

FOR LEASE

Safeway Anchored Shopping Center

672 & 690 Mangrove Avenue
Chico, CA

Available:
700 SQ FT & 1,820 SQ FT

Shopping Center:
142,000 SQ FT

Anchor:
Safeway w/ Fuel Station

Parking:
1,100 spaces



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PARK PLAZA SHOPPING CENTER

A well established and strong performing Safeway anchored shopping center located in central Chico, CA. Easily accessible from Mangrove Avenue, a heavily trafficked thoroughfare with an average daily traffic count of 23,000 +/-.

This center is surrounded by dense residential developments, within 1 mile of Hwy 99, and within 1 mile of CSU Chico (14,500 students), Chico Junior High School, and Hooker Oak Elementary School.



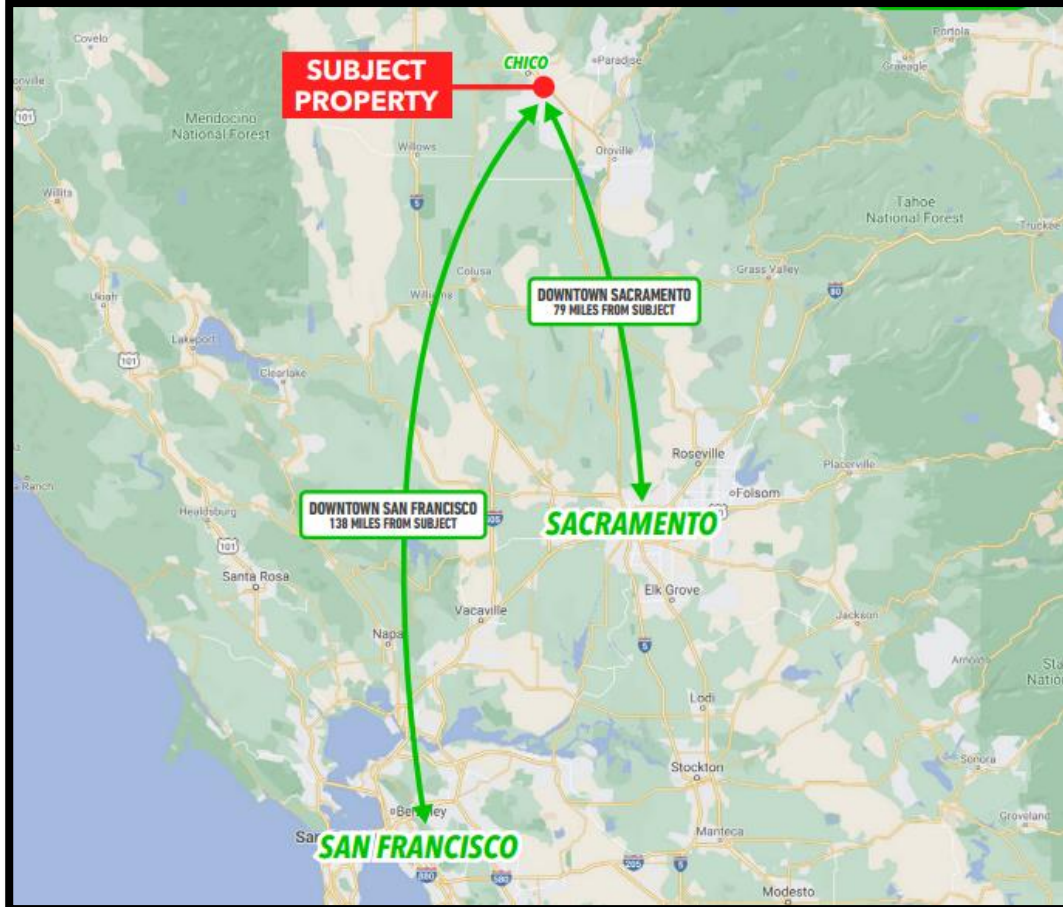


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CHICO, CA



Chico is the most populous city (110k +/-) in Butte County (205k +/-), and is the largest city north of Sacramento.

The city is the cultural, economic, and educational center of the northern Sacramento Valley and home to California State University, Chico (14,500 students), Butte Community College- Chico Center (14,000 students), Sierra Nevada Brewing Company, the third largest craft brewery in the country, and Bidwell Park, the 13th largest municipally-owned park.