



OFFERING MEMORANDUM

DENNY'S (VACANT)

48 Antelope Blvd, Red Bluff, CA 96080

Marcus & Millichap

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Activity ID #ZAH0030018

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48 ANTELOPE BLVD

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California

3109095450

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OFFERING SUMMARY (VACANT DENNY'S)

48 ANTELOPE BLVD



Listing Price
\$700,000



Owner/User or Investment
Opportunity



Price/SF
\$204.44

FINANCIAL

Listing Price \$700,000

Zoning: C-3 (Regional Commercial)

OPERATIONAL

Rentable SF 3,424 SF

Lot Size 0.38 Acres (16,552 SF)

Occupancy Vacant (Denny's Vacating June 2026)

Year Built 1966



INTERSTATE 5

5

ANTELOPE BLVD
19,500 VPD



Denny's

THE RESTAURANT

DENNY'S (VACANT)

48 Antelope Blvd, Red Bluff, CA 96080

INVESTMENT OVERVIEW

The subject property is a 3,424-square-foot freestanding single-tenant restaurant building situated on 0.38 acres of commercially zoned land in Red Bluff, California. The property will be delivered vacant at lease expiration in June 2026, providing a rare opportunity for an owner-user or investor to acquire a well-located, highly visible restaurant asset with repositioning or re-tenanting potential.

Originally constructed in 1966, the building has been continuously occupied by a single operator-Denny's-since its development. The long-term tenancy underscores the viability of the location and its sustained traffic patterns. The current operator has announced plans to retire and will not renew the lease, creating a compelling opportunity for a new concept to capitalize on the site's strategic positioning.

The property is ideally positioned adjacent to the Antelope Boulevard and Interstate 5 interchange, one of the primary access points serving the City of Red Bluff. Strategically located between Interstate 5 and Main Street and adjacent to the Sacramento River, the site benefits from:

- Traffic counts exceeding 19,000 vehicles per day
- Direct proximity to Interstate 5 on/off ramps
- Strong regional and commuter traffic exposure
- Convenient access for both local residents and highway travelers
- Close proximity to downtown Red Bluff amenities

Interstate 5 is the primary north-south transportation corridor on the West Coast, connecting California's major metropolitan markets. This interchange location captures both local daily traffic and long-distance travel flow, making it highly attractive for quick-service restaurants, drive-thru concepts, coffee operators, fast casual dining, or specialty food users.

The site's river-adjacent positioning and immediate access to Main Street further enhance its appeal, offering visibility, accessibility, and strong branding potential for a new operator.

With the property being delivered vacant in June 2026, investors and users can:

- Re-tenant at market rental rates
- Reposition or modernize the asset
- Convert to an alternative restaurant or retail concept
 - Utilize the building for an owner-user operation
- Explore redevelopment potential given its interchange location

The long-standing restaurant history at this location significantly reduces leasing risk for food operators and reinforces the site's established customer patterns.

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LOCATION OVERVIEW

Located approximately 130 miles north of Sacramento along Interstate 5, Red Bluff serves as the county seat of Tehama County and acts as a commercial and service hub for the surrounding agricultural region. The city has a population of approximately 14,000 residents, with a broader trade area drawing from rural Tehama County and surrounding communities.

Red Bluff's economy is supported by a diverse mix of employment sectors including:

- Agriculture and food production
 - Healthcare services
- Government and public administration (County Seat)
 - Education
- Retail and regional services

Major employers in the area include St. Elizabeth Community Hospital, Tehama County government, and regional agricultural operations. The area's strong agricultural base provides economic stability and consistent local spending.

Red Bluff serves as the primary retail and dining destination for the surrounding rural communities, creating a steady customer base for restaurant and service-oriented businesses.

Red Bluff is known for its outdoor recreation and riverfront setting along the Sacramento River. Residents and visitors enjoy:

- Boating, fishing, and kayaking on the Sacramento River
- Hiking and outdoor recreation in nearby Lassen National Forest
- Community events such as the annual Red Bluff Round-Up Rodeo
 - Access to parks, trails, and scenic open space

The city offers a small-town lifestyle with regional connectivity via Interstate 5, providing convenient access to larger markets such as Redding to the north and Sacramento to the south.

This offering presents a rare opportunity to acquire a highly visible freestanding restaurant property at a signalized Interstate 5 interchange in Red Bluff, California. With over five decades of continuous restaurant occupancy, strong traffic counts, and excellent regional accessibility, the property is well-positioned for an owner-user or investor seeking long-term upside in a strategic Northern California location.

DENNY'S (VACANT)

PROPERTY DETAILS

Roof:	Pitched Composite & PTO Membrane
HVAC:	3 Roof Mounted Units
Zoning:	C-3 (Regional Commercial)
C-3 Zoning Uses:	Generally, permitted uses in the C-3 zone include retail sales and service establishments, restaurants and food service businesses, professional and business offices, and lodging such as hotels and motels. Smaller lodging houses with fewer than six guest rooms are also allowed. These uses are typically permitted by right, subject to zoning compliance.

Parking Lot Spaces:	26 Surface Spaces
Parking Lot Surface:	Asphalt
Topography:	Flat
Landscaping:	Maintained Bushes & Raised Planters





SACRAMENTO RIVER

RED BLUFF KOA

BELLE MILL LANDING SHOPPING MALL

goodwill | food maxx | Round Table PIZZA

verizon | Aarons Rent to Own | TESLA VEHICLE CHARGING ONLY

SUBJECT PROPERTY
48 Antelope Blvd, Red Bluff, CA

Travelodge
BY WYNDHAM

SUBWAY
Super 8
BY WYNDHAM

ANTELOPE BLVD 19,500+ VPD

DOWNTOWN RED BLUFF

Breckenridge St

Washington St

Monroe St

Rio St

Oak St

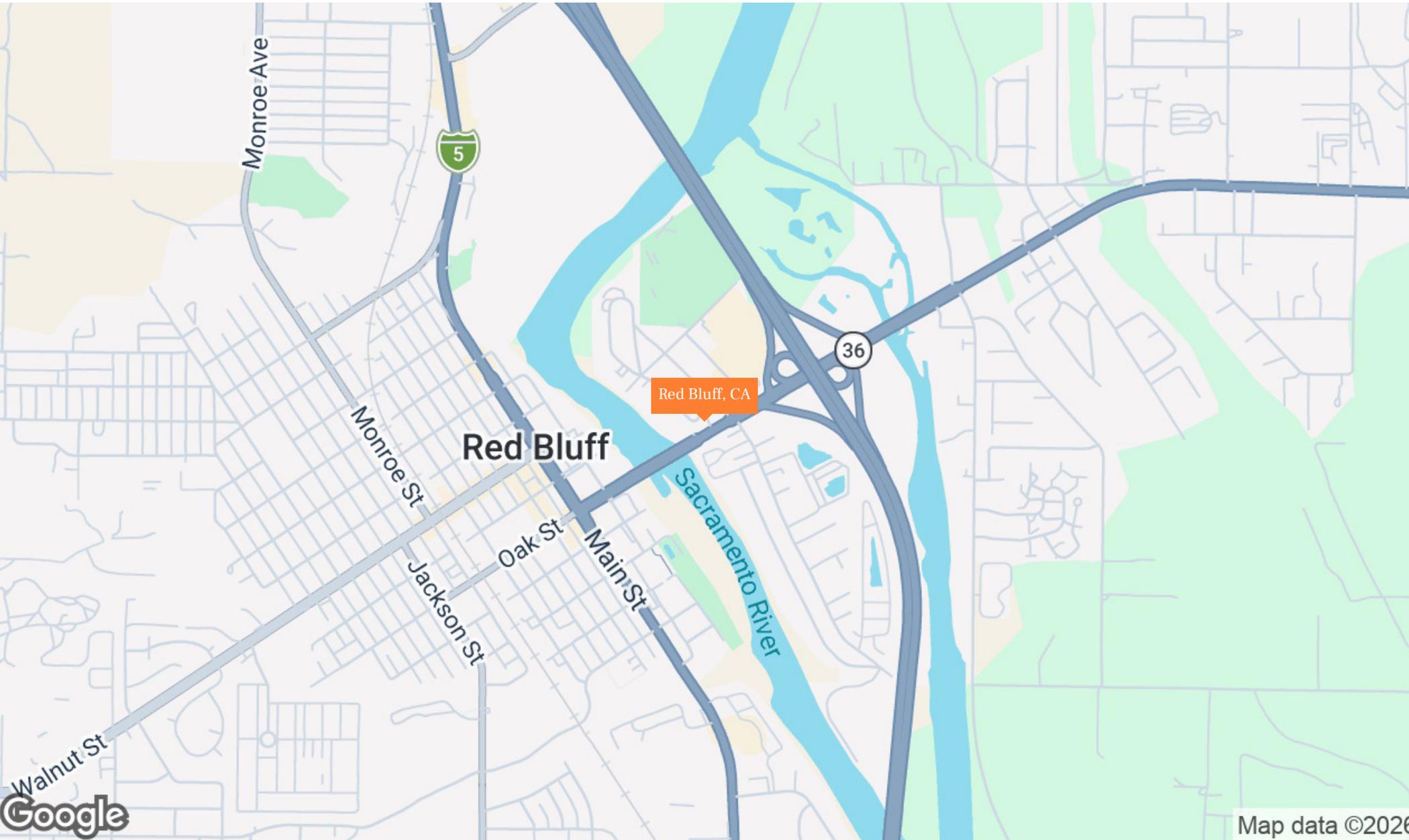
Main St

Howell Ave

Lincoln St

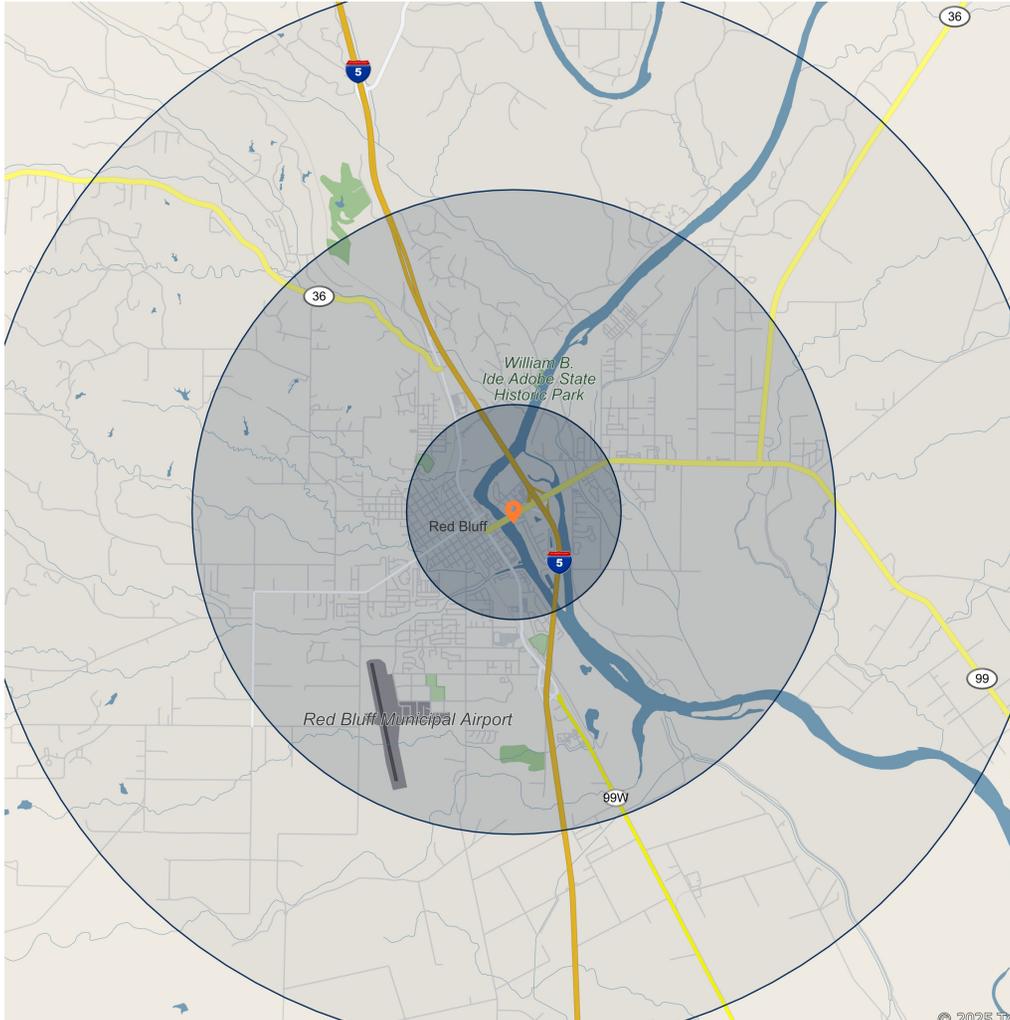
DENNY'S (VACANT)

REGIONAL MAP



DENNY'S (VACANT)

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	6,631	22,150	26,209
2025 Estimate	6,612	21,908	25,909
2020 Census	6,675	21,660	25,594
2010 Census	6,175	20,662	24,650

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$60,987	\$73,446	\$79,810
Median	\$45,830	\$58,919	\$64,539
Per Capita	\$25,929	\$29,814	\$32,452

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2030 Projection	2,886	8,949	10,577
2025 Estimate	2,872	8,790	10,380
2020 Census	2,846	8,488	10,006
2010 Census	2,590	7,980	9,482

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$292,950	\$306,947	\$325,326

EMPLOYMENT

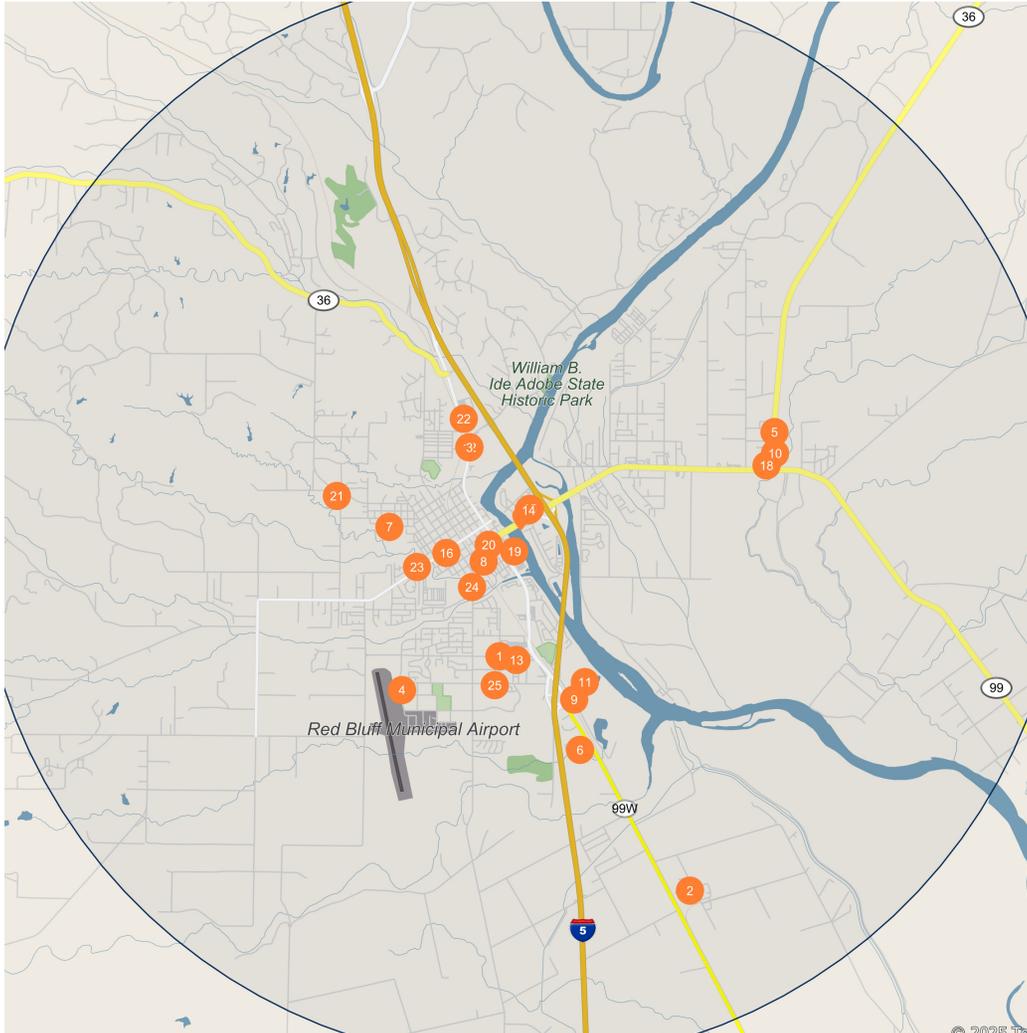
	1 Mile	3 Miles	5 Miles
2025 Daytime Population	7,217	21,150	24,699
2025 Unemployment	2.55%	3.86%	3.73%
Average Time Traveled (Minutes)	16	20	21

EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	2.69%	2.46%	2.43%
Some College (13-15)	38.65%	39.50%	38.59%
Associate Degree Only	22.06%	21.18%	21.36%
Bachelor's Degree Only	9.92%	11.68%	11.86%
Graduate Degree	16.23%	16.47%	17.64%

DENNY'S (VACANT)

DEMOGRAPHICS



Major Employers		Employees
1	Walmart Inc-Walmart	548
2	Sierra Pacific Industries Inc-Sierra Pacific Windows	500
3	Concessionaires Urban Park-Angel Island Co	300
4	Red Bluff Un Elmntary Schl Dst-	250
5	Outback Contractors Inc-	221
6	St Elizabeth Community Hosp-	201
7	Red Bluff Jint Un High Schl Ds-RED BLUFF JOINT UNION HIGH SCH	200
8	Suburban Propane LP-	187
9	Cedar Creek Corporation-	120
10	John Wheeler Logging Inc-	105
11	Shast-Teh-Tri Jo Com Col Dis-	103
12	Addus Healthcare Inc-	101
13	Pacific Gas and Electric Co-PG&e	100
14	Save Mart Supermarkets Disc-Foodmaxx	93
15	Sharis Management Corporation-Sharis of Red Bluff	76
16	Restpadd Health Corp-	75
17	Concessionaires Urban Park-Ranch At Little Hills The	70
18	County of Tehama-Sheriffs Department	69
19	Plumas Bank-	64
20	City of Red Bluff-	64
21	Tehama County Opportunity Ctr-Transportation	62
22	Northern Vly Indian Hlth Inc-	62
23	Red Bluff Un Elmntary Schl Dst-Bidwell Elementary School	60
24	Red Bluff Un Elmntary Schl Dst-Jackson Hts Elementary Schl	59
25	Red Bluff Un Elmntary Schl Dst-William M Mtteer Elmntary Schl	59

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