	4,782
2026 Estimated Total Employees	10,184	36,460	43,718



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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