

AVAILABLE FOR SALE
(ALL OR PART)

2221 & 2251 DR MARTIN LUTHER KING JR PKWY
CHICO, CA



2221 & 2251 DR MARTIN LUTHER
KING JR PKWY
±9.15 ACRES

99

EST. 6,000 ADT

Blair J. Wheatley
Senior Director
+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

Chris Vang
Senior Brokerage Coordinator
+1 916 617 4274
chris.vang@cushwake.com
LIC #02078988

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
T: +1 916 288 4800
F: +1 916 446 0024
cushmanwakefield.com



COVID-19 Site Specific Plan for Tours

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ABOUT

2221 & 2251 DR MARTIN LUTHER KING JR PKWY
CHICO, CA

PROPERTY PROFILE

Property Address:

2221 & 2251 Dr. Martin Luther King Jr Pkwy APN: 005-570-012-000, 005-570-013-000

Total Acreage:

±9.15 AC

Zoning:

Commercial

PROPERTY HIGHLIGHTS

2221 & 2251 Dr. Martin Luther King Jr Pkwy | 2 Parcels (±4.47 AC & ±4.68 AC) Total ±9.15 Acres

This 9.15 acres has frontage alongside Highway 99, which serves as the major arterial highway to and from the city of Chico seeing ±76,000 vehicles per day. This development opportunity is adjacent to a Costco Wholesale and a FoodMaxx anchored shopping center. These parcels also neighbor several other national brands such as Tractor Supply, Marriott, World Market, Petco, ULTA, and the Sierra Nevada Brewing Company Headquarters.



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PARCELS

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DEMOGRAPHICS

2221 & 2251 DR MARTIN LUTHER KING JR PKWY
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TOTAL POPULATION

1 MILE

22,167

3 MILE

94,601

5 MILE

114,488



DAYTIME POPULATION

1 MILE

26,708

3 MILE

99,231

5 MILE

119,128



MEDIAN AGE

1 MILE

24.1
YEARS OLD

3 MILE

31.8
YEARS OLD

5 MILE

33.0
YEARS OLD



MED HOUSEHOLD INCOME

1 MILE

\$38,404

3 MILE

\$62,247

5 MILE

\$68,905



TRAFFIC COUNTS



FOREST AVE. — — — — — > 11,527 ADT



DR. MARTIN LUTHER KING JR. PKWY — — — — — > 7,869 ADT



CA-99 — — — — — > 76,000 ADT

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AERIAL - CLOSE UP

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