

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

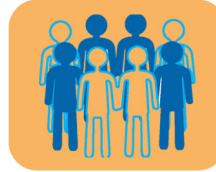
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location: NEQ E. 20th Street and Forest Avenue at Highway 99
Chico, CA

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



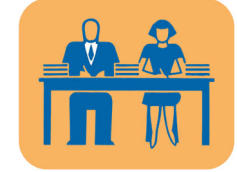
2021 total population

1-mile	10,459
3-mile	66,897
5-mile	102,189



2021 daytime population

1-mile	10,459
3-mile	66,897
5-mile	102,189



2021 total employees

1-mile	10,459
3-mile	66,897
5-mile	102,189



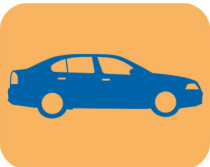
2021 total households

1-mile	3,984
3-mile	26,217
5-mile	40,717



2021 average HH income

1-mile	\$60,542
3-mile	\$77,686
5-mile	\$81,997



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



Nearby Chico Marketplace Tenants Include:



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PROPERTY OVERVIEW

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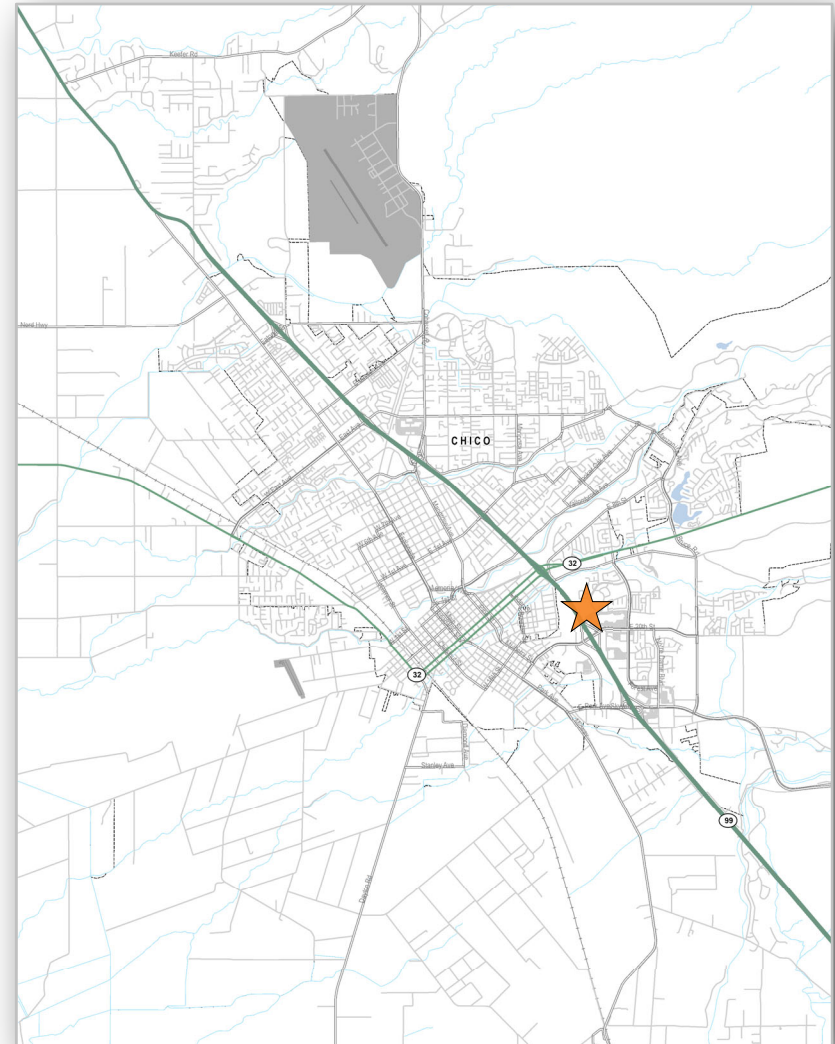
Springfield Village is a ±140,000 square foot community center located at the northeast quadrant of Highway 99 and E. 20th Street at Springfield Drive and is part of the major retail hub of Chico's busiest retail trade area.

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 Burlington, Dick's Sporting Goods, 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 ±92,464 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, Bed Bath & Beyond and Kohl's.

Notable traffic generators in the market include California State University Chico (±15,421 total students 2021), and Butte College (±10,100 total students 2022).



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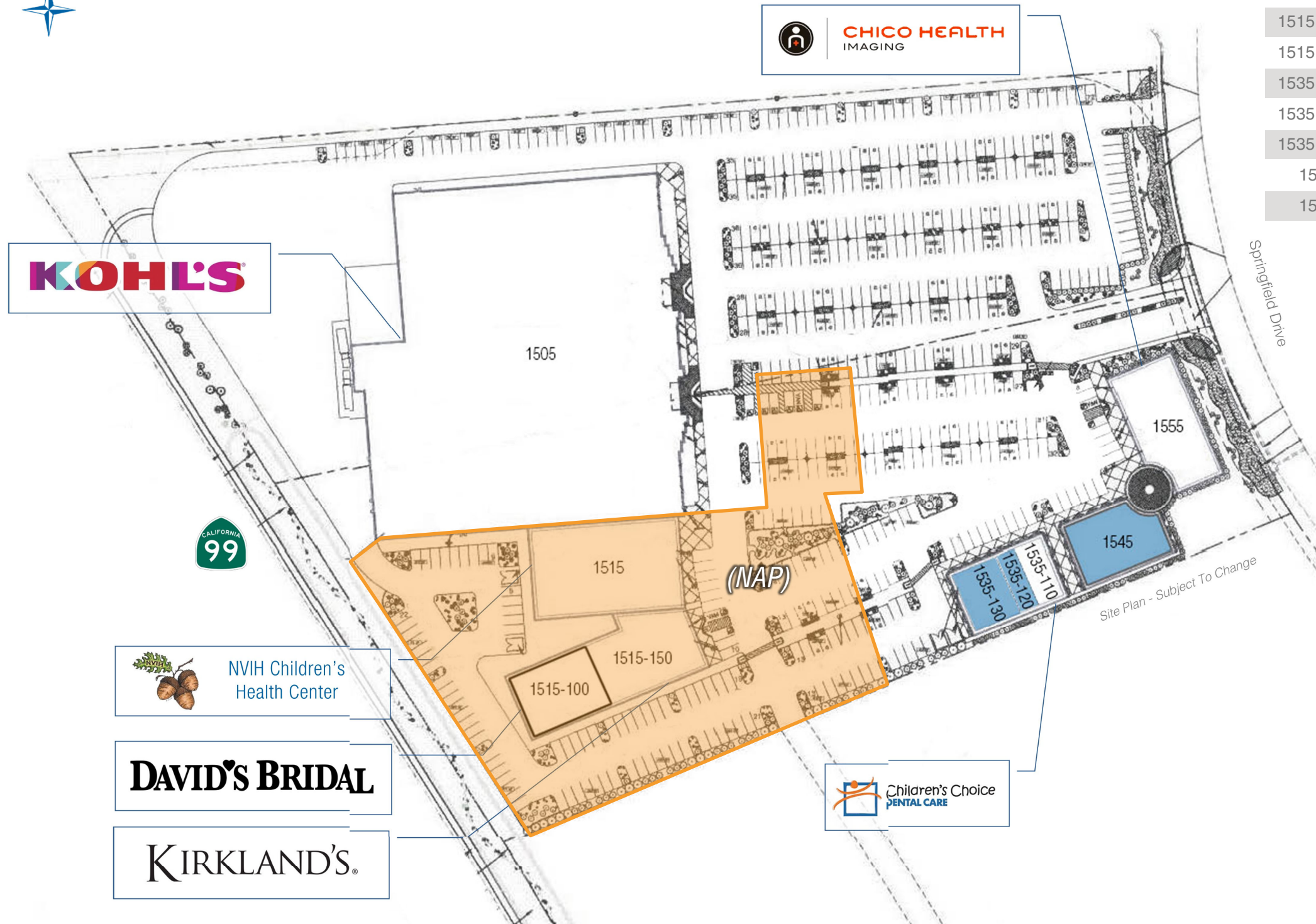


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SITE PLAN



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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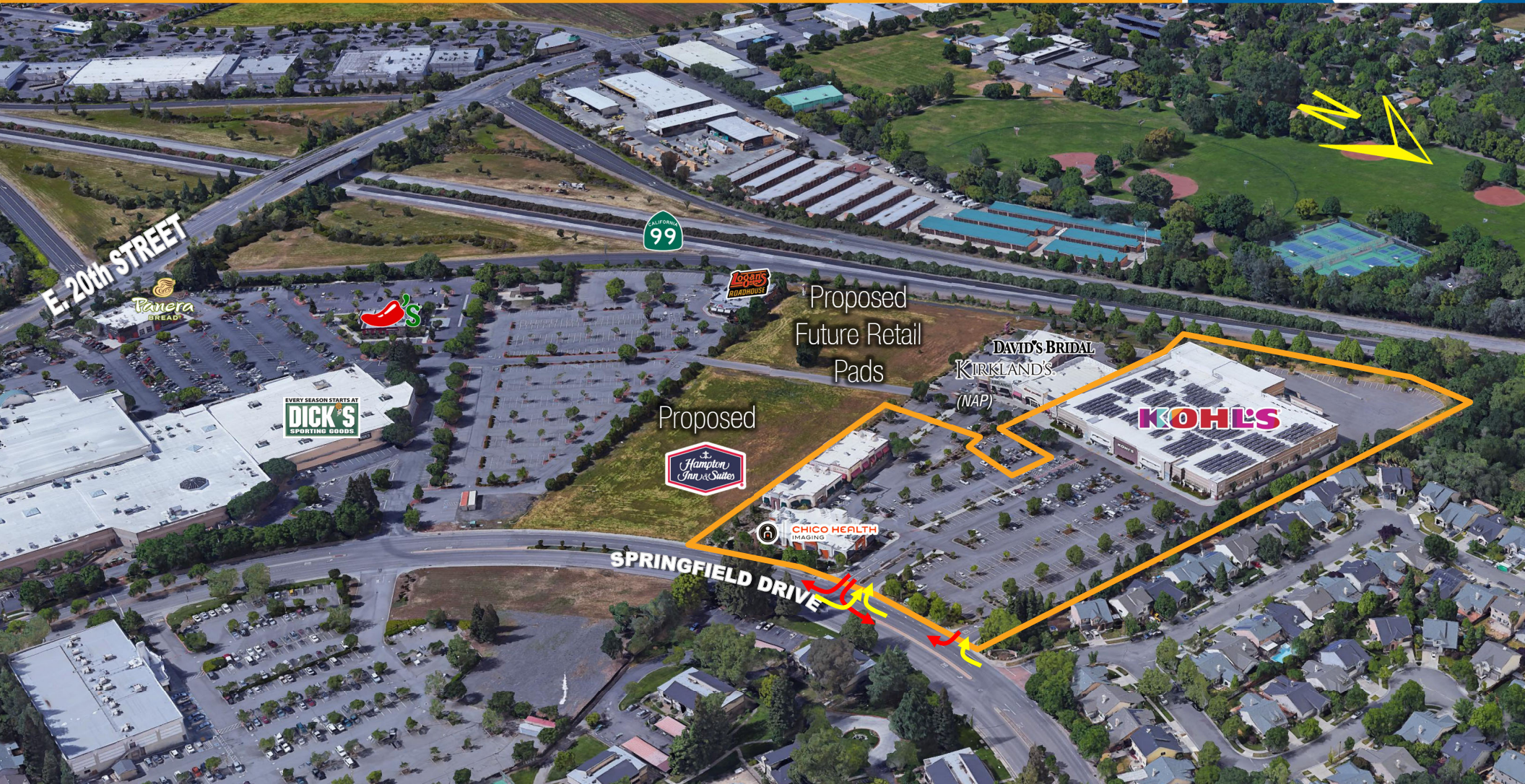
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SPRINGFIELD VILLAGE

INTERSECTION AERIAL

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SPRINGFIELD VILLAGE

SHOPPING CENTER PHOTOS

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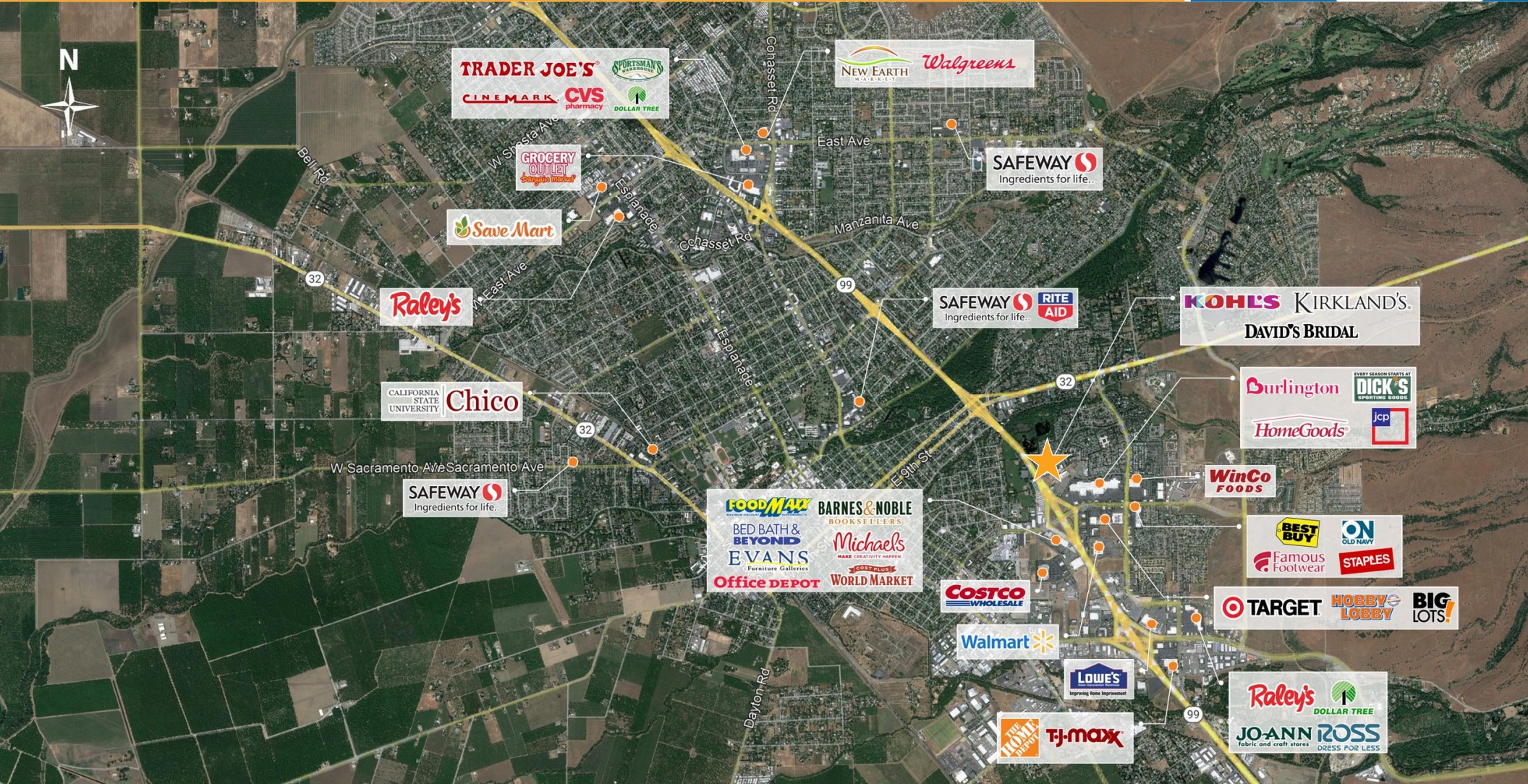
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RETAIL TRADE AREA AERIAL

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