



SHASTA GATEWAY

ANDERSON, CA

45,657 VPD
INTERSTATE 5

SUBJECT PROPERTY

GROCERY OUTLET
bargain market

BOOT
BARN

FAMOUS
footwear

DOLLAR TREE

VANS

maurices

Eddie Bauer

verizon

CHARLEW'S
TAP HOUSE

PORTSIDE
FISH & CHIPS

Dutch Bros
Coffee

DOWNTOWN
REDDING

ARCO



HIGHWAY 273



Walmart

1.7M ANNUAL
VISITS



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COMMERCIAL ADVISORS

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Value-add, grocery-anchored shopping center along Interstate-5 in Northern California. Across the street from high quality, national retailers such as Walmart, Panda Express, Starbucks, Dutch Bros, Sonic, and more.

Price	\$16,500,000
Cap Rate	5.80%
NOI	\$956,637
Price/SF	\$100.06
Percent Leased	61.85%
Leasable Area	164,905 SF
Land Area	18.97 AC
Year Built	1990

1816 CA-273, ANDERSON, CA



WHY INVEST

Value-Add Opportunity with Grocery Anchor

Anchored by Grocery Outlet, this shopping center offers a unique value-add investment opportunity. With approximately 40% of the center currently vacant and relocation clauses for most tenants, there is significant upside potential through additional leasing. The property includes a freestanding 20,000+ SF former soft goods store, along with vacant spaces adjacent to the grocery anchor. Flexible lease terms with landlord relocation rights provide the ability to strategically reposition tenants, maximizing the center's potential.

Prime Development Opportunity

The property features a developable out parcel located immediately off Interstate 5, ideal for quick-service restaurants (QSRs), fuel stations, or car wash operators. With high demand from highway convenience retailers in the Anderson area, this site represents a prime opportunity to attract sought-after tenants and drive additional value. Priced at just \$112/SF, the center is significantly below the \$300/SF cost of new development.

Walmart-Shadowed with Interstate-5 Visibility

Strategically located in the shadow of a regional, high volume Walmart Supercenter, the shopping center benefits from heavy foot traffic and exposure to thousands of shoppers weekly. Its prominent Interstate-5 frontage ensures excellent visibility to highway travelers, creating consistent traffic for tenants. Restaurant operators within the center thrive due to the proximity to I-5 and its steady flow of commuters.

Recession-Resilient Anchor Tenants with Sales

Reporting The center is anchored by a strong lineup of national retailers, including Grocery Outlet, Boot Barn, Famous Footwear, and Dollar Tree. These tenants are well-suited to the Anderson community, offering recession-resilient, discount-focused retail options. Additionally, most tenants are obligated to report annual sales, providing transparency and insights into the property's financial performance.

Limited Competition and Unique Leasing Potential

This property is one of only three grocery-anchored shopping centers in Anderson, and the only one with junior box vacancies in Walmart's shadow. This unique positioning creates an attractive leasing opportunity for soft goods and fitness operators seeking high-traffic spaces at rents significantly below those of new construction.

Anderson: A City with Major Regional Pull

Located just south of Redding, northern California's regional economic hub, Anderson serves as a key retail destination for smaller rural communities within a 60-75 mile radius. Home to one of only two Walmart Supercenters in the Redding area, Anderson is experiencing rapid growth and development, with a population increase of 4.7% between 2010 and 2020 in a 1-mile radius. The area's upward trajectory has sparked strong interest from new tenants seeking opportunities both at the subject property and in the immediate vicinity.

Located in
a crucial retail
hub for both
locals and
travelers along
Interstate-5
in Northern
California

436K

ANNUAL VISITS TO
THE SHASTA GATEWAY
SHOPPING CENTER

45,657

VEHICLES PER DAY
ALONG INTERSTATE-5

4.7%

HISTORICAL GROWTH
(2010-2020) WITHIN A
1-MILE RADIUS



DEVELOPABLE PAD
2.48 AC

SUBJECT PROPERTY

GROCERY OUTLET
bargain market

BOOT BARN

FAMOUS footwear

DOLLAR TREE

VANS

maurices

Eddie Bauer

verizon

CHARLEW'S
TAP HOUSE

PORTSIDE
FISH & CHIPS

FACTORY OUTLETS
DRIVE - 37,202 VPD

06

INCOME & EXPENSE

		CURRENT
Price:		\$16,500,000
Capitalization Rate:		5.80%
Price Per Square Foot:		\$100.06
Down Payment	35%	\$5,775,000
Loan Amount	65%	\$10,725,000
Total Leased (SF):	61.85%	102,001
Total Vacant (SF):	38.15%	62,904
Total Rentable Area (SF):	100.00%	164,905
INCOME	P/SF	
Scheduled Rent	\$13.63	\$1,390,744
Vacant space at market rent	\$15.00	\$0
Tenant Recoveries	\$2.46	\$251,272
Increased Recoveries on lease up	\$4.29	\$0
Other/MISC Income	\$0.36	\$36,748
EFFECTIVE GROSS INCOME		\$1,678,764
Vacancy Reserve (3% of EGI)	\$0.00	\$0
ADJUSTED GROSS INCOME		\$1,678,764
EXPENSES (2024 Budget)		P/SF
Property Taxes (1.1% of Sale Price)	\$1.07	\$176,000
Insurance	\$0.36	\$58,960
CAM Expenses	\$2.75	\$453,591
Management Fee (2% of EGI)	\$0.20	\$33,575
TOTAL OPERATING EXPENSES	\$4.18	\$722,127
NET OPERATING INCOME		\$956,637



FINANCING

Financing is available on the subject property. Please contact agent for details.

Buyer must verify all information and bears all risk for any inaccuracies.

Tenant Info				Lease Terms			Rent Summary				
Tenant	Suite	SQ. FT.	% OF GLA	Term		ANNUAL BASE RENT	MONTHLY BASE RENT	23 ANNUALIZED % RENT	TOTAL ANNUAL RENT	TOTAL RENT/FT	LEASE TYPE
VACANT	ATM	120	0.07%								
Boot Barn	1705	11,993	7.27%	05/01/09	02/28/29	\$197,884.00	\$16,490.33	\$106,722.35	\$304,606	\$25.40	NET
			Option	03/01/29	02/28/34	\$217,672.95		\$106,722	\$324,395	\$27.05	
% Rent is based on trailing 12 months from 4/1											
Dollar Tree Stores, Inc	1717	3,988	2.42%								
Dollar Tree Stores, Inc	1725	8,030	4.87%	02/28/15	02/28/36	\$126,315.00	\$10,526.25	\$0	\$126,315	\$10.50	NET
Lease contains co-tenancy clause			Increase	03/01/31	02/29/36	\$132,330.00	\$11,027.50	\$0	\$132,330	\$11.00	
			Option	03/01/36	02/28/41	\$141,352.50	\$11,779.38	\$0	\$11,779	\$11.75	
			Option	3/1/141	2/28/1946	\$150,375.00	\$12,531.25	\$0	\$12,531.25	\$12.50	
VACANT	1733	1,500	0.91%								
Famous Footwear	1737	4,500	2.73%	04/01/07	03/31/27	\$78,300.00	\$6,525.00	\$0	\$78,300	\$17.40	NET
Bargain Bins	1741	2,388	1.45%			\$14,400.00	\$1,200.00	\$0	\$14,400	\$6.03	GROSS
Vacant	1749	2,428	1.47%								



Tenant Info				Lease Terms		Rent Summary					
TENANT	SUITE	SQ. FT.	% OF GLA	TERM		ANNUAL BASE RENT	MONTHLY BASE RENT	23 ANNUALIZED % RENT	TOTAL ANNUAL RENT	TOTAL RENT/FT	LEASE TYPE
D&B Nail Salon	1751	1,516	0.92%	06/01/20	07/31/30	\$20,920.80	\$1,743.40	\$0	\$20,921	\$13.80	NET
Lease contains Landlord relocation rights			increase	08/01/26	07/31/27	\$21,830.40	\$1,819.20		\$21,830		
			increase	08/01/27	07/31/28	\$22,740.00	\$1,895.00		\$22,740		
			increase	08/01/28	07/31/29	\$23,649.60	\$1,970.80		\$23,650		
			increase	08/01/29	07/31/30	\$24,559.20	\$2,046.60		\$24,559		
Bargain Bins	1757	7,294	4.42%	06/01/23	05/31/28	\$86,520.00	\$7,210.00	\$0	\$86,520	\$11.86	GROSS
Gross Rent that converts to NNN after 5 years			Option	06/01/28	05/31/33	\$90,846.00					
Maurices	1765	5,500	3.34%	05/15/08	06/30/26	\$0.00	\$0.00	\$29,230	\$29,230	\$5.31	% ONLY
Pays 6% Gross Percentage Rent Only											
Lease contains Landlord relocation rights											
Geraldine K Whittemore dba Memory Lane Antiques	1773	6,494	3.94%	03/01/22	02/28/27	\$78,936.00	\$6,578.00	\$0	\$78,936	\$12.16	GROSS
			increase	03/01/25	02/28/26	\$78,936.00		\$0	\$78,936	\$12.16	
			increase	03/01/26	02/28/27	\$81,300.00		\$0	\$81,300	\$12.52	
			Option	03/01/27	02/29/32	FMR					
VACANT	1777	4,485	2.72%								
Eddie Bauer	1785	7,500	4.55%	10/01/09	01/31/26	\$0.00	\$0.00	\$44,690.23	\$44,690	\$5.96	% ONLY
Pays a 5% Percentage Rent only											
Lease contains Landlord relocation rights											

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Tenant Info				Lease Terms		Rent Summary					
Tenant	Suite	SQ. FT.	% OF GLA	Term		Annual Base Rent	Monthly Base Rent	23 Annualized % Rent	Total Annual Rent	Total Rent/Ft	Lease Type
VACANT	1800	1,181	0.72%								
Portside Fish and Chips Lease contains Landlord relocation	1804	1,216	0.74%	01/01/19	01/31/26	\$27,741.00	\$2,311.75	\$0	\$27,741	\$22.81	NET
Padda Smoke Shop Lease contains Landlord relocation	1808	1,199	0.73%	06/01/18	02/28/26	\$28,056.60	\$2,338.05	\$0	\$28,057	\$23.40	NET
Vacant	1812	1,234	0.75%								
Vacant	1816	21,855	13.25%								
4G Verizon Wireless *Lease extension pending	1848	1,500	0.91%	09/01/07	08/31/28	\$45,472.56	\$3,789.38	\$0	\$45,473	\$30.32	FIXED CAM
Raliberto's Taco Shop Lease contains Landlord relocation	1852	1,350	0.82%	01/01/19	02/28/26	\$31,590.00	\$2,632.50	\$0	\$31,590	\$23.40	NET
Management Mall Office	1856	350	0.21%	01/01/11		\$0.00	\$0.00	\$0	\$0	\$0.00	
Charlew's Taphouse	1901	4,495	2.73%	06/01/07	05/31/27	\$108,000.00	\$9,000.00	\$0	\$108,000	\$24.03	TAX ONLY

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Tenant Info				Lease Terms		Rent Summary					
TENANT	SUITE	SQ. FT.	% OF GLA	TERM		ANNUAL BASE RENT	MONTHLY BASE RENT	23 ANNUALIZED % RENT	TOTAL ANNUAL RENT	TOTAL RENT/FT	LEASE TYPE
Charlew's Funhouse	1905	5,000	3.03%	01/01/25	05/31/27	\$30,000	\$2,500	\$0	\$30,000	\$6.00	Gross
VACANT	1915	2,490	1.51%								
VACANT	1917	6,173	3.74%								
Vans Outlet	1925	2,400	1.46%	08/01/98	07/31/26	\$0.00		\$67,946	\$67,946	\$28.31	% ONLY
Pays 5% Gross Percentage Rent Only											
Lease contains Landlord relocation rights											
Co-Tenancy clause											
Van's Outlet Overstock	1929	3,436	2.08%	08/01/98		\$2,160.00	\$180.00	\$0	\$2,160	\$0.63	GROSS
VACANT	1933	3,321	2.01%								
VACANT	1937	3,300	2.00%								
The Bridal Rack	1941	1,802	1.09%	02/01/23	01/31/26	\$31,200.00	\$2,600.00	\$0	\$31,200	\$17.31	

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RENT ROLL - CONTINUED



Tenant Info				Lease Terms		Rent Summary					
TENANT	SUITE	SQ. FT.	% OF GLA	TERM		ANNUAL BASE RENT	MONTHLY BASE RENT	23 ANNUALIZED % RENT	TOTAL ANNUAL RENT	TOTAL RENT/FT	LEASE TYPE
VACANT	1945	2,406	1.46%								
VACANT	1949	4,511	2.74%								
VACANT	1953	4,500	2.73%								
VACANT	1957	3,400	2.06%								
Grocery Outlet Bargin Market	1981	20,050	12.16%	08/01/17	07/31/27	\$264,660.00	\$22,055.00	\$0	\$264,660	\$13.20	NET
			Option	08/01/27	07/31/32	\$291,126.00		\$0	\$291,126	\$14.52	
			Option	08/01/32	07/31/37	\$320,238.60		\$0	\$320,239	\$15.97	
			Option	08/01/37	07/31/42	\$352,262.52		\$0	\$352,263	\$17.57	
			Option	08/01/42	07/31/47	\$387,488.76		\$0	\$387,489	\$19.33	
OCCUPIED		102,001	61.85%	TOTAL CURRENT		\$1,157,756		\$248,588	\$1,390,744	\$2.44	
VACANT		62,904	38.15%								
CURRENT TOTALS		164,905	100.00%	TOTAL PROFORMA							

*VACANT spaces shown at "proforma rent"

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THE TENANT MIX

SHASTA GATEWAY SHOPPING CENTER

The shopping center is a cornerstone of the Anderson community, anchored by Grocery Outlet and complemented by a **strong lineup of national retailers**, including Dollar Tree, Boot Barn, Famous Footwear, and others. Strategically situated along Interstate 5, the property boasts **exceptional visibility and seamless accessibility**, attracting both local residents and out-of-town travelers alike.



GROCERY OUTLET

Grocery Outlet, headquartered in Emeryville, California, operates as a **high-growth, value-focused retailer** offering name-brand groceries, fresh produce, and household items at significant discounts.

Known for its “treasure hunt” shopping experience, the company has **over 450 independently operated locations across six states**, including California, Oregon, and Pennsylvania.

Grocery Outlet **generates annual revenues of approximately \$4 billion**, with a business model emphasizing opportunistic purchasing and local entrepreneurship to provide unique and affordable products.



DOLLAR TREE

Dollar Tree, Inc., headquartered in Chesapeake, Virginia, **operates over 16,000 stores across the U.S. and Canada** under the brands Dollar Tree and Family Dollar.

Known for offering an **assortment of products priced primarily at \$1.25**, the company caters to customers seeking value and convenience.

Dollar Tree is a **Fortune 200 company and generated approximately \$30.97 billion in revenue over the past fiscal year**, demonstrating steady growth. It is supported by an extensive logistics network and employs over 200,000 associates.



BOOT BARN

Boot Barn is a specialty retailer focused on western and workwear apparel, footwear, and accessories for men, women, and children.

Founded in 1978, the company is headquartered in Irvine, California, and **operates 361 stores across 44 U.S. states**. Known for its broad selection of boots, hats, denim, and flame-resistant clothing, Boot Barn also sells products online.

The company reported **annual revenue of approximately \$1.76 billion for the fiscal year ending March 2024**, reflecting steady growth in recent years.



VERIZON

Verizon is a leading telecommunications company headquartered in New York City. Known for its extensive wireless and broadband services, it operates retail stores nationwide, offering mobile devices, internet solutions, and related services. As of 2024, Verizon reported **annual revenue exceeding \$130 billion**.

maurices

MAURICES

Maurices is a **women’s clothing retailer with over 900 locations across the U.S. and Canada**. Based in Duluth, Minnesota, the company is known for offering fashionable and affordable clothing, accessories, and footwear. Maurices operates primarily in small to mid-sized markets and targets women in their 20s to 40s. In 2023, the company reported an estimated revenue of approximately \$1.2 billion.



FAMOUS FOOTWEAR

Famous Footwear, headquartered in St. Louis, Missouri, operates about **900 stores across the United States**. Known for offering a wide range of branded shoes at competitive prices, it caters to families and individuals seeking **fashionable and affordable footwear**. The company generates an estimated annual revenue of \$1.4 billion



VANS

Vans is a **global footwear and apparel brand**. Known for its iconic skate shoes, it operates **over 2,000 retail stores worldwide**. The company is a subsidiary of VF Corporation, with annual revenue of approximately \$4.1 billion.



EDDIE BAUER

Eddie Bauer is an American outdoor clothing retailer known for its **high-quality outerwear, activewear, and casual apparel**. The company operates around 300 locations across the U.S. and internationally.



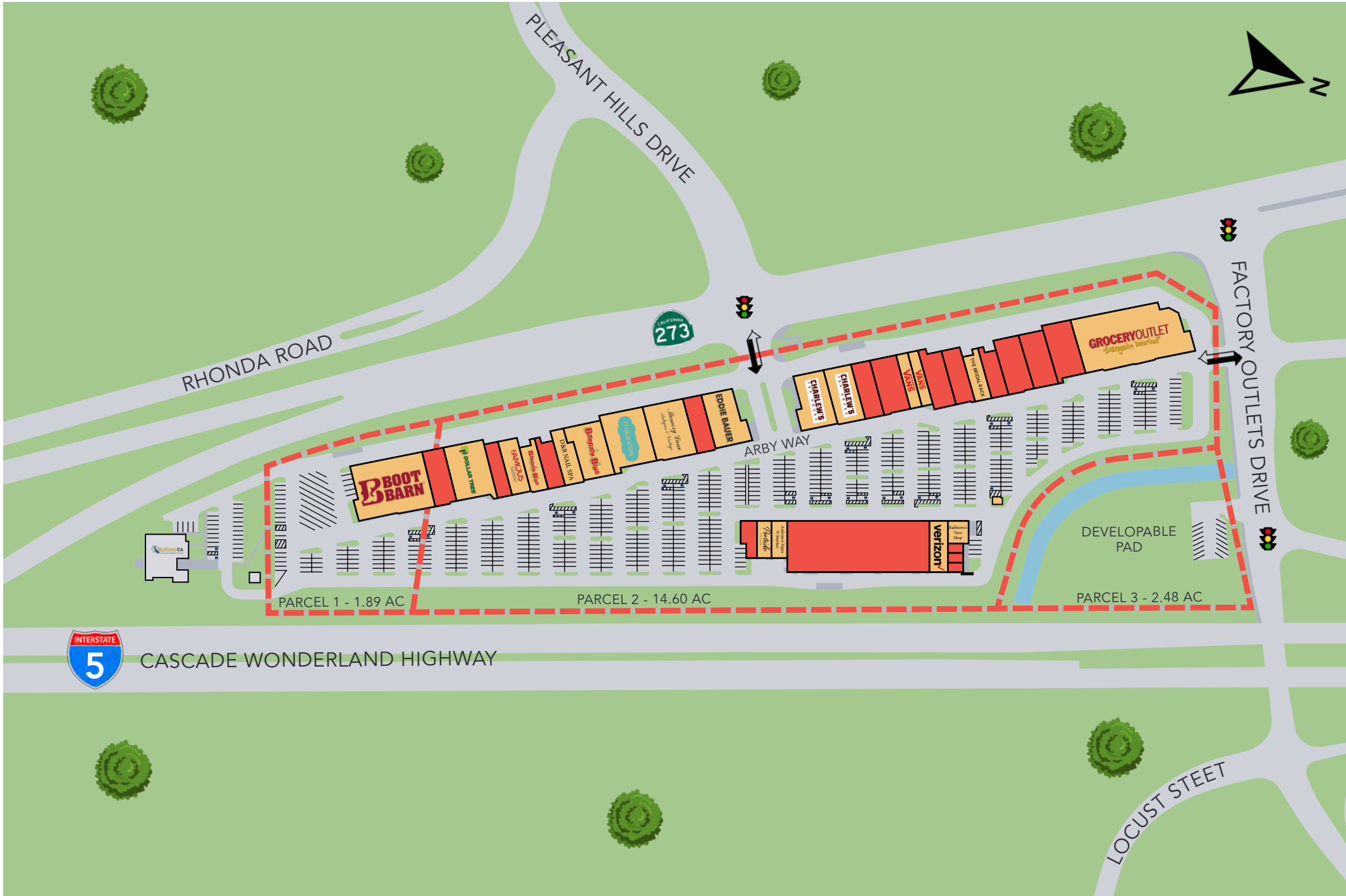
PORTSIDE

Portside Fish and Chips is a locally owned and operated restaurant serving made to order seafood,veggies and more. The establishment is known for its daily specials and family friendly meal deals, making it a favorite in the community.



CHARLEW'S TAP HOUSE

Charlew's Tap House is family-owned and operated establishment since 1959. They offer Italian comfort-food, pizza & pasta staples, plus wine & a self serve beer wall.




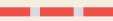
PROPERTY
DATA

164,905
Rentable SF

18.97
Acres

LEGEND


Vacant Suites


Property
Boundary


Egress



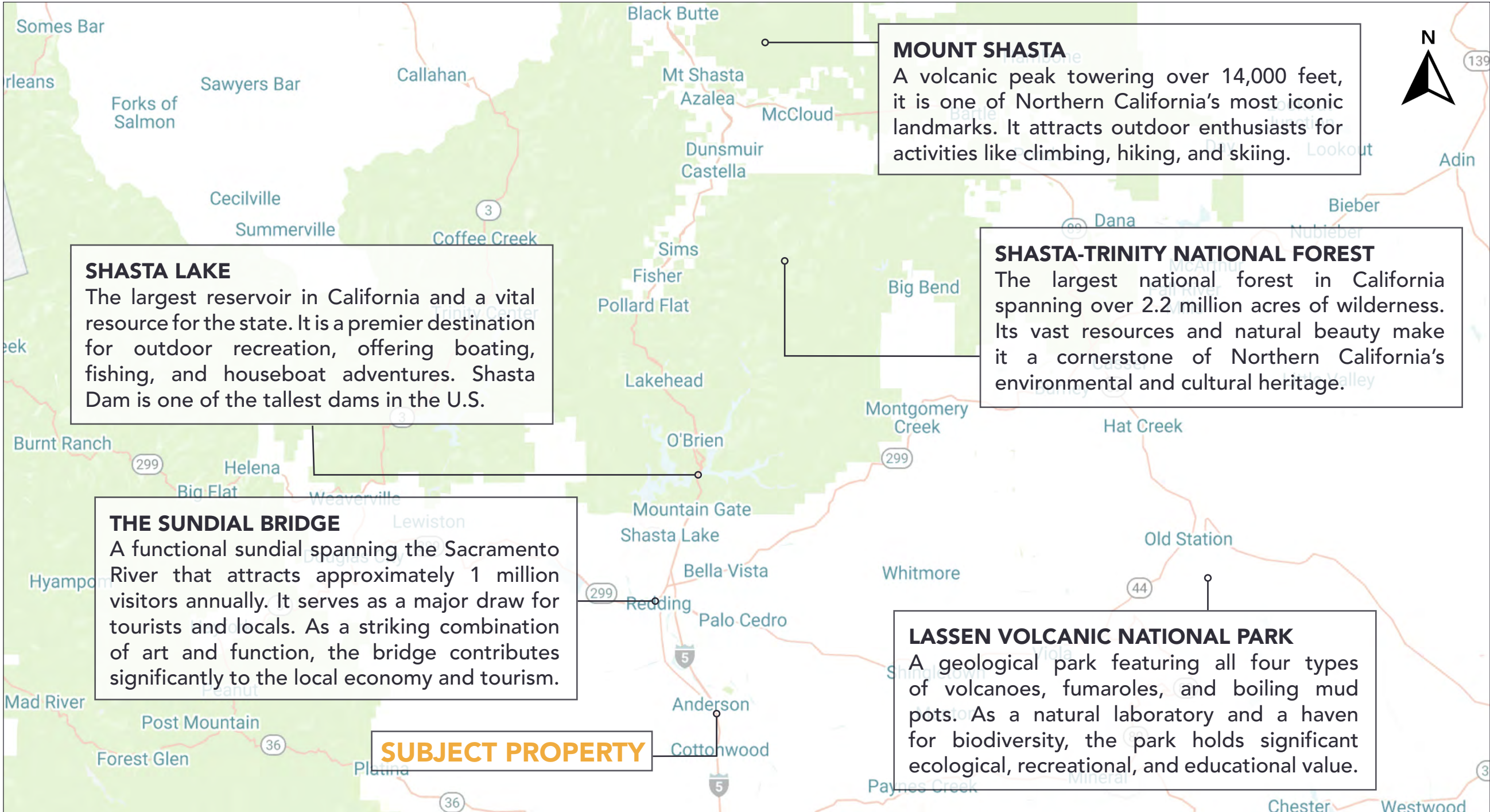
VALUE-ADD SHOPPING CENTER IN THRIVING NORCAL MARKET

Positioned along Interstate-5 and shadow-anchored by a high volume Walmart Supercenter, this shopping center offers **significant value-add potential** through multiple developable pad sites and additional leasing opportunities, allowing for strategic growth and enhanced returns.











ANDERSON, CA is located along Interstate-5, a major north-south route of the Interstate Highway System in the United States, running largely parallel to the Pacific Coast between the Mexican border and the Canadian border.



VISITATION DATA

The subject property draws from a large trade area, receiving **over 436K visits in the past 12 months**. Shading on the heatmap represents home location of visitors to the subject property based on cellular data from Boot Barn, Dollar Tree, Eddie Bauer, Famous Footwear, Grocery Outlet, Maurices, and Vans.

DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	2,849	15,903	26,275	84,286
Average HH Income	\$82,133	\$82,640	\$93,413	\$102,709
Median HH Income	\$59,329	\$62,403	\$68,799	\$77,679
Total Growth % (2010-2020)	4.7%	2.7%	1.9%	1.4%
Daytime Employees	1,692	4,839	6,818	21,913

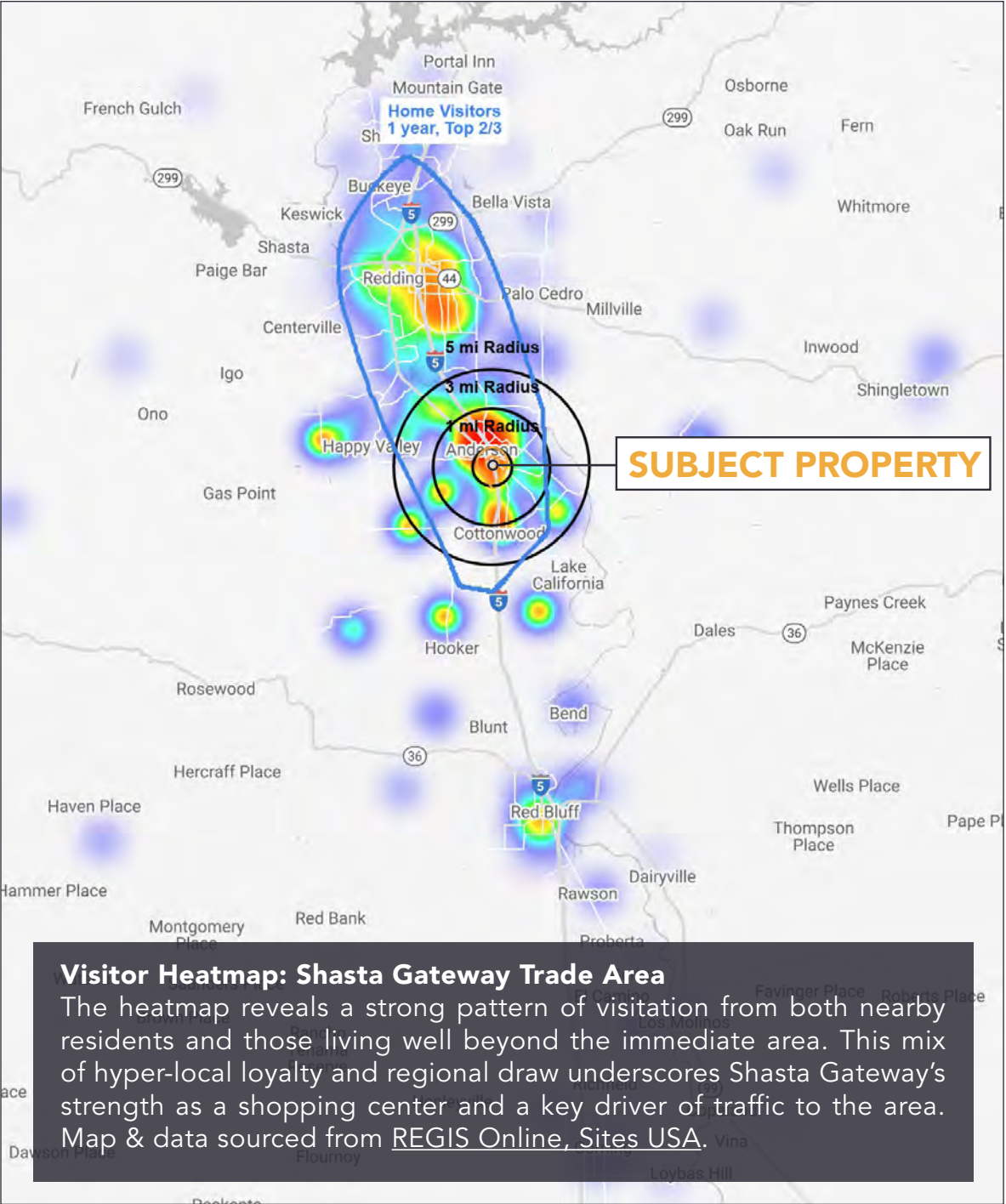
HIGHLIGHTS

4.7%

HISTORICAL ANNUAL
GROWTH (2010 TO 2020)
WITHIN A 1-MILE RADIUS

\$93K

AVERAGE HOUSEHOLD
INCOME WITHIN A
5-MILE RADIUS



Visitor Heatmap: Shasta Gateway Trade Area
The heatmap reveals a strong pattern of visitation from both nearby residents and those living well beyond the immediate area. This mix of hyper-local loyalty and regional draw underscores Shasta Gateway's strength as a shopping center and a key driver of traffic to the area. Map & data sourced from REGIS Online, Sites USA.

ANDERSON, CA, IN FOCUS

CLOSELY TIED TO REDDING, CA, NORTHERN
CALIFORNIA'S REGIONAL ECONOMIC HUB



GATEWAY TO NORCAL'S CHARM AND OPPORTUNITY

Anderson, a charming city in Northern California, is situated in Shasta County, just 10 miles south of Redding, the region's economic and cultural hub. With a population of approximately 11,000, Anderson offers **a small-town atmosphere while benefiting from proximity to Redding's dynamic economy**, driven by healthcare, education, retail, and tourism.

The city enjoys convenient transportation options, including its **location along Interstate 5 and proximity to the Redding Municipal Airport**, which provides regional flight connections.

Higher education institutions in the area, such as **Shasta College in Redding**, offer educational and workforce development opportunities, supporting local economic growth and providing resources for students and employers alike.

Anderson attracts visitors and residents with its scenic beauty, including the **Sacramento River**, Anderson River Park, and nearby outdoor attractions like **Shasta Lake**, Whiskeytown Lake, and **Lassen Volcanic National Park**.

The synergy between Anderson's local charm and Redding's robust economy, cultural amenities, and transportation links makes it an **appealing option for families, retirees, and businesses seeking investment opportunities** in Northern California.

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