

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



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

 CUSHMAN &
WAKEFIELD
COVID-19 Site Specific Plan for Tours

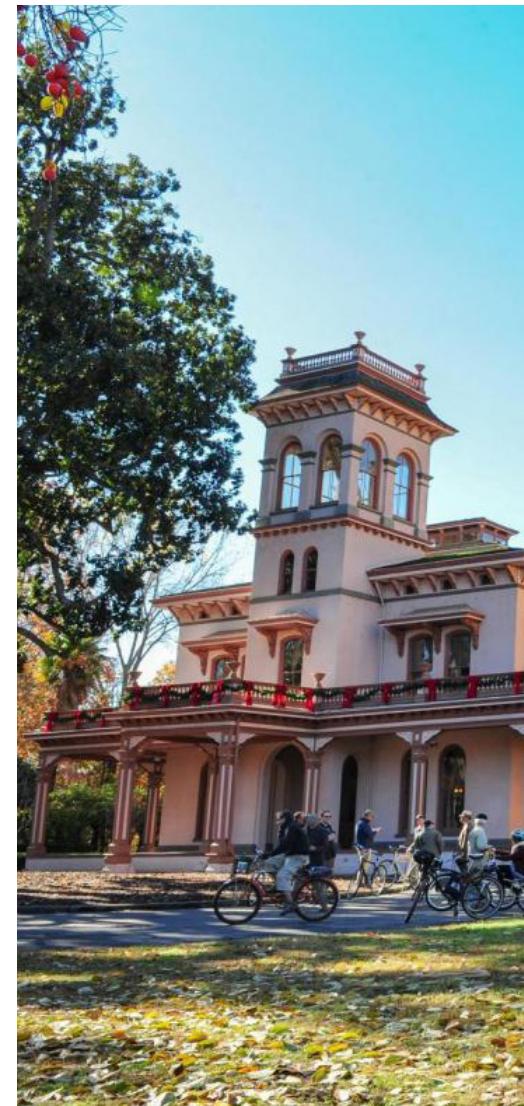
PROPERTY PROFILE

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.

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

 **CUSHMAN & WAKEFIELD**

PARCELS

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



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



DEMOGRAPHICS

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



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



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

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

 **CUSHMAN & WAKEFIELD**

AERIAL - CLOSE UP

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



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



AERIAL

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



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

