

# Ideal Commercial/Gas Station Site Along Interstate 5

1621-1667 Cascade Blvd, Shasta Lake CA 96019



Sale Price: \$1,800,000 (\$12.79/SF)

Size: 3.23 AC (140,698 SF)



## TABLE OF CONTENTS

|                                    |   |
|------------------------------------|---|
| Executive Summary/Property Details | 1 |
| Aerial With Dimensions             | 2 |
| Parcel Map                         | 3 |
| Demographics                       | 4 |
| Disclaimer                         | 5 |

### Exclusively Listed By:

David Quinonez

DRE# 01853323

[209.614.5653 / davidq@pmz.com](mailto:davidq@pmz.com)

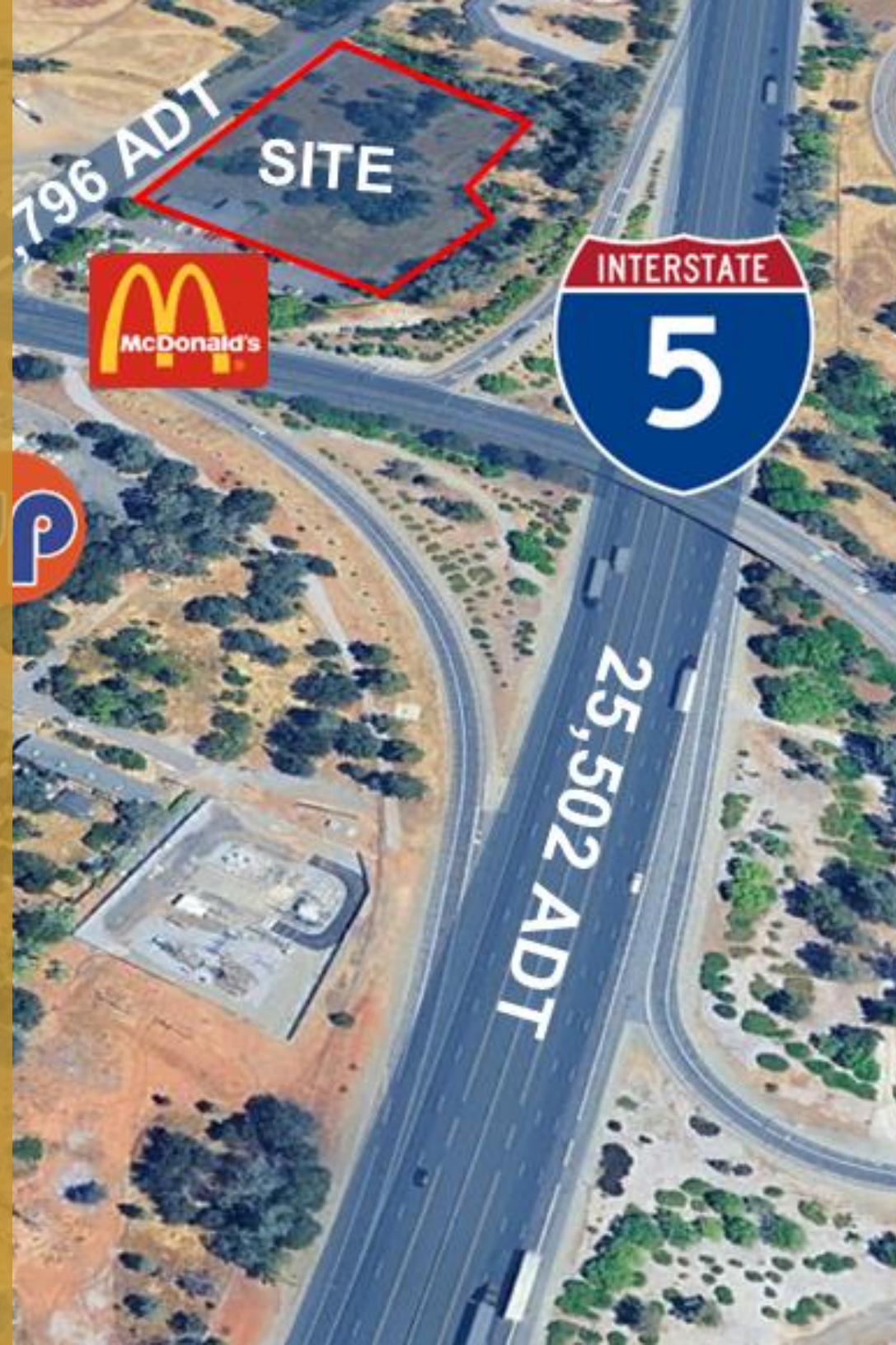
Josh Bower

DRE# 01905264

[209.988.8428 / jbower@pmz.com](mailto:jbower@pmz.com)

**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

1120 Scenic Dr / Modesto, CA 95350  
[pmzcommercial.com](http://pmzcommercial.com)







## EXECUTIVE SUMMARY

1621-1667 Cascade Blvd  
Shasta Lake, CA 96019



## 2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

29,842

Population

12,071

Households

\$77,225

Average  
Household  
Income



## EXECUTIVE SUMMARY

|         |                                                      |
|---------|------------------------------------------------------|
| ADDRESS | 1621 Cascade Blvd, Shasta Lake CA 96019              |
| APNs    | 007-390-031; 007-390-036<br>007-390-038; 007-390-039 |
| SIZE    | 3.23 AC (140,698 SF)                                 |
| ZONING  | Commercial                                           |

## HIGHLIGHTS

- Freeway visible
- Immediately off Cascade Blvd offramp along I-5
- Already approved for gas station
- Located next to a McDonald's and across the street from an Arco Am/PM
- In immediate vicinity of residential and commercial developments



## Aerial With Dimensions



**PMZ**  
SINCE 1957



## DEMOGRAPHICS

| POPULATION       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Total Population | 3,816  | 13,691  | 29,842  |
| Growth 2024-2029 | 0.10%  | -0.75%  | -0.34%  |
| Growth 2020-2024 | 3.92%  | -0.62%  | 1.44%   |

| HOUSEHOLDS & INCOME    | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------|----------|----------|----------|
| Growth 2024-2029       | 0.07%    | -0.85%   | -0.39%   |
| Growth 2020-2024       | 3.92%    | -1.02%   | 1.33%    |
| 2024 Average HH Income | \$57,454 | \$71,220 | \$77,225 |

| STREET          | CROSS STREET       | COUNT YEAR | ADT    | DISTANCE |
|-----------------|--------------------|------------|--------|----------|
| Interstate 5    | Shasta Dam Blvd    | 2020       | 25,502 | 0.10     |
| Shasta Dam Blvd | Cascade Blvd       | 2024       | 12,815 | 0.03     |
| Cascade Blvd    | 2 <sup>nd</sup> St | 2022       | 12,200 | 0.04     |
| Shasta Dam Blvd | Kennett St         | 2024       | 12,796 | 0.08     |
| 151             | Kennett St         | 2025       | 12,756 | 0.08     |
| Shasta Dam Blvd | Cascade Blvd       | 2025       | 12,808 | 0.03     |
| Shasta Dam Blvd | Kennett St         | 2018       | 12,264 | 0.08     |
| Shasta Dam Blvd | Cascade Blvd       | 2023       | 12,576 | 0.07     |



# DISCLAIMER

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

## Exclusively Listed By:

David Quinonez  
DRE# 01853323  
209.614.5653 / davidq@pmz.com

Josh Bower  
DRE# 01905264  
209.988.8428 / jbower@pmz.com



1120 Scenic Dr / Modesto, CA 95350  
pmzcommercial.com

