

±84,000 SF FORMER K-MART AND ±31,904 SF FORMER GROCERY STORE  
FOR SALE

CBRE

COHASSET RD

SITE

99

PILLSBURY RD

EAST AVE

2155-2157 **PILLSBURY ROAD**  
CHICO | CALIFORNIA | 95926



# PROPERTY OVERVIEW

2155-2157 Pillsbury Drive includes a  $\pm 84,000$  sq. ft. former K-Mart and a  $\pm 31,904$  sq. ft. former grocery store on two parcels consisting of approximately  $\pm 7.990$  AC and  $\pm 2.989$  AC. The site is adjacent to North Valley Plaza which is anchored by Sportsman's Warehouse, Trader Joe's, Cinemark Theaters, Dollar Tree, Grocery Outlet, Daiso and Petsmart (Proposed) as well as many national eateries. Located in the Northeast portion of Chico, CA—a growing city of over 90,000 residents within 3 miles of the site.

Very close to State Highway 99, and close to Chico State University, 2157 Pillsbury 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.

- $\pm 84,000$  sq. ft former K-Mart on  $\pm 7.990$  acres
- $\pm 31,904$  sq. ft. former Grocery store on  $\pm 2.989$  acres
- APN #'s: 007-270-018 and 007-270-017
- Price: Unpriced
- Regional draw with redevelopment potential
- Located at the strong retail intersection of Hwy 99 & Cohasset with national Tenants including: Trader Joe's, Sportsman's Warehouse and Cinemark Theaters
- Excellent visibility and access
- 2.5 miles from Chico State (15,000 students)
- Zoning: CR [Zoning Link](#)
- Offers Due by June 15, 2026
- Contact Broker regarding existing lease on the former K-Mart Parcel

## 2025 DEMOGRAPHICS - 3 MILE RADIUS

**91,537**  
**POPULATION**

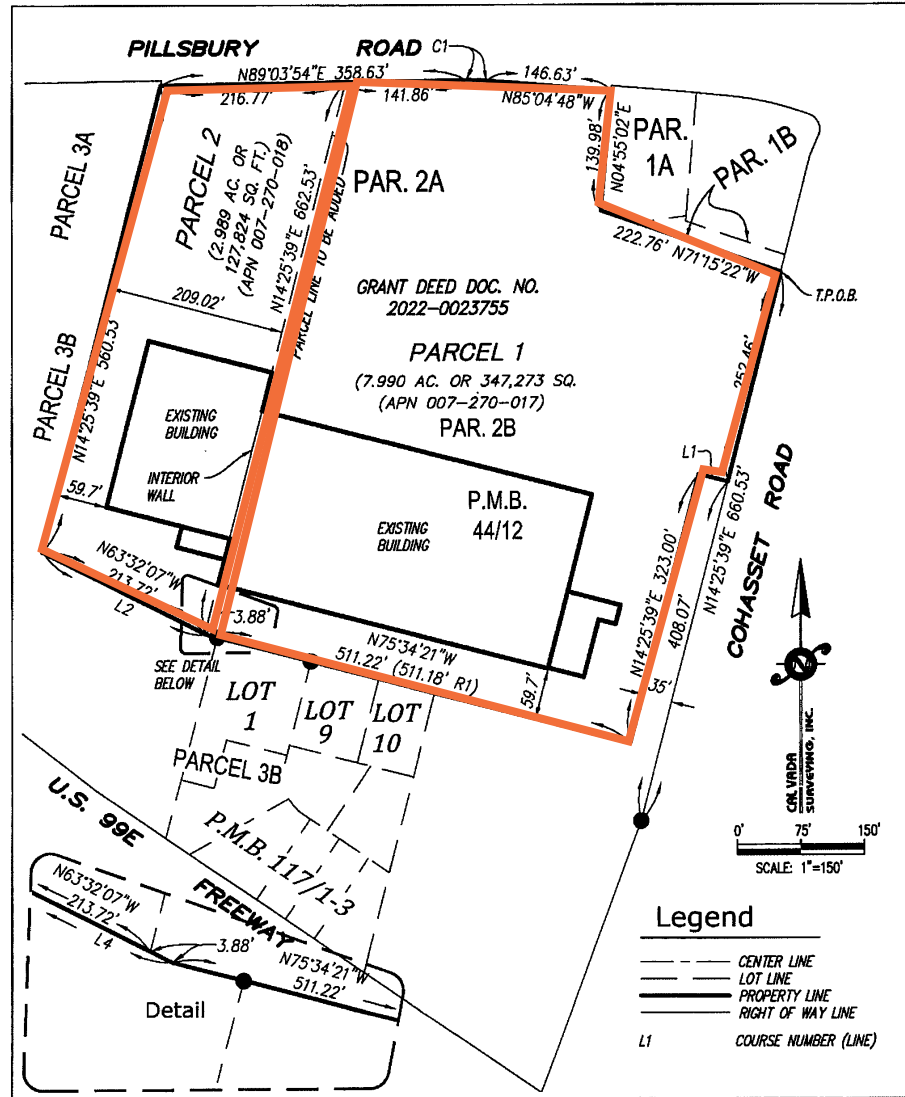
**38,771**  
**EMPLOYEES**

**4,206**  
**BUSINESSES**

**\$92,623**  
**AVG HH INCOME**

**89,659**  
**DAYTIME POPULATION**

# PARCEL MAP



# PROPERTY PHOTOS



# SITE PLAN



# RETAIL AERIAL



An aerial photograph of a city, likely Chico, California, showing a dense residential and commercial area. A location pin is placed on a road, identified as Pillsbury Road. The pin is yellow with a black and white circular icon. The background is a dark blue gradient.

# 2155-2157

# PILLSBURY ROAD

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## **HEATH KASTNER**

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