2120 HUMBOLDT
CHICO, CA

FOR SALE

±0.92 ACRE DEVELOPMENT PARCEL WITH EXISTING BUILDING



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CAPITAL RIVERS
COMMERCIAL

2120 HUMBOLDT CHICO, CA

FOR SALE

PROPERTY SUMMARY



±1,128 SF BUILDING / ±0.92 ACRES

Multifamily development parcel with existing building in Chico, CA

- Zoned R-3 for potential multifamily residential development.
- Existing ±1,128 SF building originally constructed in 1913.
- Located along Humboldt Road between Forest Avenue and El Monte Avenue.
- Positioned directly across from Chico's new bike track and recreation amenity.
- Convenient access to established neighborhoods, services, amenities, and Chico destinations.

2120 Humboldt Road, Chico, CA is a ±0.92-acre development parcel improved with an existing ±1,128-square-foot building constructed in 1913. The property is zoned R-3, providing potential for multifamily residential development subject to City of Chico approval and applicable development standards. Offered for sale, the site provides an opportunity for developers and investors to evaluate redevelopment options while considering the existing improvements and underlying residential land value.

OFFERING

Pricing: $420,000

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LOCATION SUMMARY



2120 HUMBOLDT ROAD, CHICO

Positioned along Humboldt Road between Forest Avenue and El Monte Avenue, the property offers convenient access to established Chico neighborhoods, daily services, and community amenities. The site is located directly across from the new bike track and benefits from frontage along a well-traveled local corridor connecting to destinations throughout Chico. Its location, ±0.92-acre lot size, and R-3 zoning support a range of potential residential development concepts subject to applicable requirements.

EXTERIOR PHOTOS







2120 HUMBOLDT
CHICO, CA

FOR SALE

AERIAL



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FOR SALE

AERIAL



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



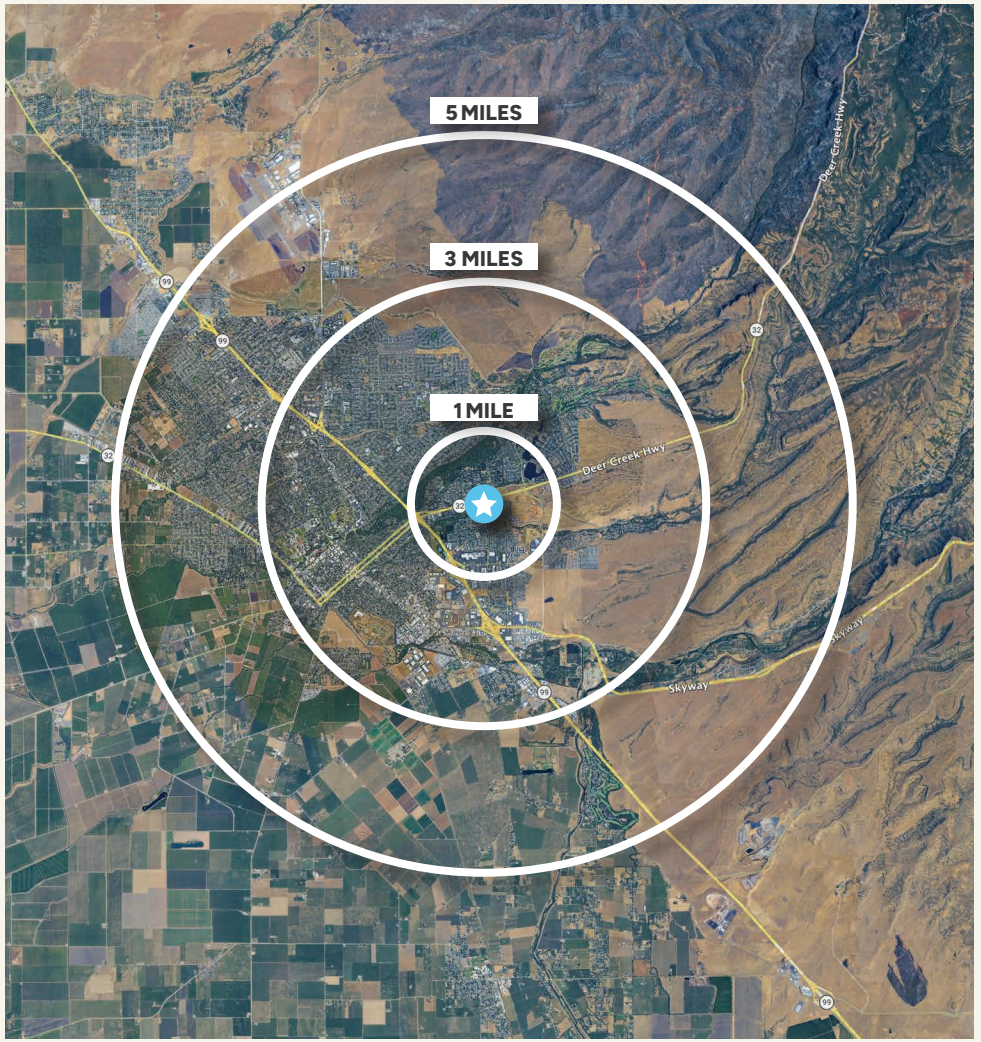
REGIONAL DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimated Population	10,244	69,310	104,013
2020 Census Population	10,504	71,976	107,813
2010 Census Population	9,345	64,566	97,588
2026 Median Age	37.0	34.4	34.6

HOUSEHOLDS			
2026 Estimated Households	4,487	28,578	43,054
2020 Census Households	4,388	29,228	44,394
2010 Census Households	3,774	25,524	39,412

INCOME			
2026 Estimated Average Household Income	$110,927	$102,308	$102,488
2026 Estimated Median Household Income	$87,273	$76,374	$77,635

BUSINESS			
2026 Estimated Total Businesses	401	3,438	4,679
2026 Estimated Total Employees	4,437	31,983	42,884



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.

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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