

1200
SYCAMORE
GRIDLEY | CA

For Sale

±0.36 Acre Corner Lot

Versatile institutional property with assembly spaces in Gridley, CA

- Two expansive assembly halls accommodate gatherings, events, and community uses
- Equipped kitchen and built-in serving bar support events and group functions
- ADA ramp, concrete rear patio, yard space, and convenient alley access



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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

1200 Sycamore Street, Gridley, CA is a distinctive institutional property situated on a ± 0.36 -acre corner lot. Historically used by the local school district, as a church, and as the Gridley Masonic Lodge, the property offers flexible potential for assembly, community, institutional, or adaptive reuse. The building features two expansive assembly halls, including a wood-floored hall with a built-in serving bar, an equipped kitchen, and a large sanctuary space with elevated seating potential. Additional features include an inviting foyer, private administrative office, dedicated electrical and storage areas, well-maintained systems, an ADA ramp, concrete rear patio, and adjoining yard space.

Located at Sycamore and Vermont streets in Gridley, the ± 0.36 -acre corner parcel provides frontage along two streets, rear alley access, and convenient connectivity to surrounding neighborhoods, businesses, and community services.

OFFERING

Lot Size:	± 0.36 acre
Building Size:	$\pm 6,200$ square feet
Price:	\$375,000



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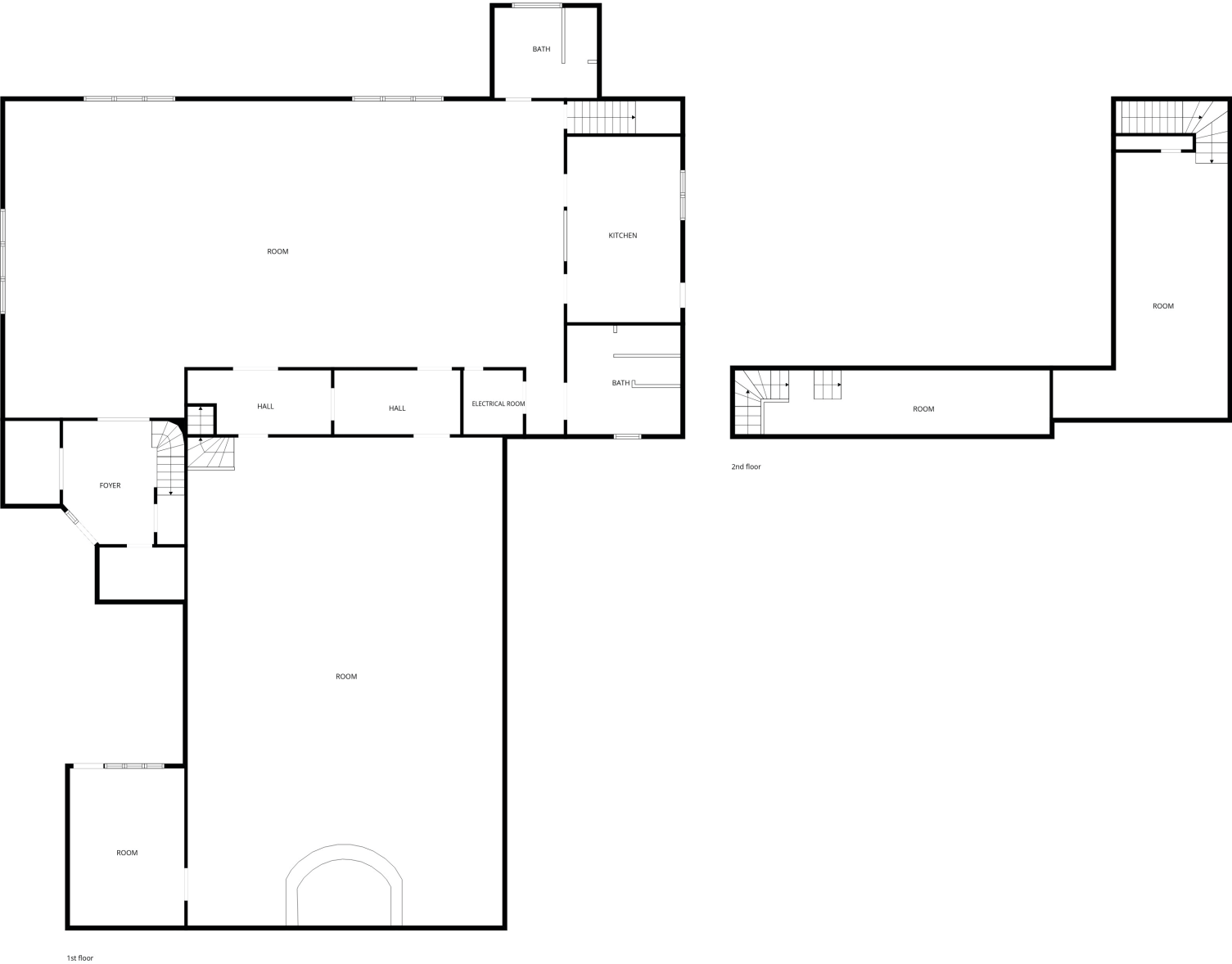
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FLOOR PLAN

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PROPERTY PHOTOS

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LOCAL AREA

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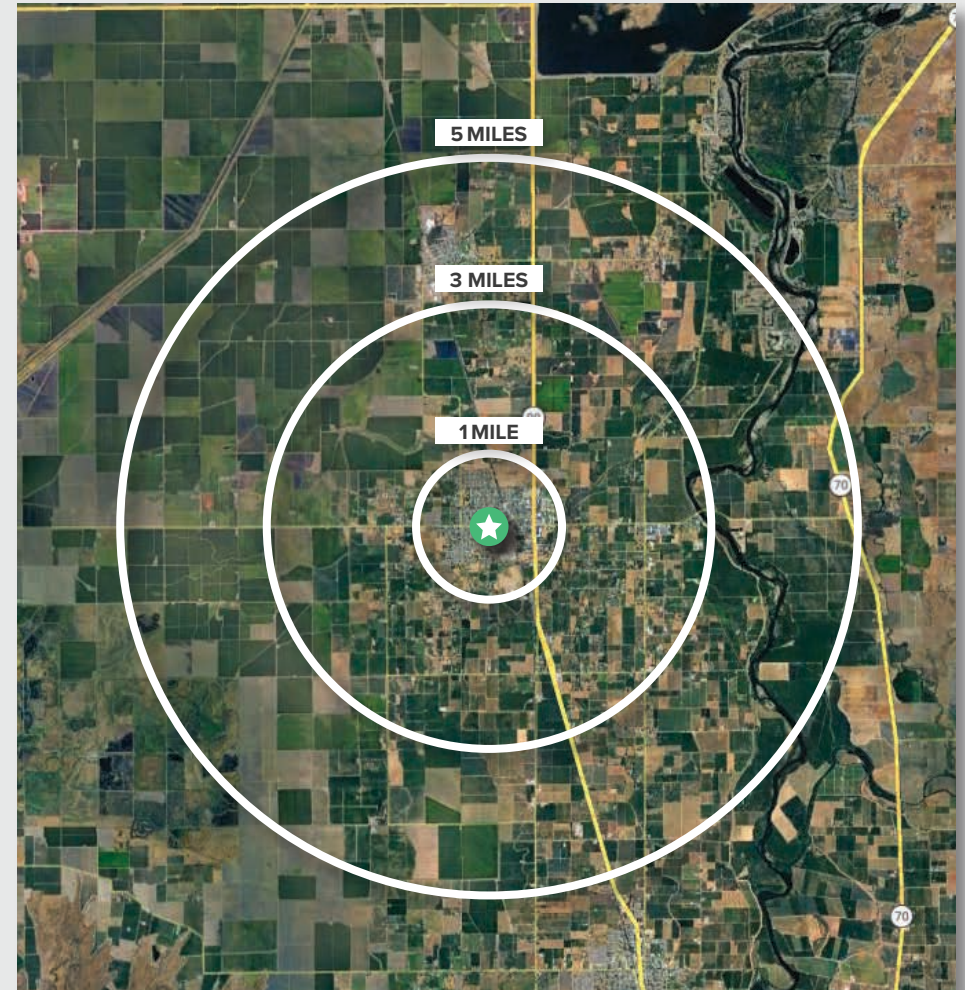
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	7,837	11,177	14,558
2020 Census Population	7,971	11,400	14,922
2010 Census Population	7,238	10,653	13,962
2026 Median Age	34.8	35.5	35.6
HOUSEHOLDS			
2026 Estimated Households	2,607	3,769	4,912
2020 Census Households	2,616	3,823	4,994
2010 Census Households	2,393	3,595	4,704
INCOME			
2026 Estimated Average Household Income	\$94,496	\$98,323	\$97,666
2026 Estimated Median Household Income	\$67,200	\$69,022	\$72,027
BUSINESS			
2026 Estimated Total Businesses	196	264	336
2026 Estimated Total Employees	1,484	2,055	2,554

Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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