

520

N MT. SHASTA

MT SHASTA | CA

For Sale

±5,600 Square Feet

Freestanding restaurant property with parking in downtown Mount Shasta, CA

- Includes dining room, bar, banquet room, and full commercial kitchen.
- Second floor offers ±718 square feet of office and storage space.
- Outdoor patio of ±756 square feet supports seasonal dining and events.

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DRE #01411003

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EXECUTIVE SUMMARY

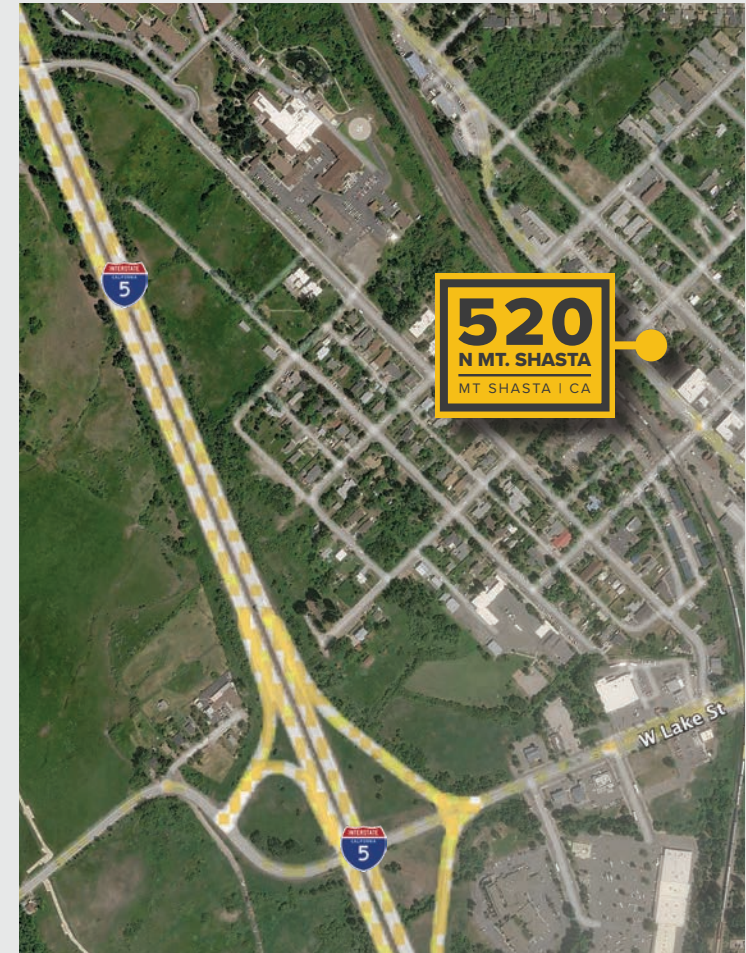


PROPERTY OVERVIEW

520 North Mount Shasta Boulevard is a freestanding two-story restaurant property totaling $\pm 5,600$ square feet on a ± 0.47 -acre corner parcel in downtown Mount Shasta. Built in 1978, the property is fully improved for restaurant use and includes a spacious dining room, full commercial kitchen, bar area, separate banquet room, ± 718 square feet of second-floor office and storage space, and a ± 756 -square-foot outdoor dining patio. Zoned C-1 Downtown Commercial District, the site supports a range of commercial and hospitality uses and offers a functional second-generation opportunity for restaurant operators, hospitality groups, or investors. Furniture, fixtures, equipment, and liquor license are available under separate agreement.

Positioned at the corner of North Mount Shasta Boulevard and East Jessee Street, the property benefits from strong visibility along Mount Shasta's primary commercial corridor and convenient access to the downtown business district. The location is well situated within a tourism-oriented market supported by year-round outdoor recreation, regional visitation, and local traffic. The site includes ± 31 on-site parking spaces, supporting customer and employee access, and is just minutes from Interstate 5, which carries approximately $\pm 21,179$ average daily traffic counts. Nearby shops, restaurants, lodging, and downtown services further support the property's visibility and accessibility within the Mount Shasta market.

SALE PRICE: \$950,000



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LOCATION OVERVIEW



MOUNT SHASTA REGION

Mount Shasta benefits from consistent year-round visitation supported by established outdoor recreation and destination-driven travel. The area draws both regional visitors and travelers from across Northern California and Southern Oregon, creating steady activity across seasons.

Lake Siskiyou and Lake Siskiyou Resort serve as a primary draw during warmer months. The lake offers boating, camping, and scenic waterfront access that attracts both local residents and out-of-area visitors.

Mount Shasta Resort and Golf Course provides a full-service lodging and recreation experience. The property includes an 18-hole golf course, on-site dining, and event space that supports consistent guest traffic throughout the year.

Mount Shasta Ski Park drives winter visitation. The resort attracts skiers and snowboarders from across the region and contributes to strong activity during peak winter months.

Together, these destinations create a stable tourism base that drives reliable seasonal and shoulder-season demand for food and beverage operators in the immediate trade area.



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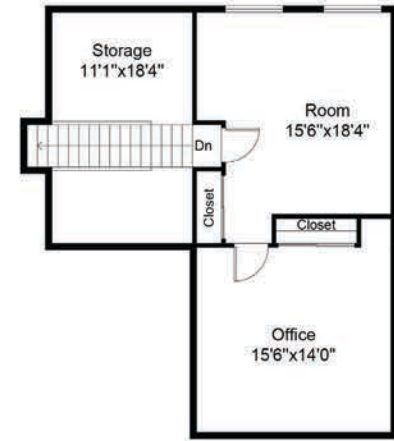
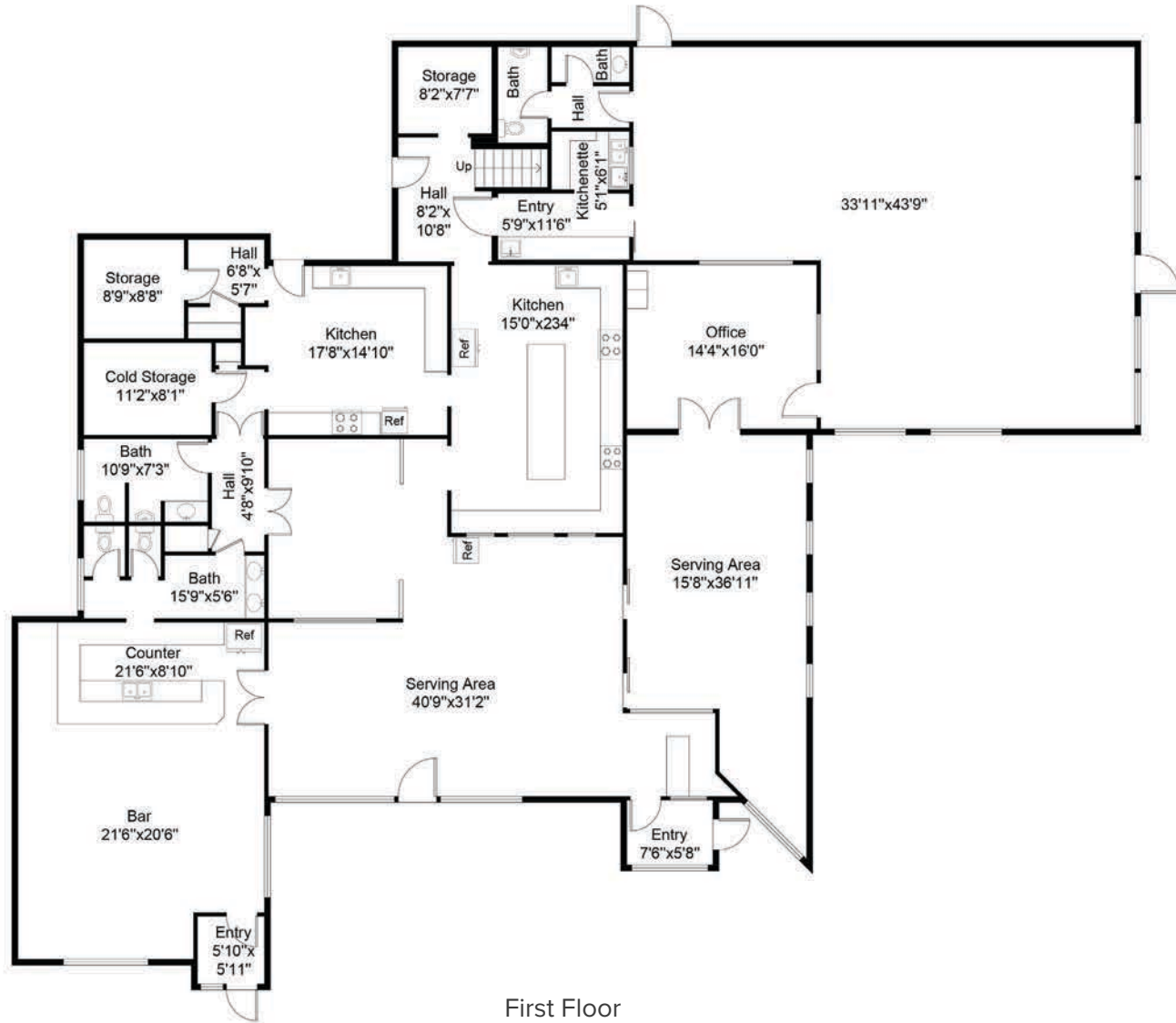
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FLOOR PLAN



PROPERTY PHOTOS

Exterior Photos

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PROPERTY PHOTOS

Dining Area

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PROPERTY PHOTOS

Banquet Room

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PROPERTY PHOTOS

Kitchen

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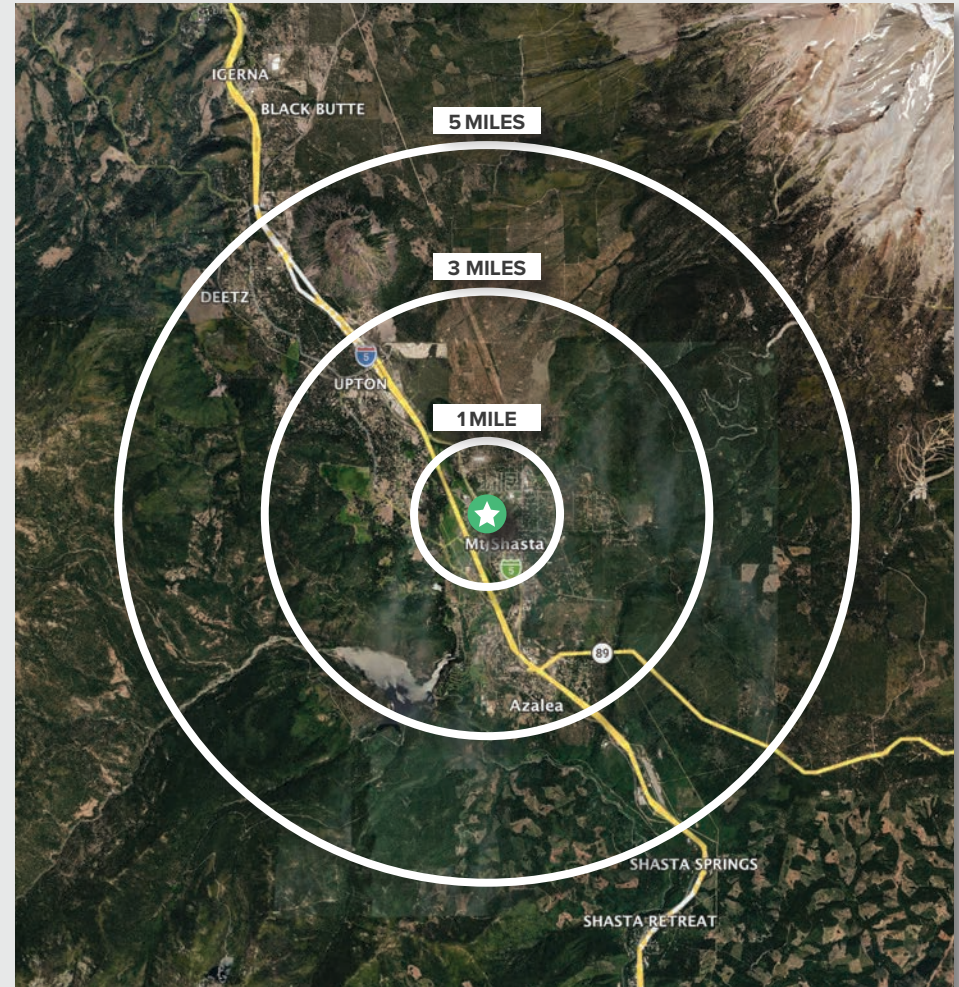


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	2,959	5,977	6,761
2020 Census Population	3,149	6,251	7,146
2010 Census Population	3,255	6,233	7,060
2025 Median Age	49.2	51.4	51.8
HOUSEHOLDS			
2025 Estimated Households	1,523	2,947	3,303
2020 Census Households	1,577	3,008	3,416
2010 Census Households	1,548	2,936	3,307
INCOME			
2025 Estimated Average Household Income	\$74,308	\$84,429	\$85,583
2025 Estimated Median Household Income	\$56,523	\$66,369	\$66,713
BUSINESS			
2025 Estimated Total Businesses	356	435	468
2025 Estimated Total Employees	2,362	2,944	3,140



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



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