

**AVAILABLE FOR GROUND LEASE
OR BUILD TO SUIT**

**SEC FOREST AVE. & FLYING V ST.,
CHICO, CA 95928**



RESTAURANT/RETAIL PADS AVAILABLE

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COVID-19 Site Specific Plan for Tours

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ABOUT

SEC FOREST AVE. & FLYING V ST.,
CHICO, CA 95928

PROPERTY PROFILE

Location:	SEC Forest Ave. & Flying V St., Chico, CA 95928
Size Available:	±2.08 AC (divisible)
APN:	002-230-022 & 002-230-023
Zoning:	Commercial
Trade Area Neighbors:	Lowe's, Les Schwab, McDonald's, Raley's, Dollar Tree, Ross, Tuesday Morning, O'Reilly's, Arby's, Home Depot, Burger King & TJ Maxx

PROPERTY HIGHLIGHTS

- Restaurant/Retail Pad space available
- Drive-though potential
- Centrally located in a strong retail area
- Across from Lowe's and the Butte Community Collegeev Chico and Skyway Centers (±11,000 students)
- Benefits from strong traffic counts
- Less than 1 mile from Highway 99 with easy access via both E 20th St and Skyway Park interchanges
- Close proximity to the Chico Mall, CA State University Chico (±17,000 students), and Lower Bidwell Park— one of the largest municipal parks in the nation
- Densely populated, with strong growth in the area

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DEMOGRAPHICS

SEC FOREST AVE. & FLYING V ST.,
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TOTAL POPULATION

1 MILE

5,174

3 MILE

48,545

5 MILE

97,106



DAYTIME POPULATION

1 MILE

9,887

3 MILE

53,552

5 MILE

102,298



MEDIAN AGE

1 MILE

33.1
YEARS OLD

3 MILE

31.1
YEARS OLD

5 MILE

32.1
YEARS OLD



MED HOUSEHOLD INCOME

1 MILE

\$52,900

3 MILE

\$53,403

5 MILE

\$56,352



TRAFFIC COUNTS



FOREST AVE. — — — — — > 11,527 ADT



NORTE DAME BLVD. — — — — — > 13,532 ADT



CA-99 — — — — — > 60,000 ADT

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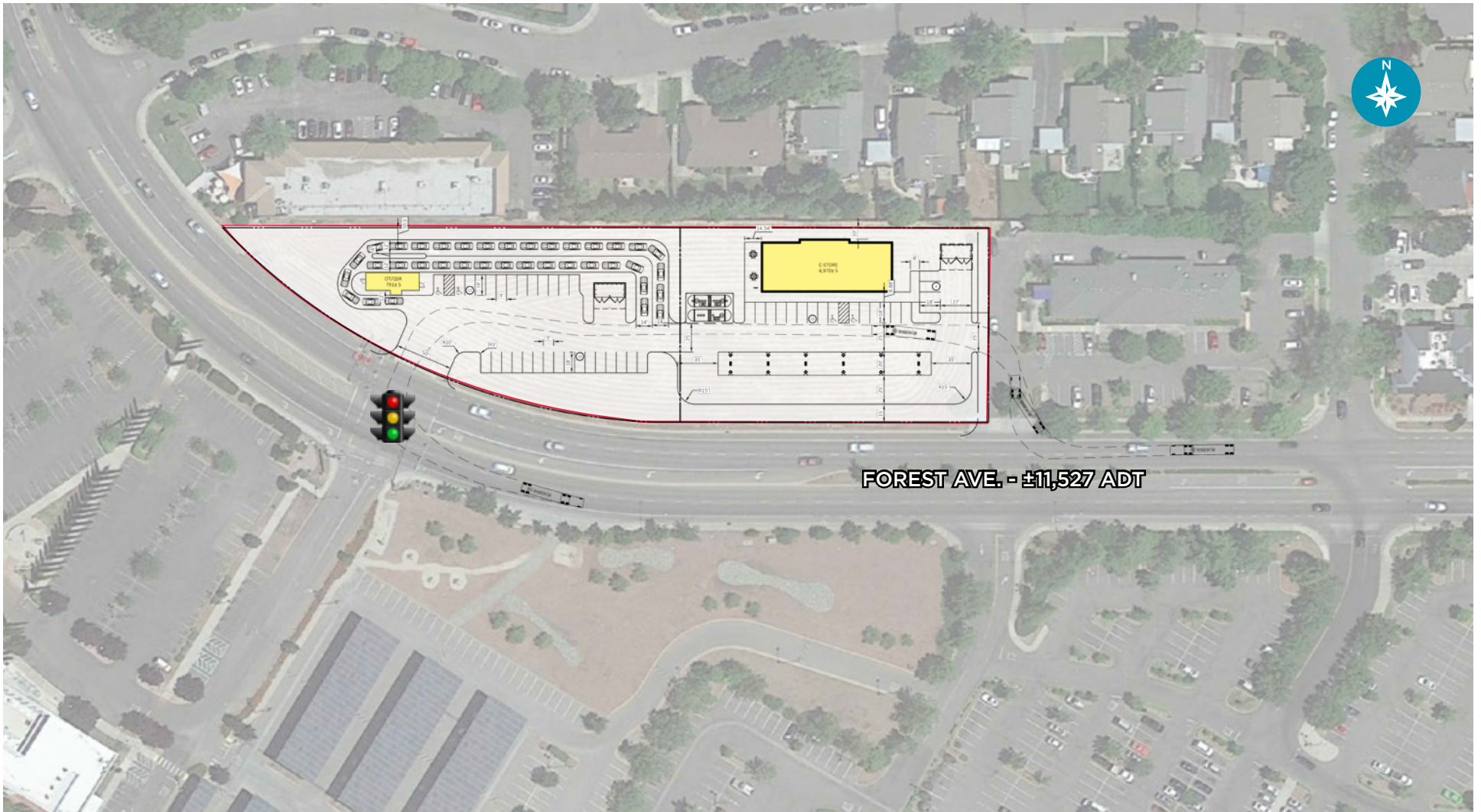
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CONCEPTUAL SITE PLAN

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AERIAL

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