



2155 PILLSBURY
RD, CHICO, CA

ANCHOR, JR. ANCHOR & PAD OPPORTUNITIES

2155 PILLSBURY ROAD, CHICO

AVAILABLE
84,105 SF - DIVISIBLE
0.8-1.0 ACRE PAD SITES

DAVE WHITE

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Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

10-MILE DEMOGRAPHIC HIGHLIGHTS

HIGHLIGHTS

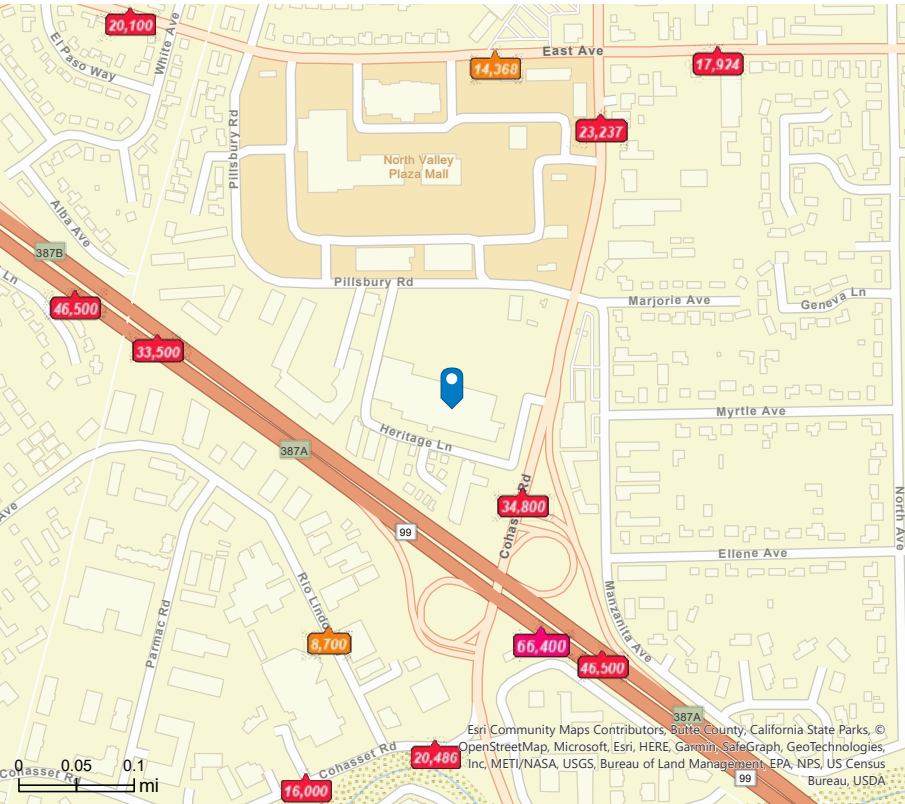
- Excellent access from Highway 99
- Positioned within a regionally drawing retail node that serves communities within a 50-mile radius
- Can be demised

Chico is a super-regional market reaching a large area of surrounding smaller towns and trade areas that do not have access to mass merchandise, and popular chain stores. +/-50 mile radius for similar shopping.

DEMOGRAPHICS

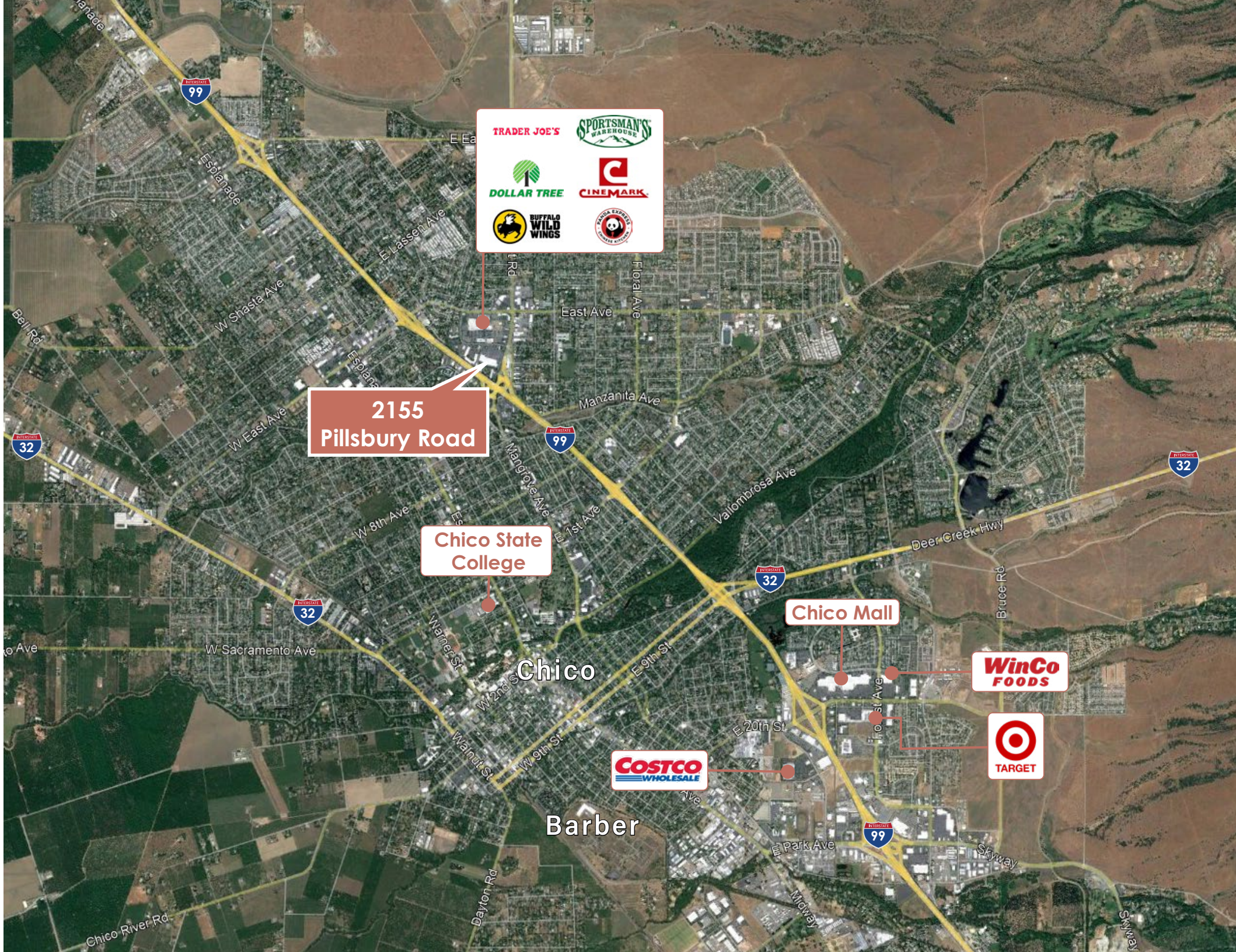
	3 Miles	5 miles	10 Miles
2022 Population	39,362	98,062	115,595
2022 Daytime Population	42,308	96,381	119,362
2022 Average HH Income	\$95,058	\$97,654	\$103,990

TRAFFIC COUNTS



Average Daily Traffic Volume

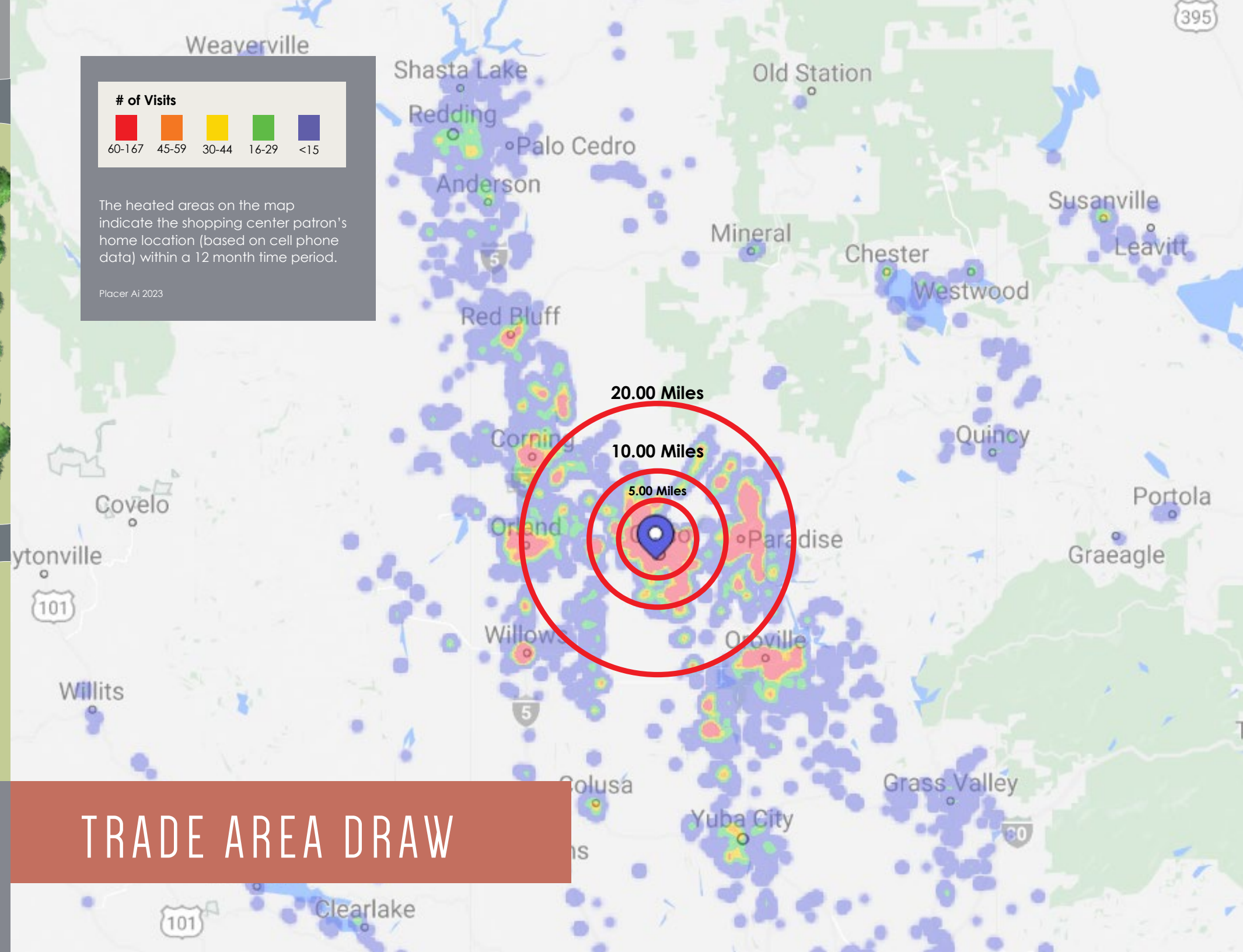
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





AVAILABILITY

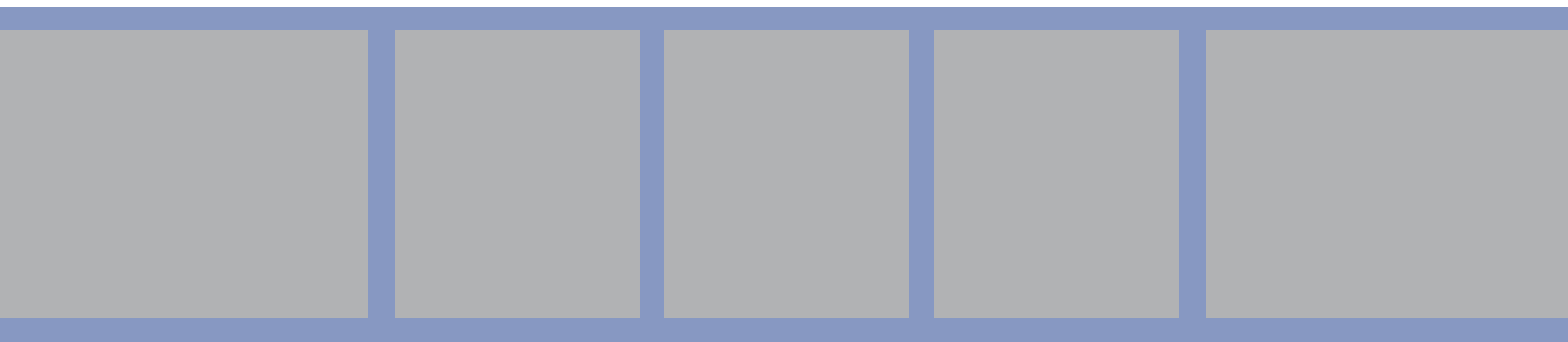
15,000- 84,105 SF (FORMER KMART) | 2 PADS



TRADE AREA DRAW

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