

SPRINGFIELD VILLAGE

NEQ Highway 99 & E. 20th Street at Springfield Drive - Chico, CA

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



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SPRINGFIELD VILLAGE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: NEQ E. 20th Street and Forest Avenue at Highway 99
Chico, CA

anchor tenants: Kohl's, Kirkland's, David's Bridal

shopping center GLA: ±140,000 Square Feet (GLA)

availability: ±1,080 - ±5,200 SF Retail Pad Space



2022 total population

1-mile	10,996
3-mile	67,885
5-mile	102,037



2022 daytime population

1-mile	16,351
3-mile	83,934
5-mile	114,639



2022 total employees

1-mile	9,908
3-mile	46,092
5-mile	58,217



2022 total households

1-mile	4,805
3-mile	28,326
5-mile	43,167



2022 average HH income

1-mile	\$67,423
3-mile	\$87,388
5-mile	\$92,072



traffic counts

Highway 99 (north of E. 20th St)	74,300
Highway 99 (south of E. 20th St)	54,900
E. 20th St (west of Forest Ave)	20,931

KOHL'S



CHICO HEALTH
IMAGING



Children's Choice
DENTAL CARE

DAVID'S BRIDAL
(NAP)

KIRKLAND'S
(NAP)

Tenants Within Close Proximity:

at home
The Home Décor Superstore

BARNES & NOBLE
BOOKSELLERS

BOOT BARN
Live West

Burlington

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

foodmaxx

HomeGoods

JCPenney **Michael's**
MAKE CREATIVITY HAPPEN

Office DEPOT

petco



WORLD MARKET
COST PLUS

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SPRINGFIELD VILLAGE

PROPERTY OVERVIEW

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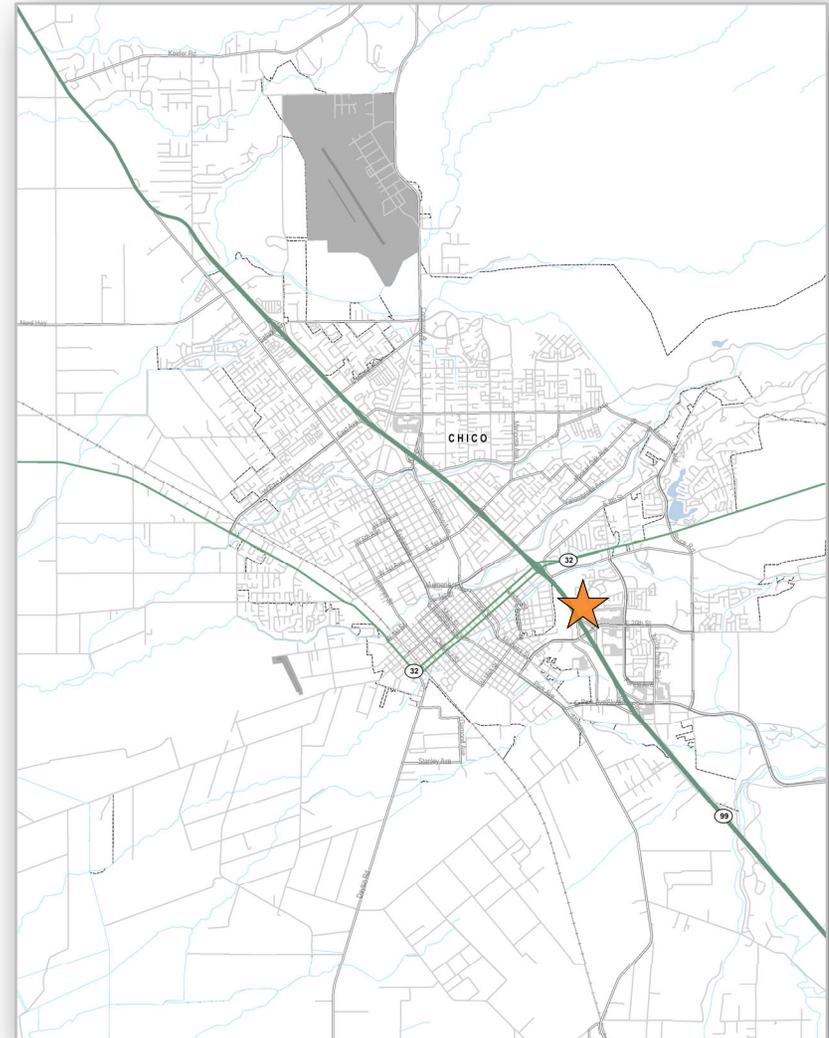
Springfield Village is a ±140,000 square foot community center located at the northeast quadrant of Highway 99 and E. 20th Street at Springfield Drive and is part of the major retail hub of Chico's busiest retail trade area.

Anchored by Kohl's, Kirkland's and David's Bridal, **Springfield Village** and is located directly adjacent to Chico Marketplace, a ±528,397 square foot regional mall anchored by At Home, Burlington, Petco, Dick's Sporting Goods, Boot Barn, HomeGoods, JC Penney and H&M. The Chico Mall also features over 100 stores and fine restaurants and is the only regional mall within 40 miles.

The City of Chico's sphere of influence encompasses a 33-square mile area with a total population of ±102,338 (2021) in the incorporated area. Chico's population and housing growth continues to be among the highest in Butte County.

Notable retailers within the Chico trade area include Costco, Target, Walmart Supercenter, Home Depot, Lowe's, Best Buy, Barnes & Noble, Michaels, Cost Plus World Market and Kohl's.

Notable traffic generators in the market include California State University Chico (±13,840 total students 2022), and Butte College (±9,470 total students 2022).



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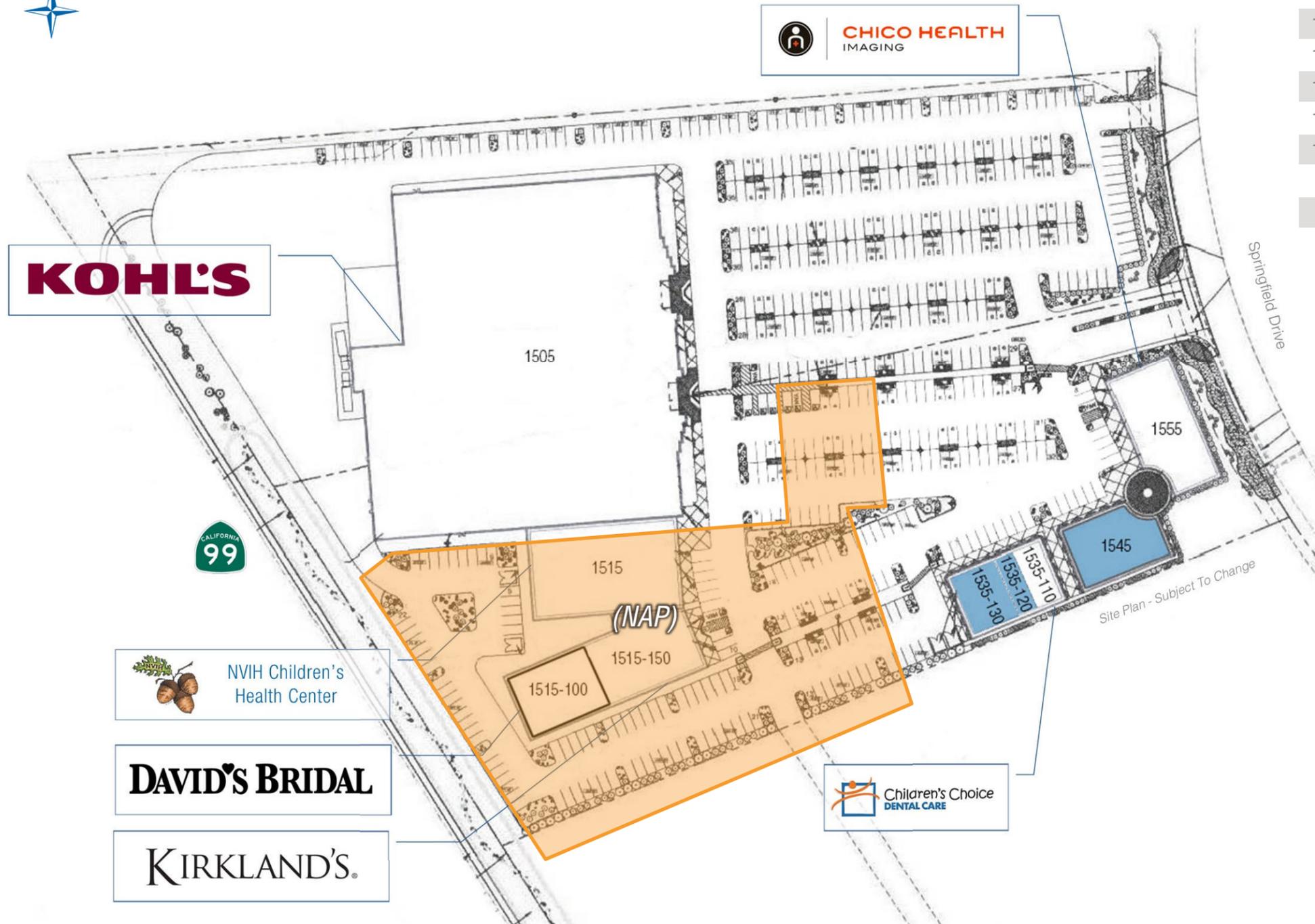


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SITE PLAN



SUITE	TENANT	SQ. FT.
1505	Kohl's	88,803
1515	Children's Health Center	12,000
1515 - 100	David's Bridal	5,525
1515 - 150	Kirkland's	6,725
1535 - 110	Children's Choice Dental Care	1,620
1535 - 120	AVAILABLE	1,080
1535 - 130	AVAILABLE	3,300
1545	AVAILABLE (Divisible)	5,200
1555	Chico Health Imaging	7,500

For leasing information,
please contact:

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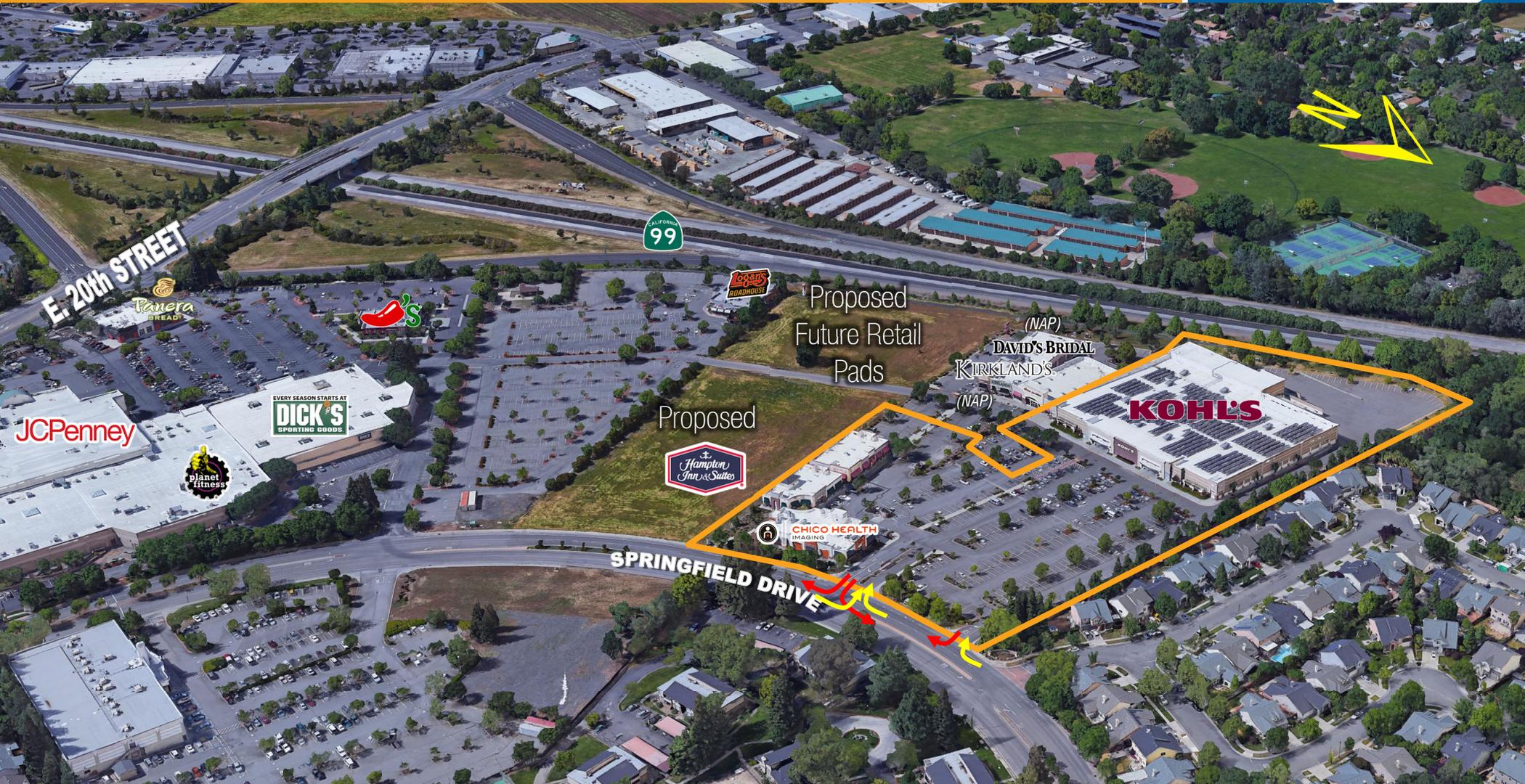
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SPRINGFIELD VILLAGE

INTERSECTION AERIAL

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SPRINGFIELD VILLAGE

SHOPPING CENTER PHOTOS

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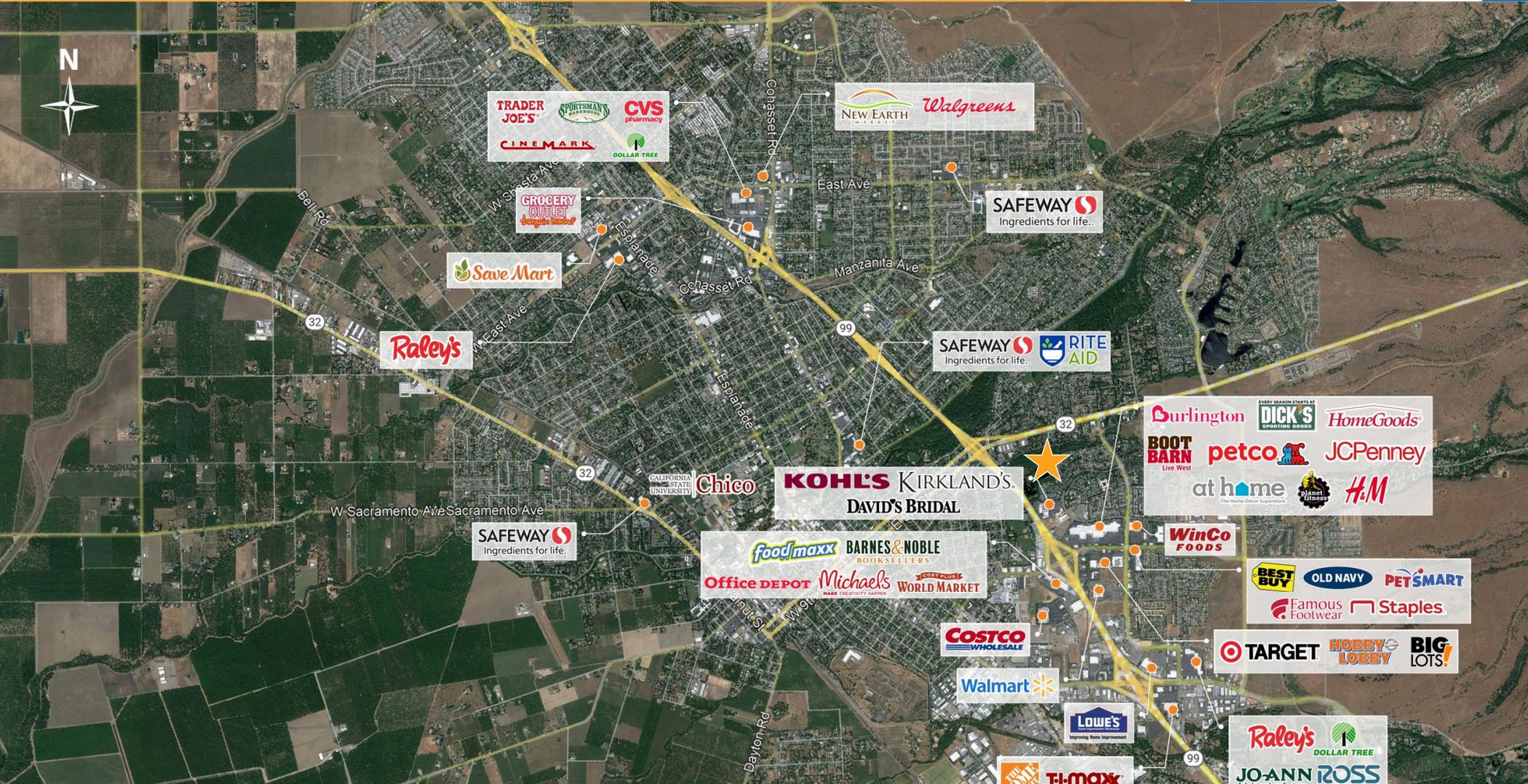
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RETAIL TRADE AREA AERIAL

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