



# Chico Crossroads

Chico, CA  
Chico (CA)



**Brian Alt**  
Leasing Representative  
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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
CA License ID: 01504949 | CA KRC License ID: 01518685





Google Earth

AERIAL



GROSS LEASABLE AREA (GLA)

244,950 SF

PARKING SPACES

917

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[www.kimcorealty.com/114460](http://www.kimcorealty.com/114460)



DENSITY AERIAL

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■ Available    ● Curbside Pick-up



	TENANT	SQ FT
1	Available	9,600
2	Guitar Center	6,680
3	Barnes & Noble	24,894
4	Michaels	23,014
5	Food Maxx	54,239
6	H&R Block	1,500
7	American Nails & Spa	1,000
8	Available	1,200
9	Available	1,500
10	Nothing Bundt Cakes	2,400
12	Office Depot	22,000
13	Evans Furniture Galleries	38,250
16	Available	25,002
17	World Market	17,873
18	Skechers	8,598
19	Available	4,800
20	Sleep Number	2,400

ADT'22  
19,024

ADT'22 77,992

Highway 99

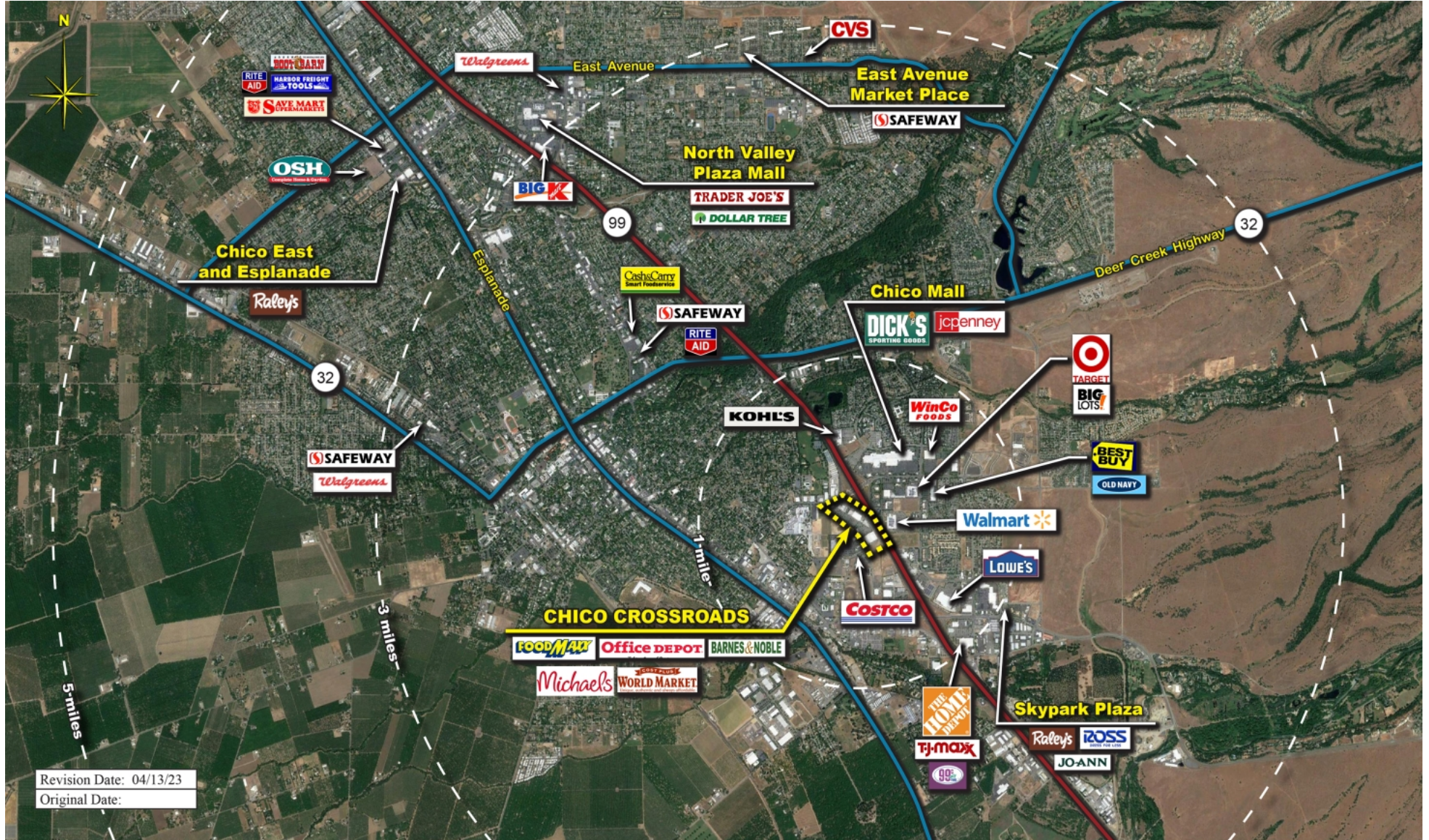
N  
8/25/23

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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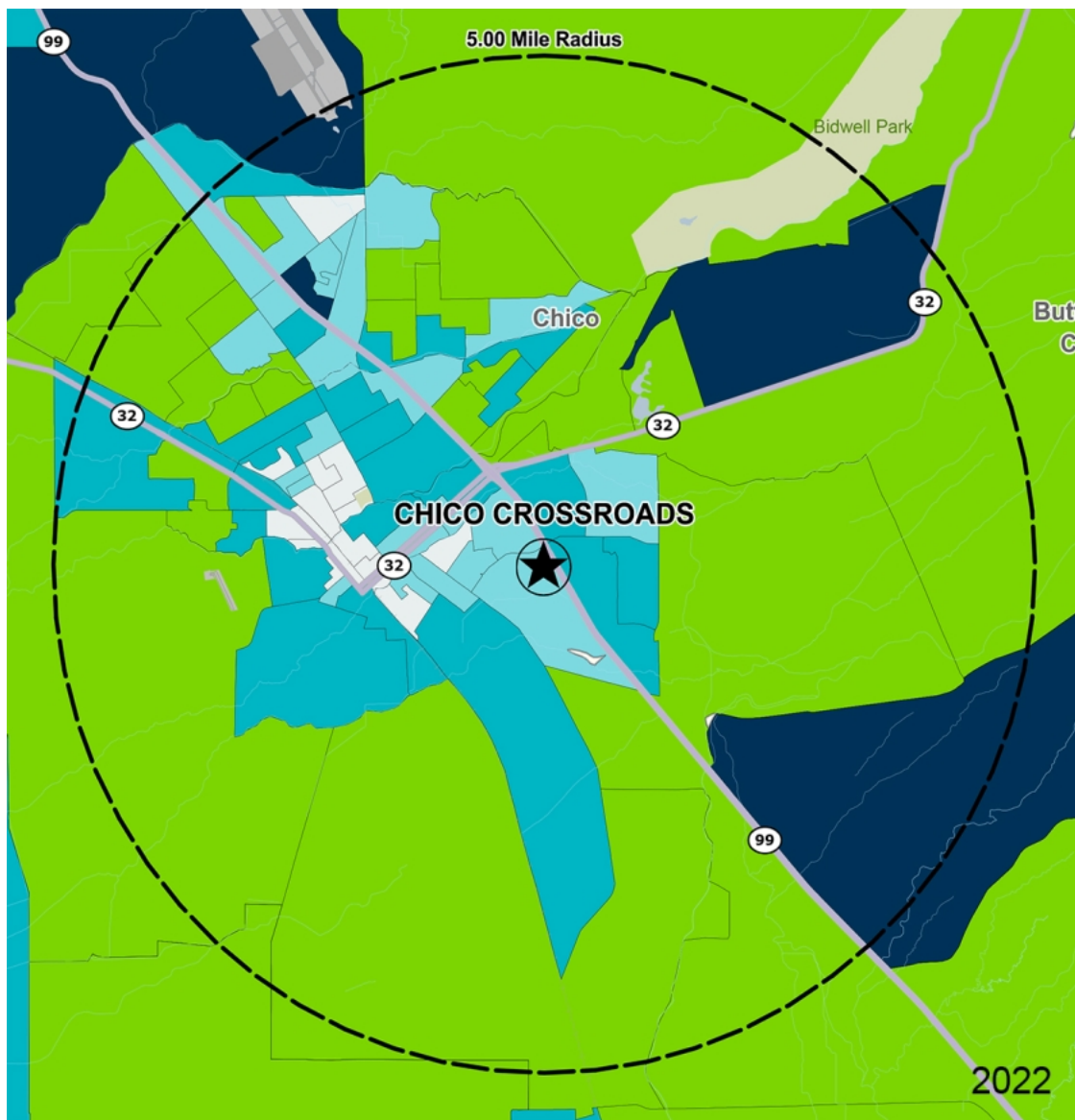




COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,539	61,164	97,952
Daytime Pop	12,783	95,539	125,616
Households	3,682	24,338	39,528
Average HH Income	\$68,623	\$82,239	\$87,439
Median HH Income	\$52,306	\$57,883	\$63,333
Per Capita Income	\$27,223	\$33,457	\$35,841

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Dr. Martin Luther King Jr. Pkwy. & E. 20th St., Chico, CA



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