

CHICO CROSSROADS

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



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.



CHICO CROSSROADS

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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

anchor tenants: Foodmaxx, Barnes & Noble, Bed Bath & Beyond, Cost Plus World Market, Evans Furniture Galleries, Michaels, Office Depot

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

availability: ±9,600 SF 2nd Gen Restaurant Space
±4,800 SF & ±8,598 SF Pad Space
±1,200 SF Inline Space



2021 total population

1-mile	10,621
3-mile	69,588
5-mile	102,395



2021 daytime population

1-mile	15,820
3-mile	83,790
5-mile	113,392



2021 total employees

1-mile	9,885
3-mile	45,477
5-mile	57,625



2021 total households

1-mile	4,060
3-mile	27,295
5-mile	40,792



2021 average HH income

1-mile	\$60,680
3-mile	\$76,643
5-mile	\$82,006



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:



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



CHICO CROSSROADS

PROPERTY OVERVIEW

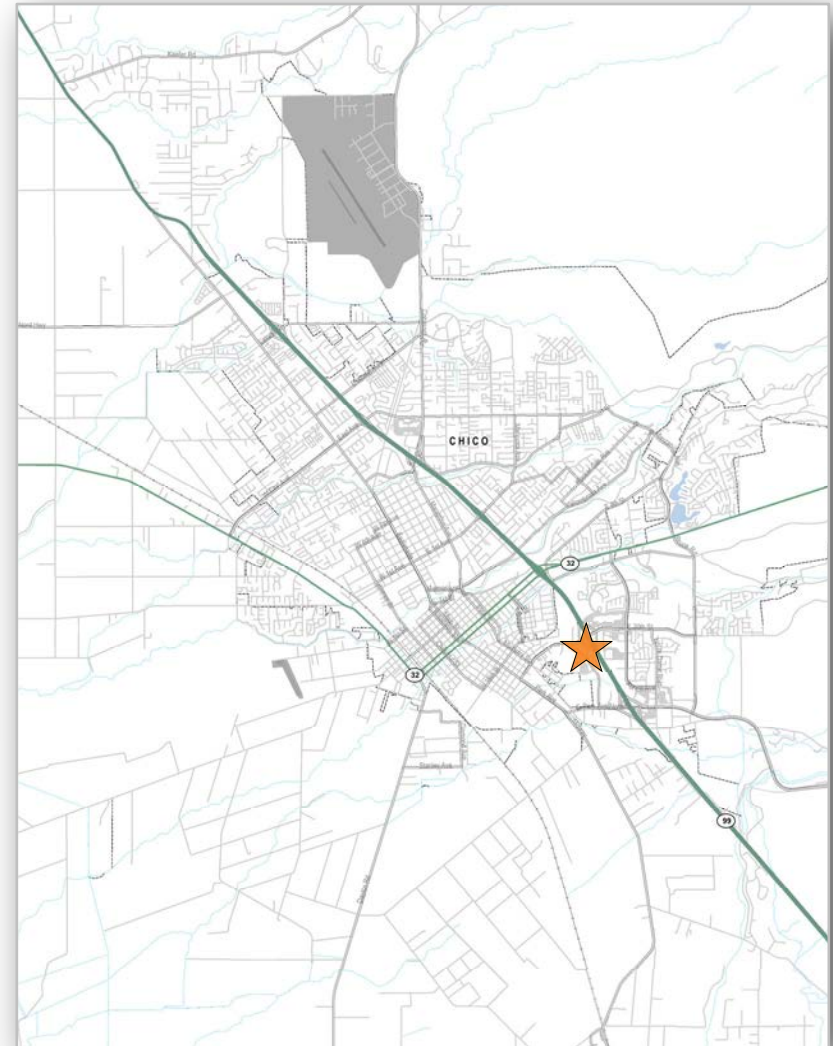
A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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, Bed Bath & Beyond, Michaels, Office Depot, Barnes & Noble, Cost Plus World Market and Evans Furniture Galleries.

The City of Chico's sphere of influence encompasses a 33-square mile area with a total population of ±91,567 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 (±17,786 total students), and Butte College (±11,892 total students). Major employers in Chico include Enloe Medical Center (3,459 employees), CSU Chico (2,033 employees) and the Chico Unified School District (1,535 employees).



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



GALLELLI
REAL ESTATE

CHICO CROSSROADS

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

A proud member of
CHAINLINKS
RETAIL ADVISORS

SITE PLAN



SUITE	TENANT	SQ. FT.
1	AVAILABLE	9,600
2	Guitar Center	6,680
3	Barnes & Noble	24,894
4	Michaels	23,014
5	Foodmaxx	54,239
6	H&R Block	1,500
7	Fashion Nails Spa	1,000
8	AVAILABLE	1,200
9	Weight Watchers	1,500
10/11	Nothing Bundt Cakes	2,400
12	Office Depot	22,000
13	Evans Furniture Galleries	38,250
14	Evans Furniture Shipping	6,066
15	Evans Furniture Receiving	13,319
16	Bed Bath & Beyond	25,002
17	Cost Plus World Market	17,873
18	AVAILABLE	8,598
19	AVAILABLE (02-01-2023)	4,800
20	Sleep Number	2,400

For leasing information,
please contact:

Kevin Soares
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881

CHICO CROSSROADS

SHOPPING CENTER PHOTOS

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



KIMCO
REALTY
more than shopping
EVERYDAY LIVING™

Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881

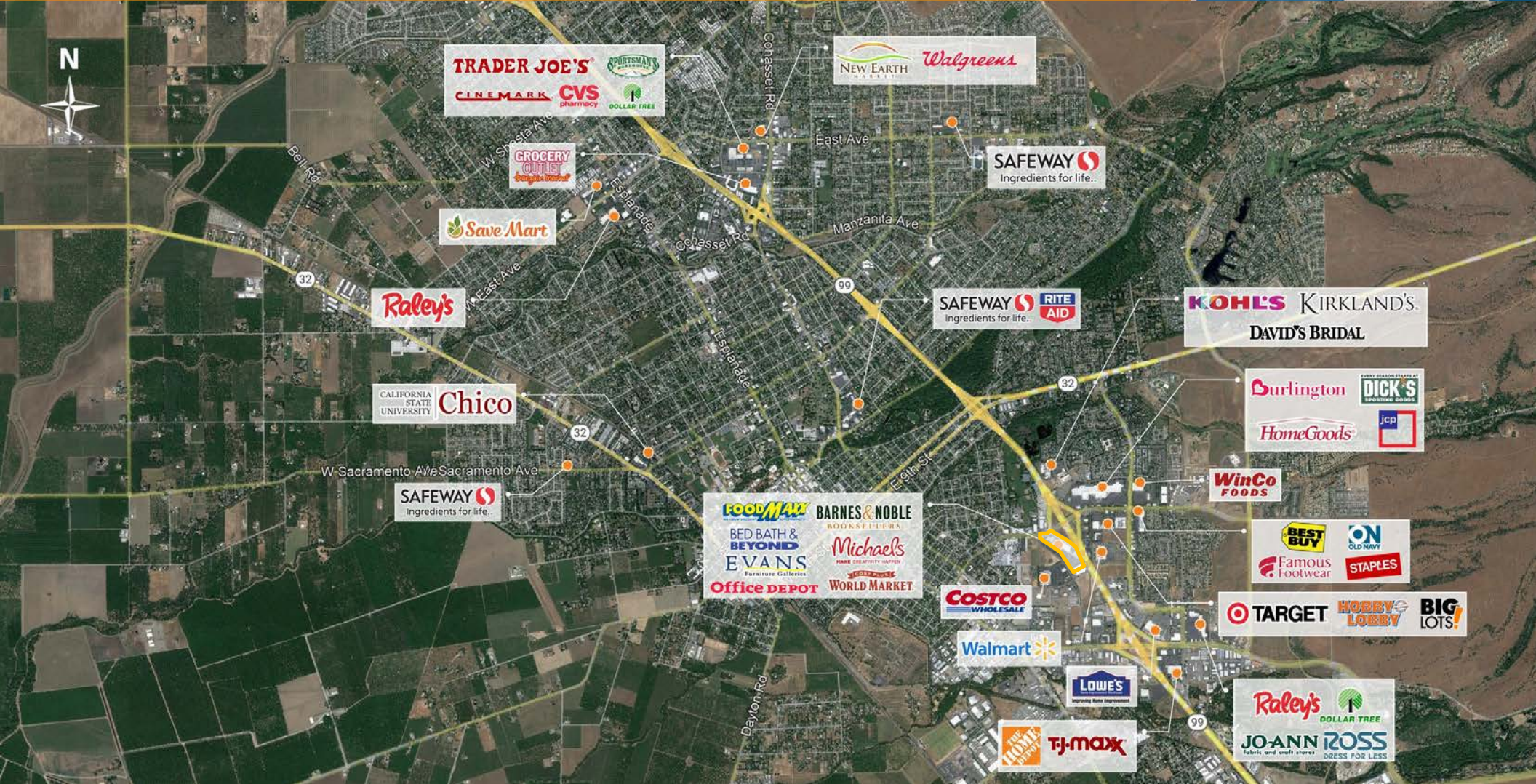


Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.

CHICO CROSSROADS

RETAIL AERIAL

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.