

CHICO CROSSROADS

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



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CHICO CROSSROADS

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

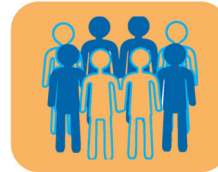
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location: SEC E 20th Street and Dr. Martin Luther King Parkway
Chico, CA

anchor tenants: Foodmaxx, Barnes & Noble, Cost Plus World Market, Michaels, Office Depot, REI

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

availability: ±38,250 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



2023 total population

1-mile	10,690
3-mile	69,193
5-mile	104,207



2023 daytime population

1-mile	14,915
3-mile	73,094
5-mile	105,729



2023 total employees

1-mile	6,669
3-mile	36,491
5-mile	48,450



2023 total households

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



2023 average HH income

1-mile	\$75,706
3-mile	\$90,340
5-mile	\$95,252



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

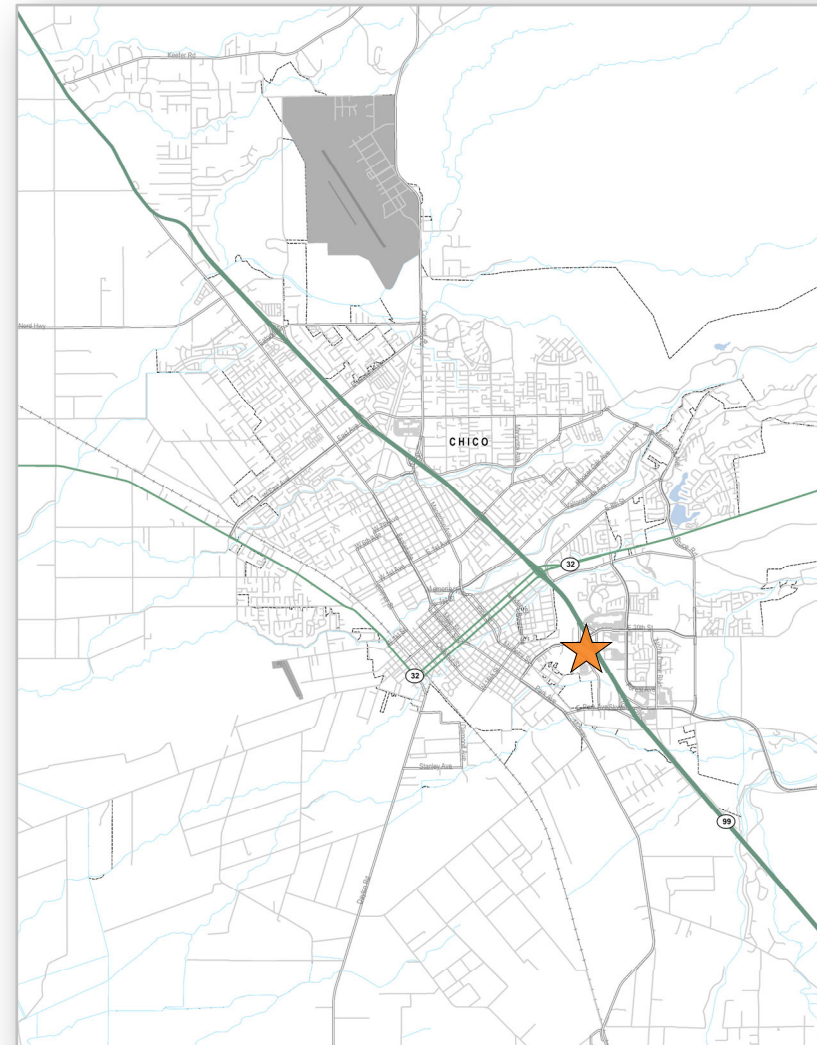
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Situated at the southeast corner of E. 20th Street and Dr. Martin Luther King Jr Parkway along Highway 99, **Chico Crossroads** is part of the retail epicenter of the Chico region.

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 coming soon REI.

The City of Chico's sphere of influence encompasses a 33-square mile area with a total population of ±98,860 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 (±13,999 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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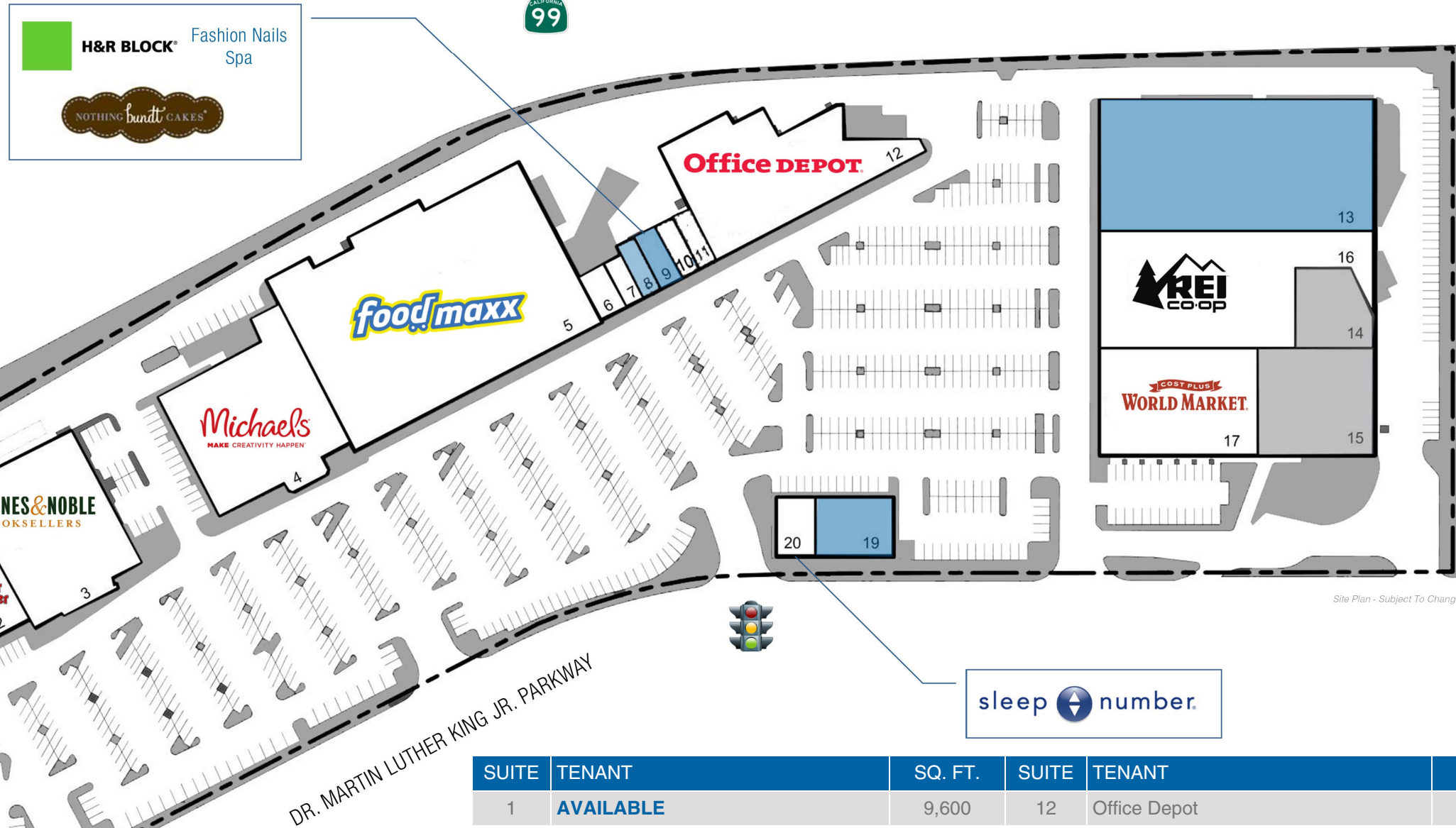
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SITE PLAN



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	AVAILABLE	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	REI (COMING SOON!)	25,002
6	H&R Block	1,500	17	Cost Plus World Market	17,873
7	Fashion Nails Spa	1,000	18	Skechers (COMING SOON!)	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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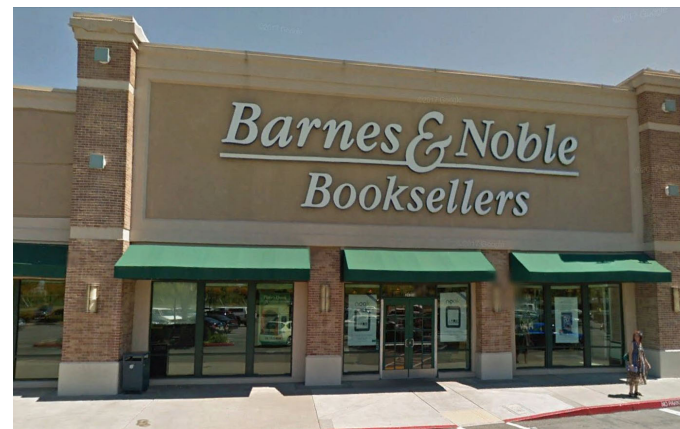
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SHOPPING CENTER PHOTOS

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RETAIL AERIAL

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