

Chico Mall

Chico, California

What is *Retail Intelligence?*

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CHICO MALL

ChicoMall.com | jllretail.com

At a Glance

- Chico Mall is ideally located with good visibility and easy access from Highway 99 which is a major north/south artery that connects Northern California with the Sacramento/ San Francisco areas
- Chico Mall completed a renovation in the fall of 2012 that dramatically upgraded the shopping center providing a fresh contemporary appearance
- Chico Mall is the only regional mall within a 45-mile radius that offers over 75 retailers such as American Eagle, Buckle, Finish Line, Justice, Victoria's Secret and is anchored by JCPenney, Forever 21, Sears and a new Dick's Sporting Goods opening in 2013
- The Chico trade area includes a 4 county region with a total population of more than 280,000 with nearly 10,000 employees and an additional 9,843 residents within 1 mile of Chico Mall
- 30,000 students attend California State University Chico, which is ranked #5 for its master's programs at public universities (USNews.com, 2013) and Butte-Glenn Community College. Both of these colleges are within 4 miles of Chico Mall



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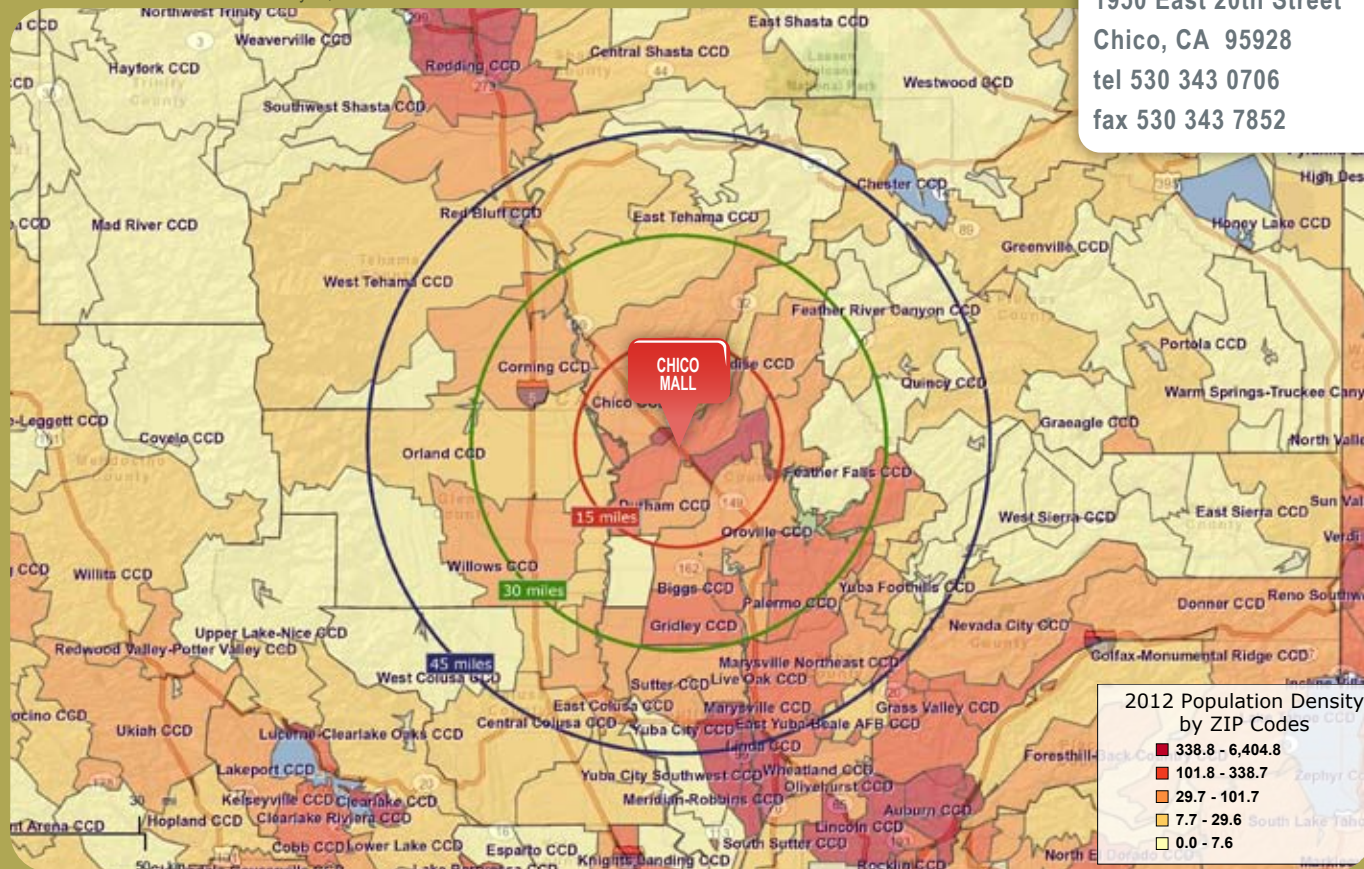
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Trade Area

Source: Esri Business Analyst, 2013.



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The beautifully renovated Chico Mall is the anchor for commercial and retail growth in the community.

Aerial View



PROPERTY DATA

Opening Date	1988
Renovation Date	1993, 2012
Site	55 acres
Level	1
Total Stores	75



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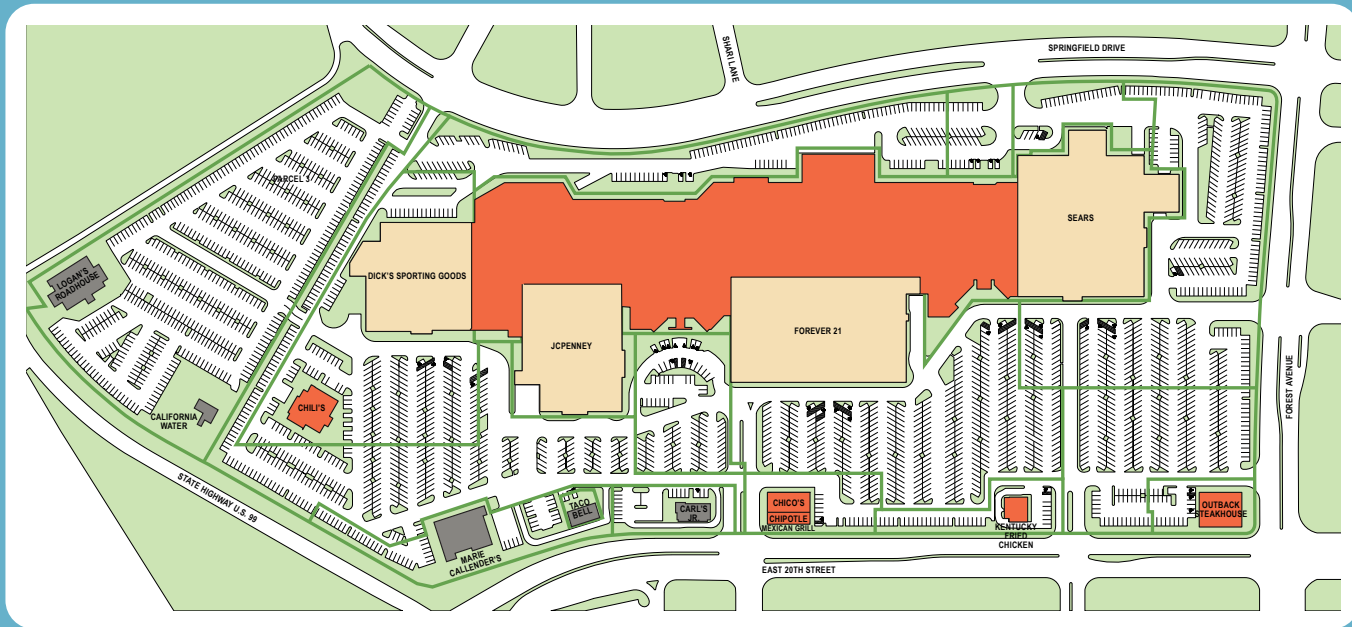
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Site Plan



ANCHORS (total sf)

322,134

HOUSEHOLDS

109,946

TOTAL STORES

75

MALL SHOPS (total sf)

160,313

SITE AREA

55 acres

PARKING

2,607

TOTAL MALL GLA (total sf)

503,603

RENOVATION

1993, 2012

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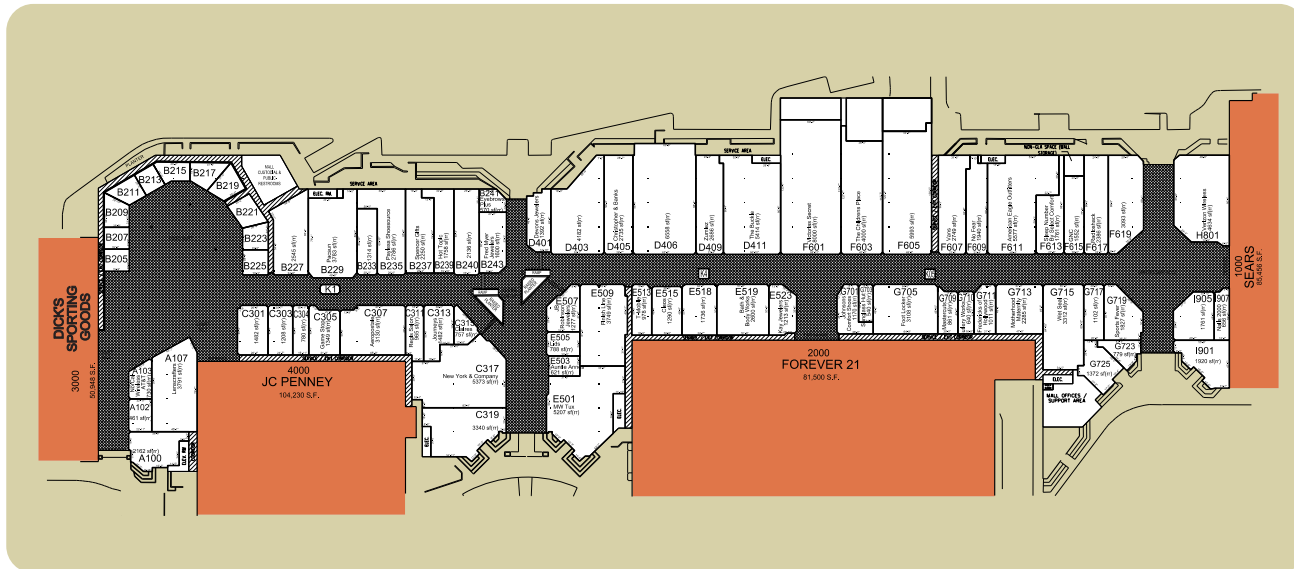
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Lease Plan



Anchored by JCPenney,
Forever 21, Sears and
Dick's Sporting Goods

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Market Profile

	Trade Area	California	US
Population			
Population (2012)	283,490	37,707,477	313,129,017
5 Year Projected Population (2017)	288,873	38,992,984	323,986,227
Pop Growth Rate 2017(%)	1.9%	3.4%	3.5%
Current Year Households (2012)	109,946	12,743,499	118,208,713
5 Year Projected HH (2017)	112,561	13,169,732	122,665,498
HH Growth Rate 2017 (%)	2.4%	3.3%	3.8%
Average HH Size (2012)	2.53	2.89	2.58
Business Population	13,143	—	—
Median Age			
Age: 0–4 Years	6.1%	6.8%	6.5%
Age: 5–9 Years	6.0%	6.7%	6.5%
Age: 10–14 Years	6.1%	6.8%	6.6%
Age: 15–19 Years	7.7%	7.2%	6.8%
Age: 20–24 Years	9.6%	7.6%	7.1%
Age: 25–34 Years	12.3%	14.5%	13.5%
Age: 35–44 Years	10.5%	13.5%	12.9%
Age: 45–54 Years	12.8%	13.7%	14.1%
Age: 55–64 Years	13.4%	11.3%	12.3%
Age: 65–74 Years	8.3%	6.5%	7.5%
Age: 75–84	4.8%	3.7%	4.2%
Age: 85+	2.5%	1.7%	1.9%
Employment & Education - 2009			
Age 25+ Some College/No Degree	18.6%	15.2%	14.0%
Age 25+ Associate Degree	8.4%	7.6%	7.4%
Age 25+ Bachelor's Degree	15.0%	19.1%	17.4%
Age 25+ Graduate Degree	7.1%	10.7%	2.0%
Average HH Income			
Average HH Income	\$54,625	\$79,842	\$68,162
Median HH Income	\$39,745	\$57,385	\$50,157
Per Capita Income	\$21,808	\$27,699	\$26,409
HH Income < \$15,000	16.5%	11.0%	13.5%
HH Income \$15,000–\$24,999	14.4%	9.6%	11.2%
HH Income \$25,000–\$34,999	12.9%	9.4%	10.7%
HH Income \$35,000–\$49,999	15.6%	13.3%	14.5%
HH Income \$50,000–\$74,999	17.5%	17.7%	18.6%
HH Income \$75,000–\$99,999	9.7%	11.9%	11.3%
HH Income \$100,000–\$149,999	8.9%	14.9%	12.0%
HH Income \$150,000–\$199,999	3.0%	6.3%	4.2%
HH Income \$200,000+	1.5%	6.0%	4.0%
Race & Ethnicity - 2012			
White Alone	78.9%	56.9%	71.9%
Black Alone	1.5%	6.1%	12.6%
American Indian Alone	2.0%	1.0%	1.0%
Asian Alone	3.7%	13.2%	4.9%
Pacific Islander Alone	0.2%	0.4%	0.2%
Some Other Race Alone	8.9%	17.3%	6.4%
Two or More Races	4.8%	5.0%	3.0%
Hispanic Origin (Any Race)	20.2%	38.4%	16.9%

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Retail Intelligence is choosing the right location. Let our leasing professionals help you find the right space for your next location.



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