

1665
ESPLANADE
CHICO | CA

For Lease

±3,510 Square Feet

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

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



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

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.

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.

OFFERING

Size: ±3,510 square feet

Lease Rate: \$6,854 per month | NNN



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PROPERTY PHOTOS

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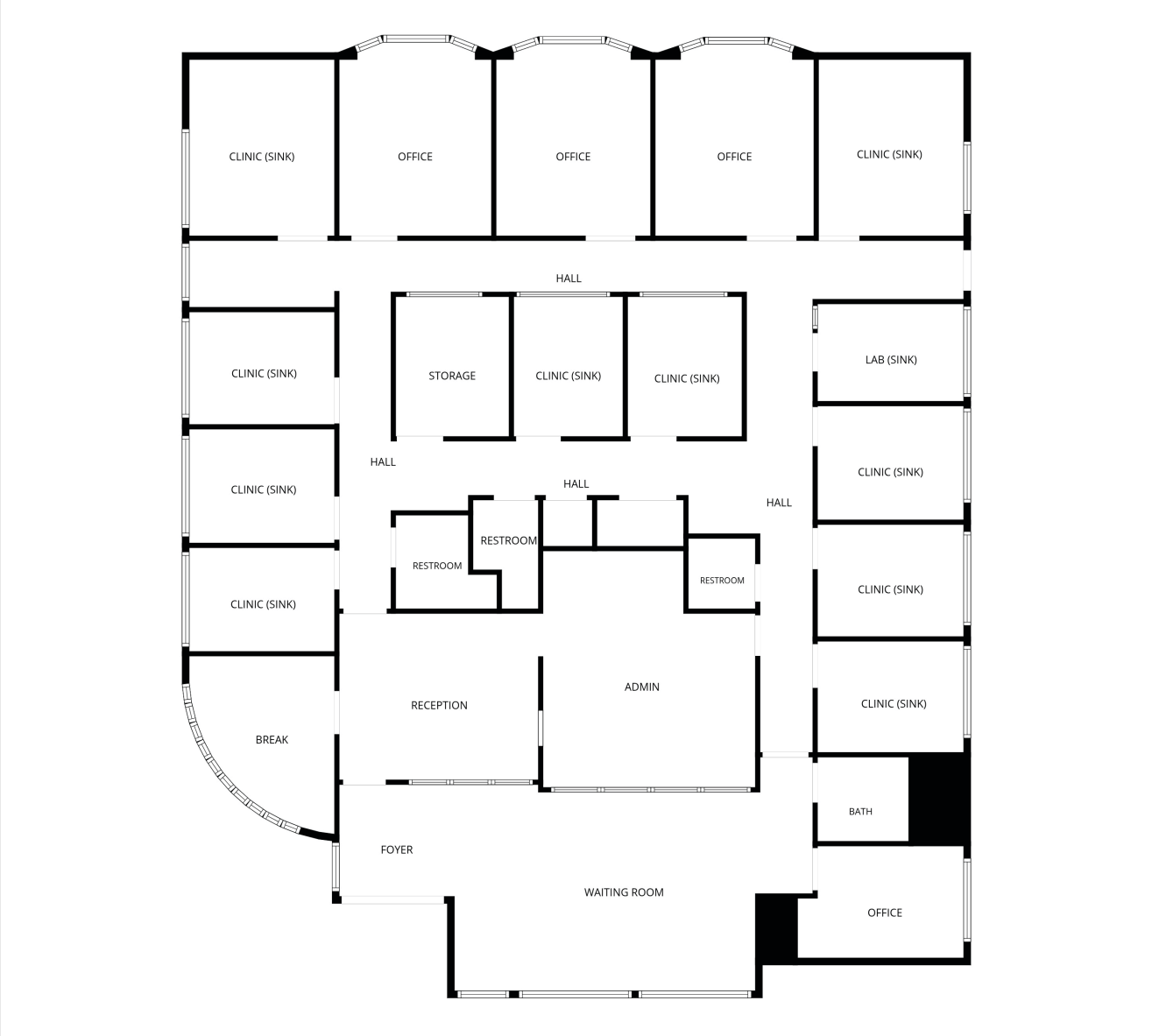
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FLOOR PLAN



ABOUT CHICO, CA

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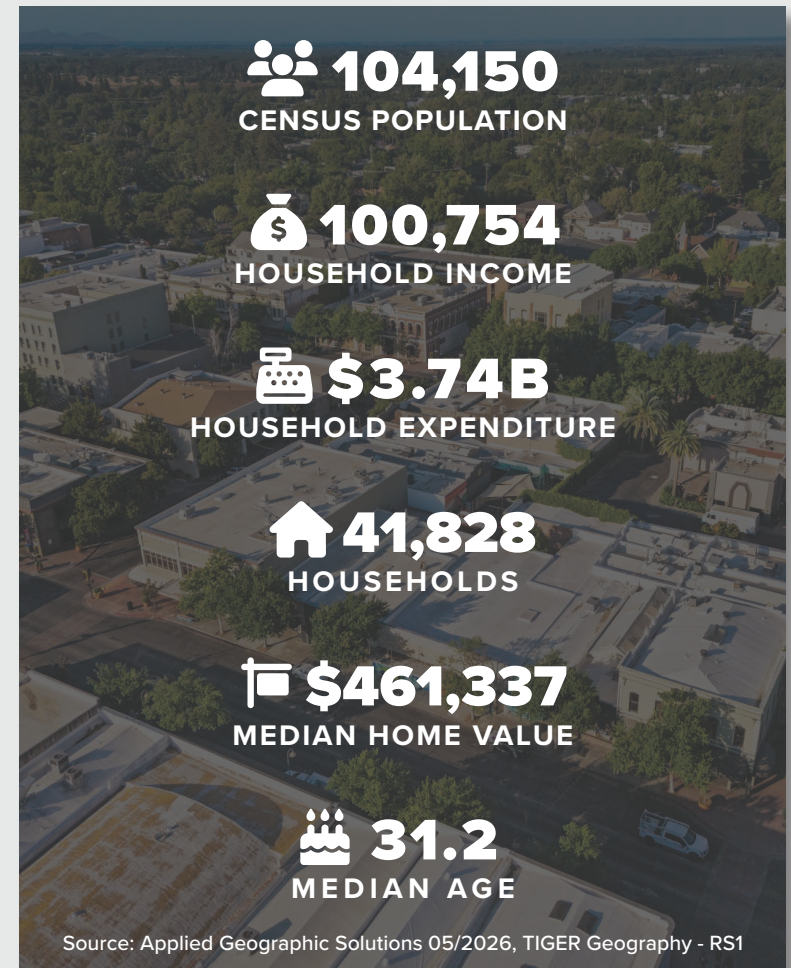
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved 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.



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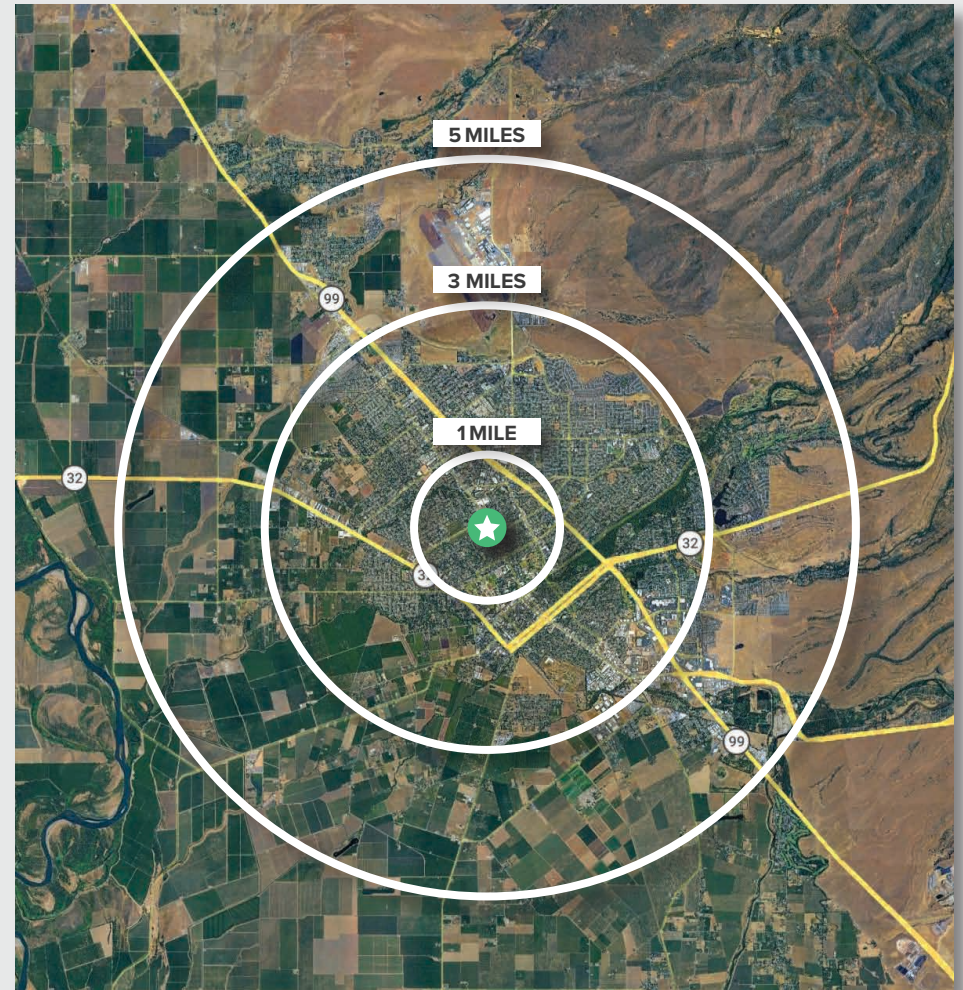
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REGIONAL DEMOGRAPHICS

1665
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
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



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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

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Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



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With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

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