

# CHICO CROSSROADS

SEC East 20th St & Dr. Martin Luther King Jr Pkwy at Highway 99 - Chico, CA



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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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**location:** SEC E 20th Street and Dr. Martin Luther King Parkway  
Chico, CA

**anchor tenants:** Foodmaxx, Barnes & Noble, Cost Plus World Market, Evans Furniture Galleries, Michaels, Office Depot

**shopping center GLA:** ±264,335 Square Feet (GLA)

**availability:** ±25,002 SF Anchor Space  
±9,600 SF 2nd Gen Restaurant Space  
±4,800 SF Pad Space  
±1,200 SF & ±1,500 SF Inline Space  
±6,066 SF & ±13,319 SF Warehouse/Storage Space



### 2022 total population

|        |         |
|--------|---------|
| 1-mile | 10,410  |
| 3-mile | 67,715  |
| 5-mile | 102,710 |



### 2022 daytime population

|        |         |
|--------|---------|
| 1-mile | 14,984  |
| 3-mile | 84,273  |
| 5-mile | 115,237 |



### 2022 total employees

|        |        |
|--------|--------|
| 1-mile | 9,000  |
| 3-mile | 46,544 |
| 5-mile | 58,409 |



### 2022 total households

|        |        |
|--------|--------|
| 1-mile | 4,443  |
| 3-mile | 28,154 |
| 5-mile | 43,418 |



### 2022 average HH income

|        |          |
|--------|----------|
| 1-mile | \$68,379 |
| 3-mile | \$86,788 |
| 5-mile | \$92,465 |



### traffic counts

|                                 |        |
|---------------------------------|--------|
| CA Hwy 99 (south of E. 20th St) | 77,992 |
| E. 20th St (south of Hwy 99)    | 19,024 |

Notable Retailers in Close Proximity Include:



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## PROPERTY OVERVIEW

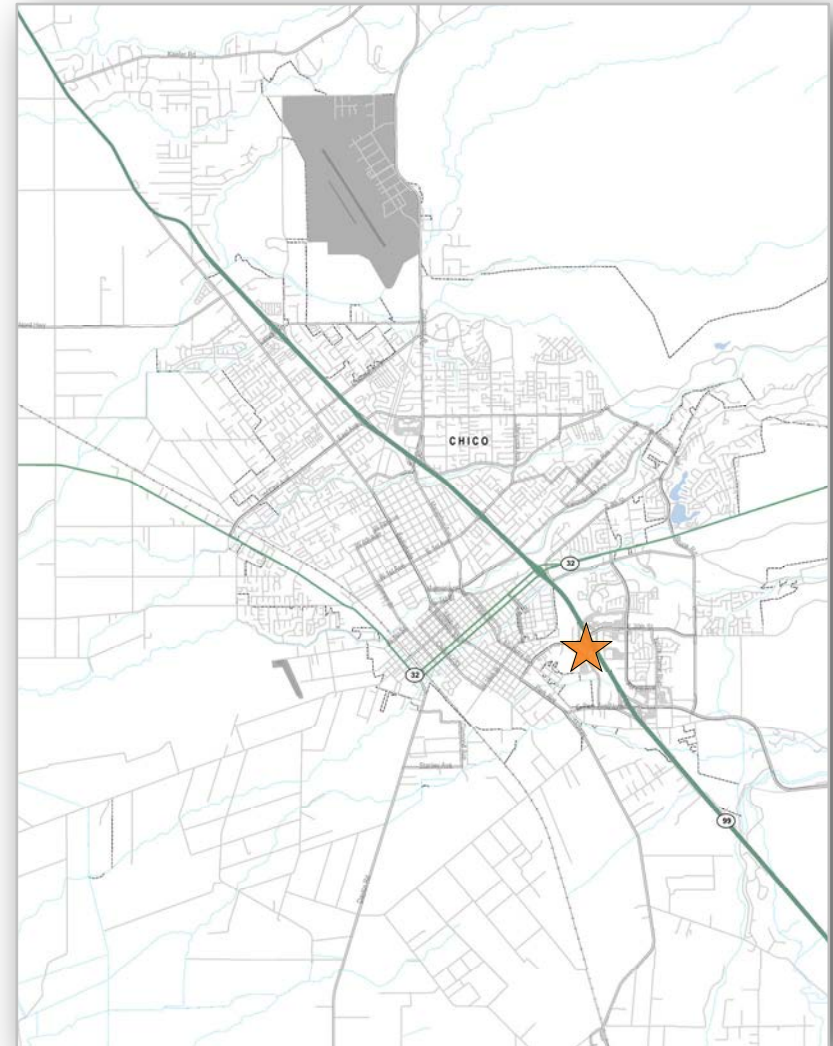
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Situated at the southeast corner of E. 20th Street and Dr. Martin Luther King Jr Parkway along Highway 99, **Chico Crossroads** is part of the retail epicenter of the Chico region.

Visible to nearly 98,000 cars per day, the ±264,335 square foot community center is anchored by Foodmaxx, Michaels, Office Depot, Barnes & Noble, Cost Plus World Market and Evans Furniture Galleries.

The City of Chico's sphere of influence encompasses a 33-square mile area with a total population of ±97,285 in the incorporated area. Chico's population and housing growth continues to be among the highest in Butte County.

Notable traffic generators in the market include California State University Chico (±14,406 total students), and Butte College (±15,000 total students). Major employers in Chico include Enloe Medical Center (3,563 employees), CSU Chico (1,106 employees) and the Chico Unified School District (1,494 employees).



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## SITE PLAN



Site Plan - Subject To Change

| SUITE | TENANT              | SQ. FT. | SUITE | TENANT                         | SQ. FT. |
|-------|---------------------|---------|-------|--------------------------------|---------|
| 1     | AVAILABLE           | 9,600   | 12    | Office Depot                   | 22,000  |
| 2     | Guitar Center       | 6,680   | 13    | Evans Furniture Galleries      | 38,250  |
| 3     | Barnes & Noble      | 24,894  | 14    | AVAILABLE (Warehouse/Storage)  | 6,066   |
| 4     | Michaels            | 23,014  | 15    | AVAILABLE (Warehouse/Storage)  | 13,319  |
| 5     | Foodmaxx            | 54,239  | 16    | AVAILABLE                      | 25,002  |
| 6     | H&R Block           | 1,500   | 17    | Cost Plus World Market         | 17,873  |
| 7     | Fashion Nails Spa   | 1,000   | 18    | Skechers <b>(COMING SOON!)</b> | 8,598   |
| 8     | AVAILABLE           | 1,200   | 19    | AVAILABLE                      | 4,800   |
| 9     | AVAILABLE           | 1,500   | 20    | Sleep Number                   | 2,400   |
| 10/11 | Nothing Bundt Cakes | 2,400   |       |                                |         |

For leasing information,  
please contact:

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## SHOPPING CENTER PHOTOS

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**KIMCO**  
REALTY  
*more than shopping*  
EVERYDAY LIVING™

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RETAIL AERIAL

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