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FOR LEASE

SHOPS & PADS



BUSIEST INTERSECTION IN BUTTE COUNTY



Ask About Free-Standing Restaurant or Drive-Thru Possibilities

SKYWAY & NOTRE DAME, CHICO, CA



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**COLDWELL BANKER
COMMERCIAL**
C&C PROPERTIES



Skypark Plaza Shopping Center enjoys one of the most attractive locations in the North State. The project is situated on the northeast corner of Notre Dame Blvd. and the Skyway, the most active intersection in Butte County. The center is also conveniently located near the Highway 99 interchange at The Skyway/Park Avenue exit.

Skypark Plaza has a unique anchor tenant mix, providing a neighborhood shopping environment as well as the larger draw of a regional center. Tenants in the shopping center cover a wide spectrum of the retail sector, which drives exceptional sales volume and assures the success of every tenant in the center. Skypark Plaza also enjoys exceptional traffic circulation with 9 points of ingress/egress on four sides of the project. This allows the project to feel full but never congested.

The neighborhood surrounding Skypark Plaza provides additional traffic generators in the form of major medical buildings, satellite campuses, and a who's who of nationally recognized major retailers. There are also 3 large residential subdivisions within an easy drive from this shopping center.

In summary, Skypark Plaza is a "can't miss" opportunity for any tenant seeking a vibrant co-tenancy mix, multiple traffic generators, convenience to major highways and commercial arterials, high-income consumers, and round-the-clock shopping volume.

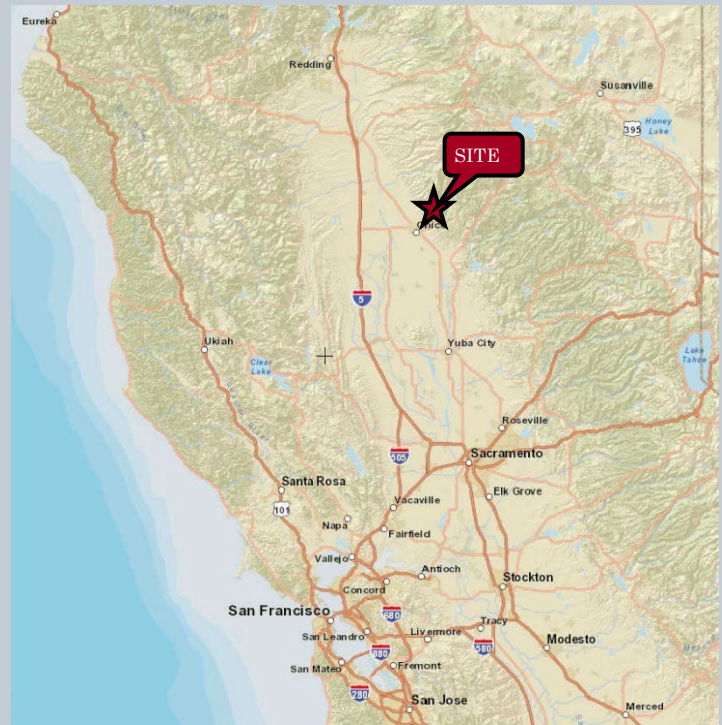
There are limited opportunities available in the center. We look forward to discussing leasing opportunities with you or your broker. Call today for details.

PROPERTY HIGHLIGHTS

- Strongest intersection in Butte County – 45,000 cars/day
- High-income demographic profile & high daytime population
- Successful mix of regional and neighborhood anchors
- Convenient to Hwy 99
- Multiple traffic generators within the immediate neighborhood
- \$65 million/yr. averaging center sales with shops & pads. \$600/SF/yr. volumes

SKYPARK PLAZA – SKYWAY & NOTRE DAME BLVD., CHICO, CA

PROPERTY OVERVIEW



DEMOGRAPHICS	3 MILES
Population:	40,691
Avg. HHI:	\$85,000
Workforce:	46,300

TRAFFIC COUNTS	
Notre Dame Blvd. & Forest Avenue	10,456
Skyway Blvd. & Notre Dame Blvd.	45,000

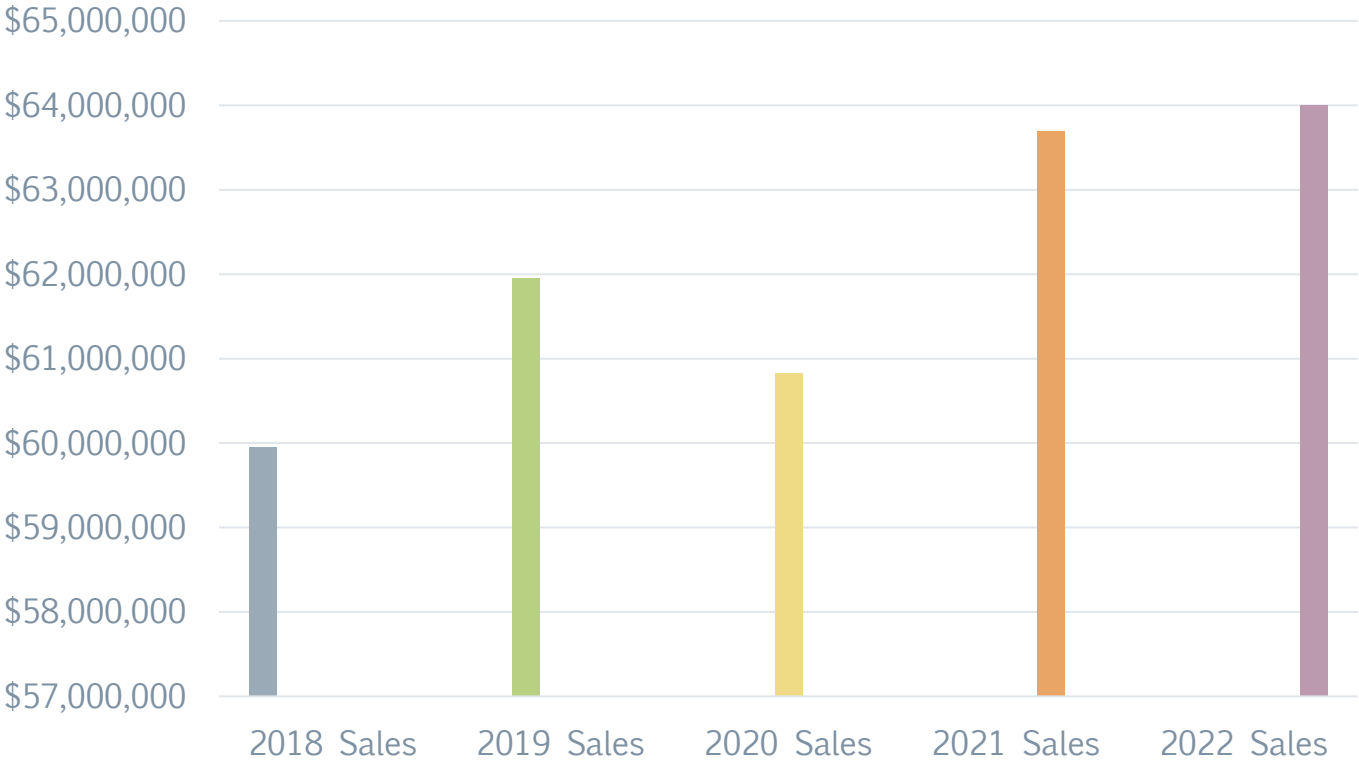
SITE PLAN





	SUITE	SQ. FT.	NOTES		SUITE	SQ. FT.	NOTES
	190	2,812	Great end cap visibility in front of Ross. Open shell space, restroom & office/storage. Concrete floor.		390	1,200	LEASED TO TASTEME TEA! NOW OPEN!
	230	3,054	Former medical clinic. All improvements are still in place.		410	7,232	Former Tuesday Morning space. Positioned in the center of the complex and flanked by Raley's and Dollar Tree.
	350	1,000	LEASED TO GREAT CLIPS COMING SOON!		420	1,600	Shell space with open ceiling.
	360	1,000	LEASED TO GREAT CLIPS COMING SOON!		Pad 3	4,300	Excellent opportunity for drive-thru within line-of-sight to nearly 50,000 cars/day.

SALES COMPARISON



With annual center sales of \$64,000,000 and average shops & pads sales at \$600/SF per year, your business is almost guaranteed to benefit from the energy and vitality that this tenant lineup provides. Multiple service-oriented, Amazon-proof businesses have continued to flourish at Skypark Plaza, leveraging their growth off of the tremendous foot traffic and dynamic co-tenancy that can only be offered at the Skypark Plaza Shopping Center. For a more in-depth analysis of the above, please give our team a call today.

SITE PHOTOS



SKYPARK PLAZA – SKYWAY & NOTRE DAME BLVD., CHICO, CA

TRAFFIC COUNTS



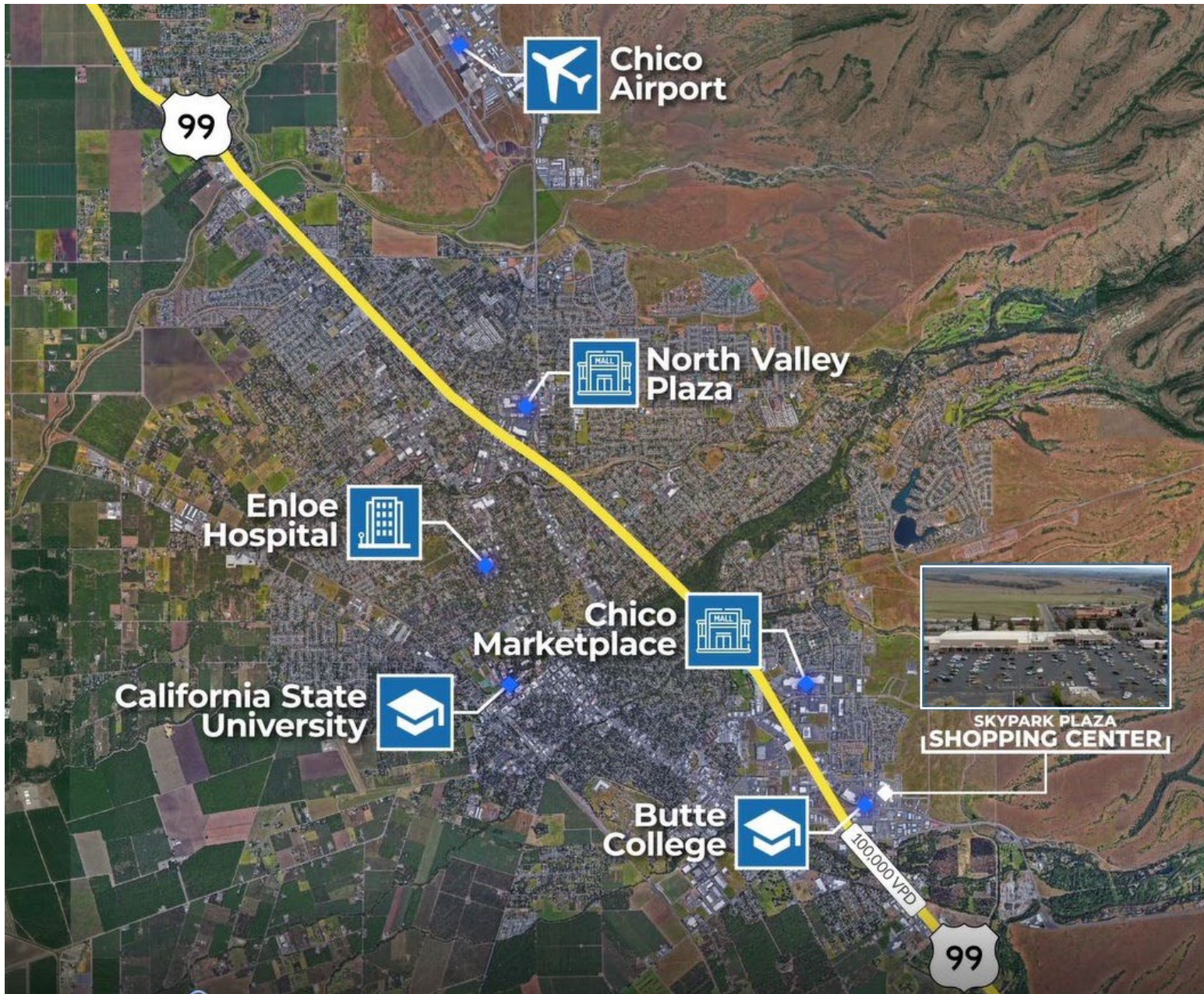
NEW HOUSING DEVELOPMENT



SKYPARK PLAZA – SKYWAY & NOTRE DAME BLVD., CHICO, CA

NEIGHBORHOOD AERIAL PHOTO





SKYPARK PLAZA - SKYWAY & NOTRE DAME BLVD., CHICO, CA