



# COMMERCIAL LAND WITH I-5 EXPOSURE

FACTORY OUTLETS DRIVE, ANDERSON, CA 96007

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Prime commercial lot ready for development! This 4.9-acre site boasts unparalleled I-5 exposure and benefits from its proximity to Shasta Gateway Shopping Center, Walmart, and other high-traffic retailers. Situated within the City of Anderson, this property offers access to a pro-business environment and cooperative city staff eager to support your project. With more than 101,500 cars passing daily at I-5 and Factory Outlets Drive, the site is ideal for capitalizing on high visibility and traffic. Zoned Highway Commercial, the property is perfect for a wide array of uses, including service stations, general retail, hotels, restaurants, and more, making it an exceptional opportunity to develop the next major I-5 adjacent project in a growing commercial hub.

## PROPERTY HIGHLIGHTS

- City of Anderson's pro-business/development staff are great to work with
- AADT at I-5 and Factory Outlet Dr: 101,500 total cars per day
- Ideal site for service station development, large box store or strip center
- Zoned Highway Commercial - Open for many retail uses, Hotel, Restaurant, Auto sales, etc.
- Water runs to South side of Parcel
- Sewer man hole just across Barney Road
- Curb, Gutter Sidewalk at West corner of the lot facing the round about
- PG&E Power lines run on other side of Barney Road, adjacent to parcel.



## OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	4.9 Acres
Zoning:	Highway Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,414	6,732	11,234
Total Population	3,276	15,454	25,843
Average HH Income	\$43,913	\$57,139	\$64,191

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LAND FOR SALE

# ADDITIONAL PHOTOS

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# IMMEDIATE NEARBY RETAILERS

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# UTILITY LOCATIONS

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# COMMUNITY MARKET SUMMARY – 20 MILE RAD

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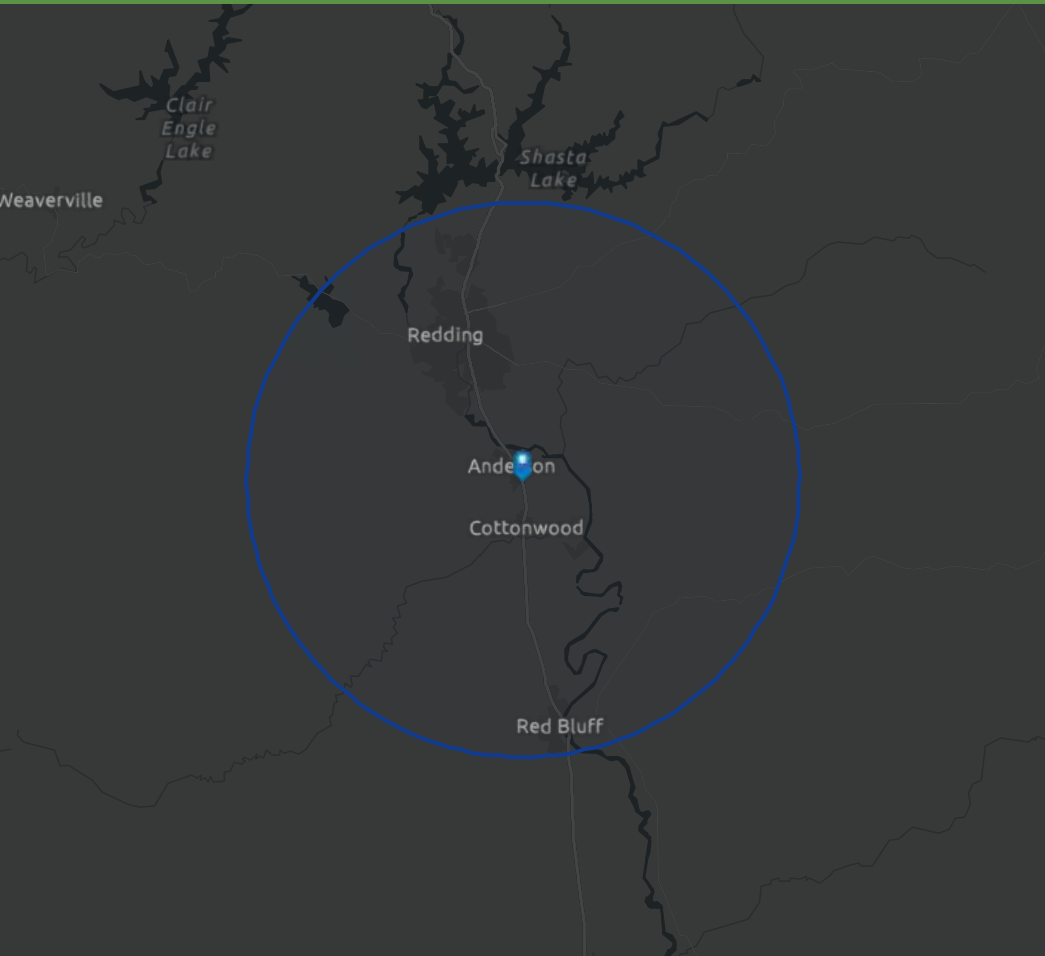
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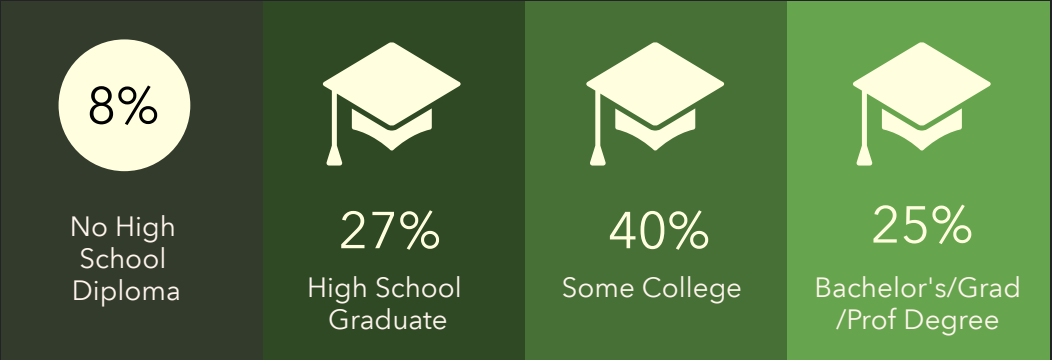
# DEMOGRAPHIC PROFILE

Locust St, Anderson, California, 96007

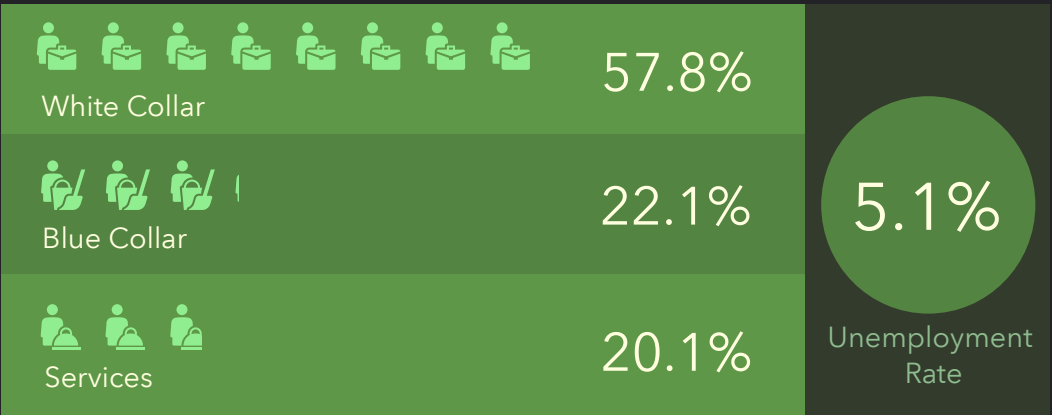
Ring of 20 miles



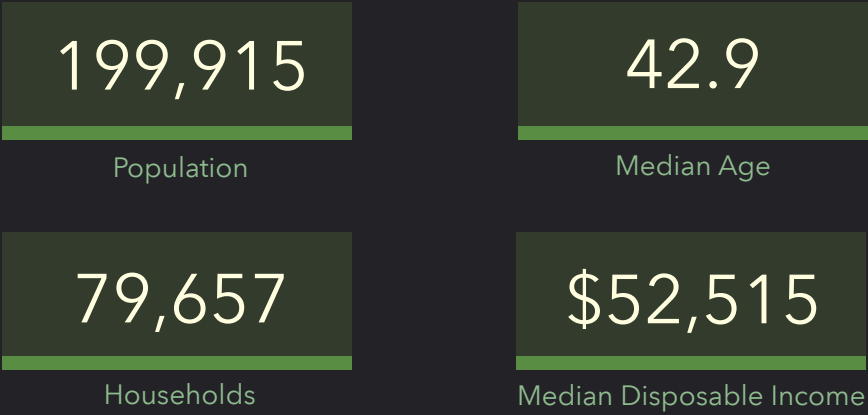
## EDUCATION



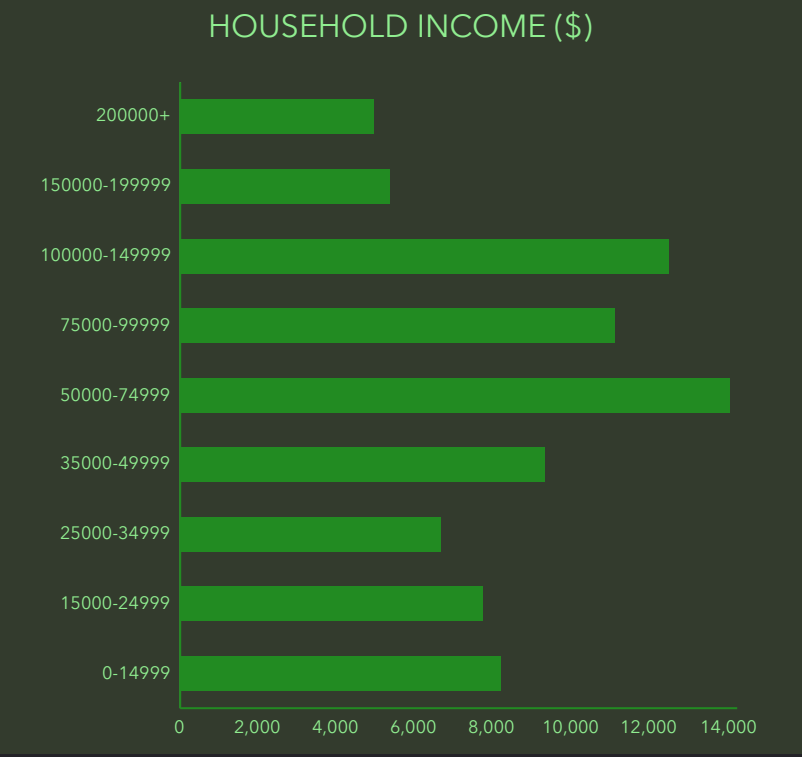
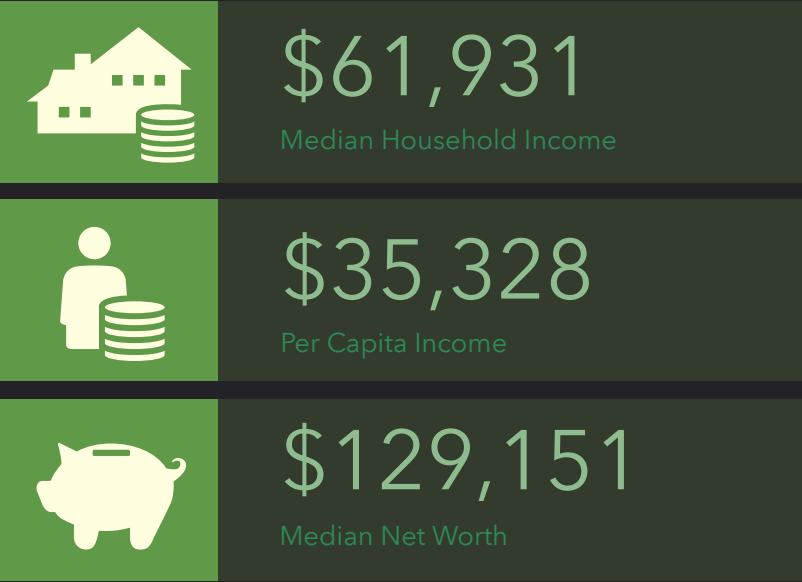
## EMPLOYMENT



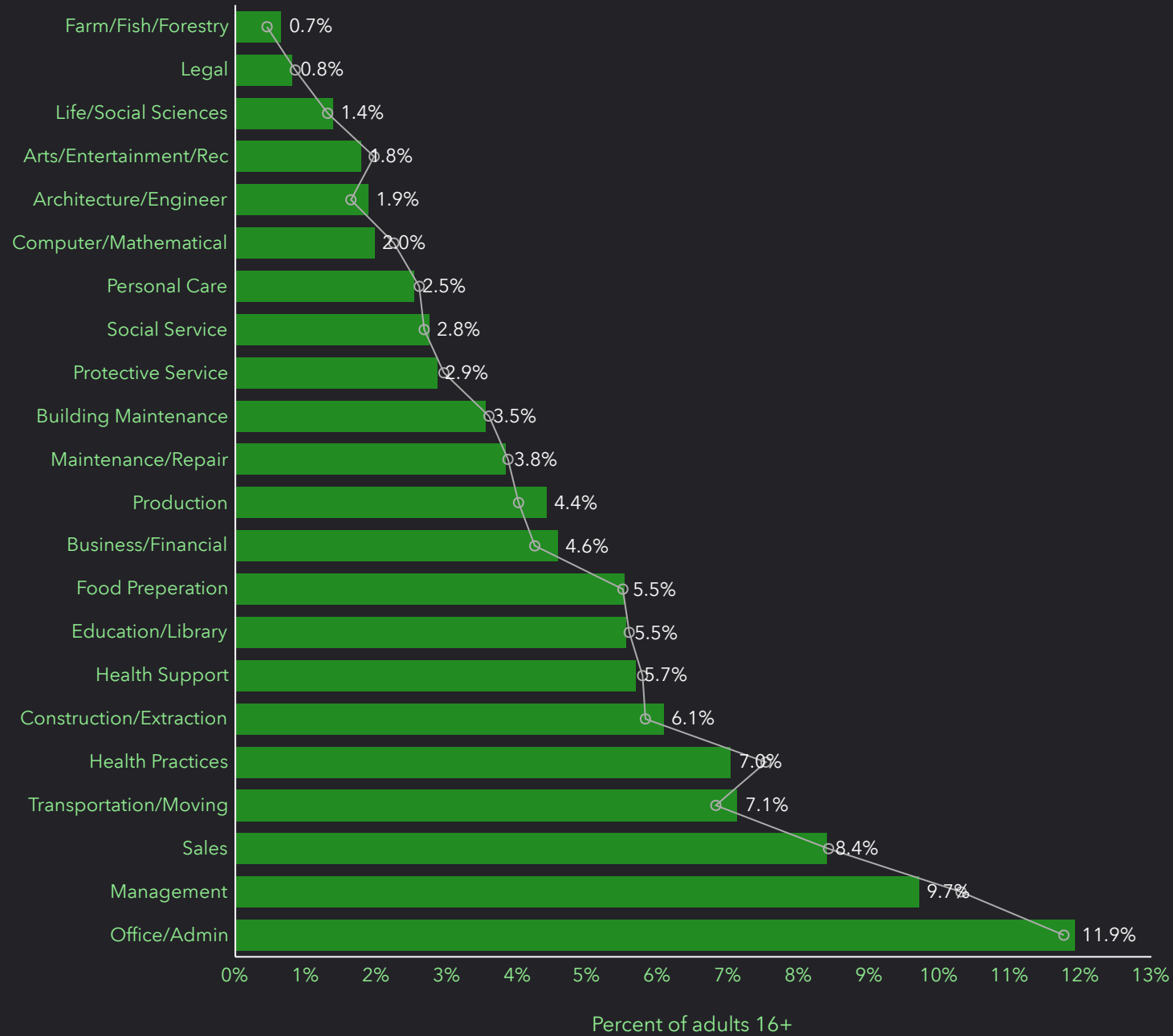
## KEY FACTS



## INCOME

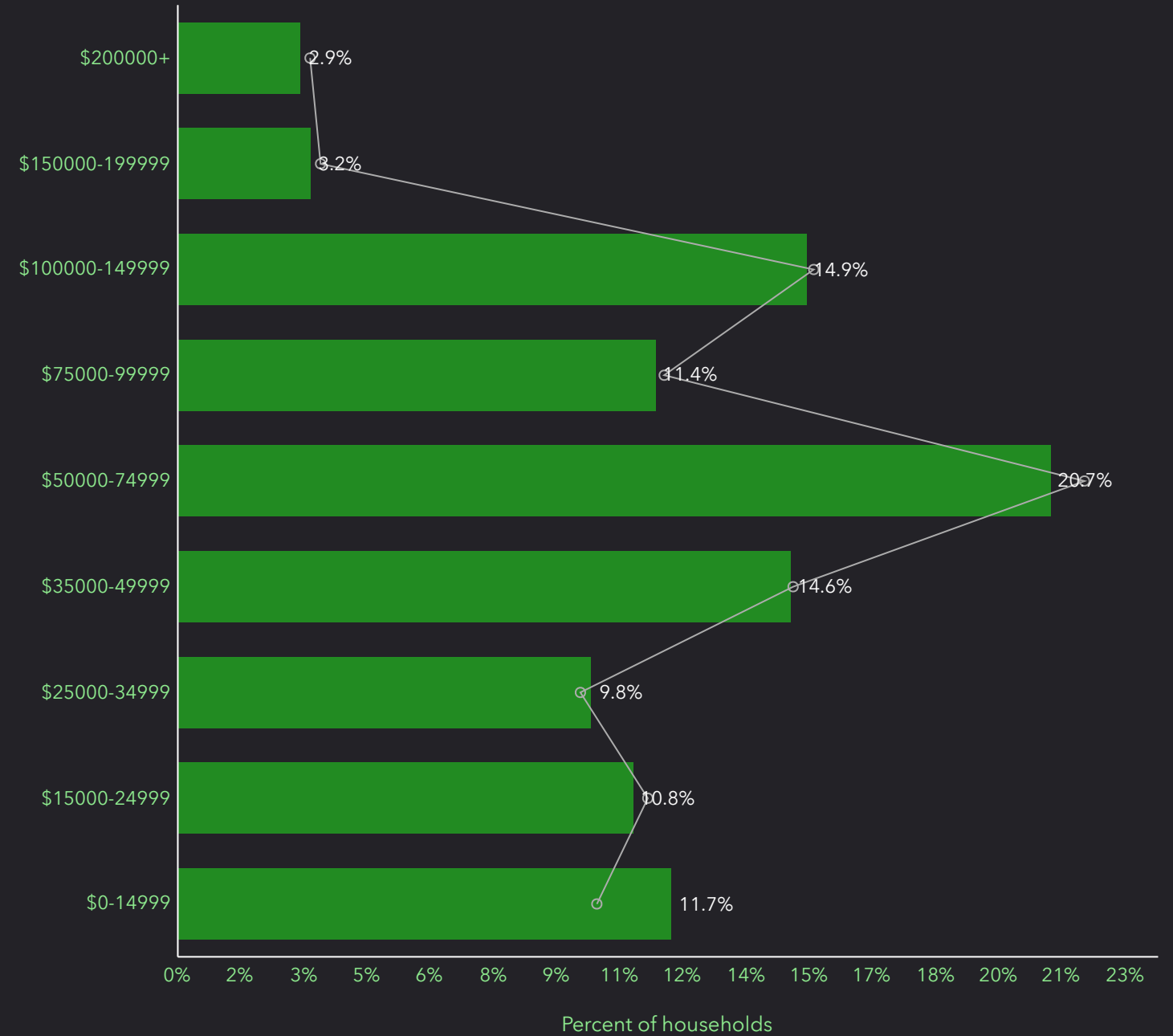


Labor Force by Occupation (%)



Dots show comparison to 06089 (Shasta County)

Disposable Income (%)



Dots show comparison to 06089 (Shasta County)



# MEET THE BROKER

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## PROFESSIONAL BACKGROUND

Jess is an experienced commercial real estate broker with a background in property management. She has worked in real estate since 2008 in the Los Angeles, Phoenix and Redding markets. She grew up in Redding and knows the Northern California regional market inside and out. Jess is consistently the most active commercial real estate broker in Redding based on the number of transactions handled each year. Her clients appreciate her exceptional client service, professionalism, dedication and responsiveness. She is passionate about commercial real estate because of the ability it provides to work with local investors, businesses and non-profits to help them meet their goals and being able to help them find creative solutions to their obstacles.

She has worked with many local non-profit organizations in a volunteer capacity such as Redding Rotary, Leadership Redding, Shasta Community Foundation and Turtle Bay Museum. Jess enjoys exploring the many outdoor adventures that Northern California and surrounding areas offer including hiking, paddle boarding, kayaking, ziplining and snowboarding.

## EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

## MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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