

NOW LEASING

# North Valley Plaza

801 EAST AVENUE, CHICO, CALIFORNIA 95926

RETAIL



## CONTACT US

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## DEMOGRAPHICS (2016 est.)

### Population

3-mile radius	85,715
5-mile radius	104,615

### Average Household Income

3-mile radius	\$63,664
5-mile radius	\$66,062

### Median Household Income

3-mile radius	\$43,239
5-mile radius	\$46,090

### Daytime Employment (3-mile radius)

Employees	42,076
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### Significant Employers (3-mile radius)

Employers	# Employees
California State University, Chico	2,046
Enloe Medical Center	2,000
Butte County Behavior Health	300
Chico High School	2500

Source: Nielsen

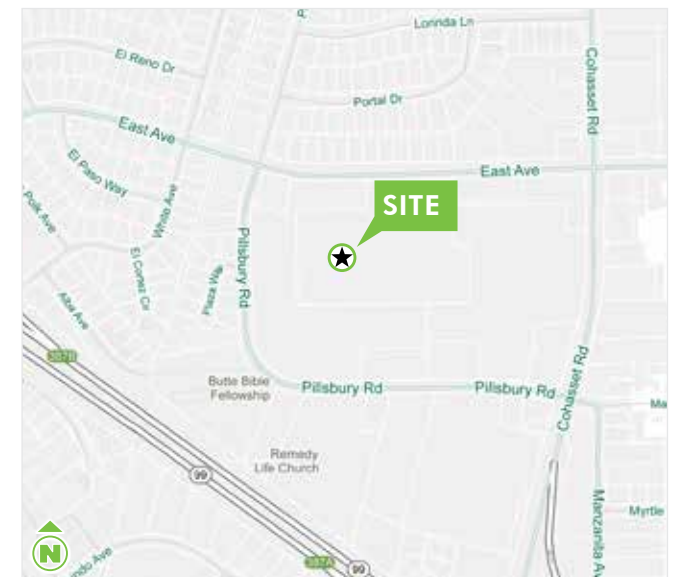
### Traffic Counts

Cohasset Road	24,961 ADT
East Avenue	14,164 ADT

Source: Butte County Association of Governments



MAPS NOT TO SCALE.



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## PROPERTY INFORMATION

North Valley Plaza Mall is a ±330,000 sq. ft. regional community/power center anchored by Sportsman's Warehouse, Trader Joe's, Tinseltown/Cinemark Theaters, 99¢ Only Store, and Dollar Tree, located in the Northeast portion of Chico, CA—a growing city of over 68,000 residents and 222,000 residents in the greater area.

Very close to State Highway 99, and close to Chico State University, North Valley Plaza is well situated within the market, with the main arterials being Cohasset Road and East Avenue—both leading to the highway and allowing easy access to the entire Chico market.

## PROPERTY HIGHLIGHTS

- + Junior Anchor, Pad and Shop space available
- + Regional draw
- + Excellent National Anchor Tenants
- + Plenty of parking
- + Good ingress/egress
- + Strong traffic counts
- + Near California State University Chico (with approximately 14,500 students enrolled)



## TENANTS INCLUDE

- |                                |                              |                         |
|--------------------------------|------------------------------|-------------------------|
| + Trader Joe's                 | + Bank of America            | + Western Dental        |
| + Cinemark Tinseltown Theaters | + Chase Bank                 | + Armed Forces          |
| + Sportsman's Warehouse        | + Starbucks                  | + Jamba Juice           |
| + 99¢ Only Store               | + Wendy's                    | + Panda Express         |
| + Dollar Tree                  | + Taco Bell                  | + CVS Pharmacy (N.A.P.) |
| + Aaron Rents                  | + GameStop                   | + Goodwill              |
|                                | + Johnson Family Shoe Stores | + And more              |



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SUITE	TENANT	± SF
757 East Avenue		
	Taco Bell	3,500
765 East Avenue*		
100	Goodwill	26,432
100-A	Sportsman's Warehouse	39,766
100-B	AVAILABLE	15,904
801 East Avenue		
2	Cinemark	50,494
100	Aaron Rents	7,000
103	AVAILABLE - Divisible	3,167
105	AVAILABLE	1,868
106	AVAILABLE - Divisible	4,000
110	Trader Joe's	12,130
112	Queen Bee Nails	1,840
114	Armed Forces	577
119	Twisted Strands	1,745
129	Dollar Tree	13,898
145	Johnson Family Shoe Stores	3,840
153-155	Armed Forces	5,154
160	AVAILABLE	1,900
270	Bank of America	7,260
845 East Avenue		
	Buffalo Wild Wings	6,513
851 East Avenue		
100	Starbucks	2,461
150	MOD Pizza	2,739
855 East Avenue		
210	Jamba Juice	1,375
220	Nutrishop	1,400
230	4G Verizon Wireless	1,355
240	Gamestop	1,280
250/260	The Pour House	5,446
2156 Pillsbury Rd		
100	99¢ Only Store	18,176
150	Bank	4,010
160-A	AVAILABLE	1,500
160-B	AVAILABLE	1,700
2421 Cohasset Avenue		
	Wendy's	4,000
2443 Cohasset Avenue		
	Panda Express, Inc.	2,450
2471 Cohasset Avenue		
110	The Pour Hosue	1,824
120	Cream	1,184
130	Pizza Guys	1,230
170	Western Dental	4,603
Proposed		
825 East Avenue		
Anchor	AVAILABLE	18,139
Jr Anchor	AVAILABLE - Divisible	12,522
Shops	AVAILABLE - Divisible	3,375



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

\*2nd floor office space available

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