



FOR SALE

Asking Price
\$350,000.00
(\$7.51 PSF)

APN#060-601-400 ±1.07AC

VISTA DRIVE, WEED, CA

Kidder
Mathews



VISTA DRIVE
EXIT 745

WEED BUSINESS LOOP
BEGINS AT VISTA DRIVE

QUICK ACCESS
TO I-5 & HWY-97

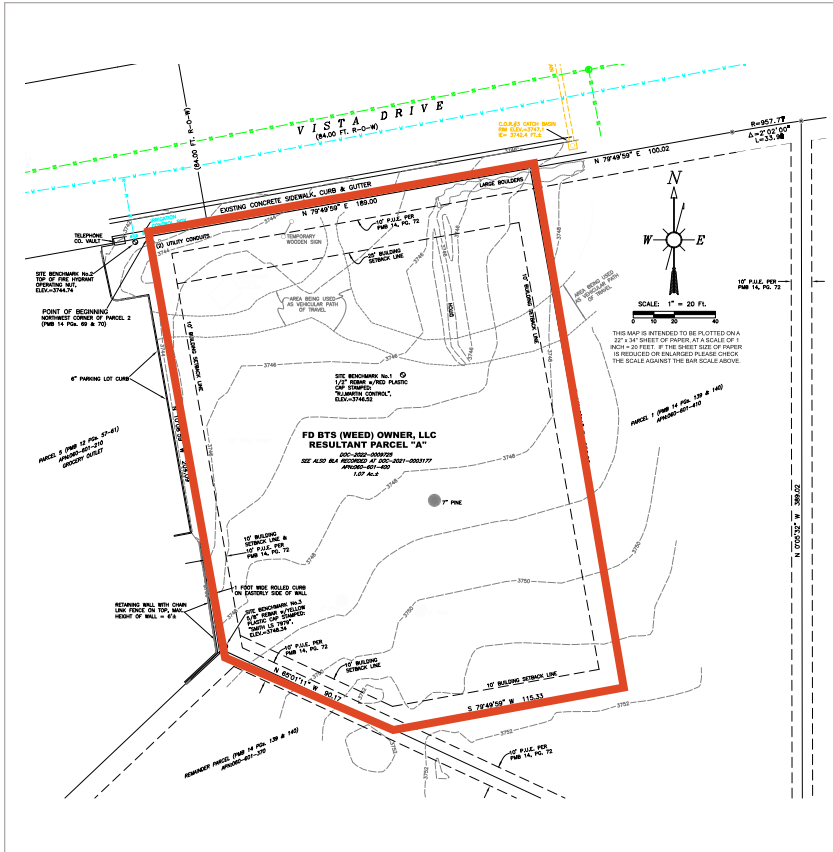
UTILITIES
CITY WATER/SEWER,
CURB, GUTTER,
SIDEWALKS & POWER

FOR SALE

Vista Drive Land

WEED, CA

Parcel Map



Location Aerial



Premium Land in Weed, CA

ZONING C-M is an extremely flexible zoning overlay that captures the entirety of the C-1 and C-2 Zones, plus most all of the trades, such as masonry and woodshops, and light industrial uses; including but not limited to fabrication, assembly, machine shop and food processing amongst others.

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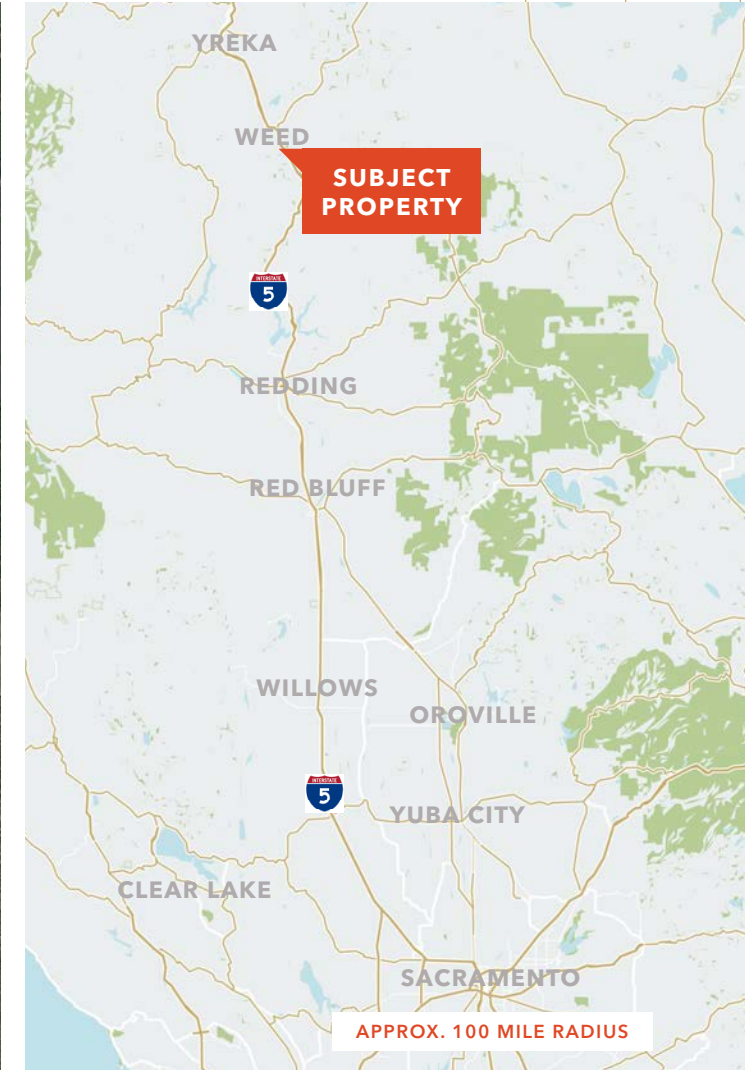
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WEED, CA

Surrounding
Properties &
Intersection



PILOT TRAVEL CENTER & GROCERY OUTLET



INTERSECTION OF VISTA & BLACK BUTTE DRIVE



GROCERY OUTLET



TACO BELL



PILOT TRAVEL CENTER

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Utilities Onsite

Note: Photos are a sampling of utilities located along Vista Way and do not represent the actual utilities stubbed to the Subject Property.

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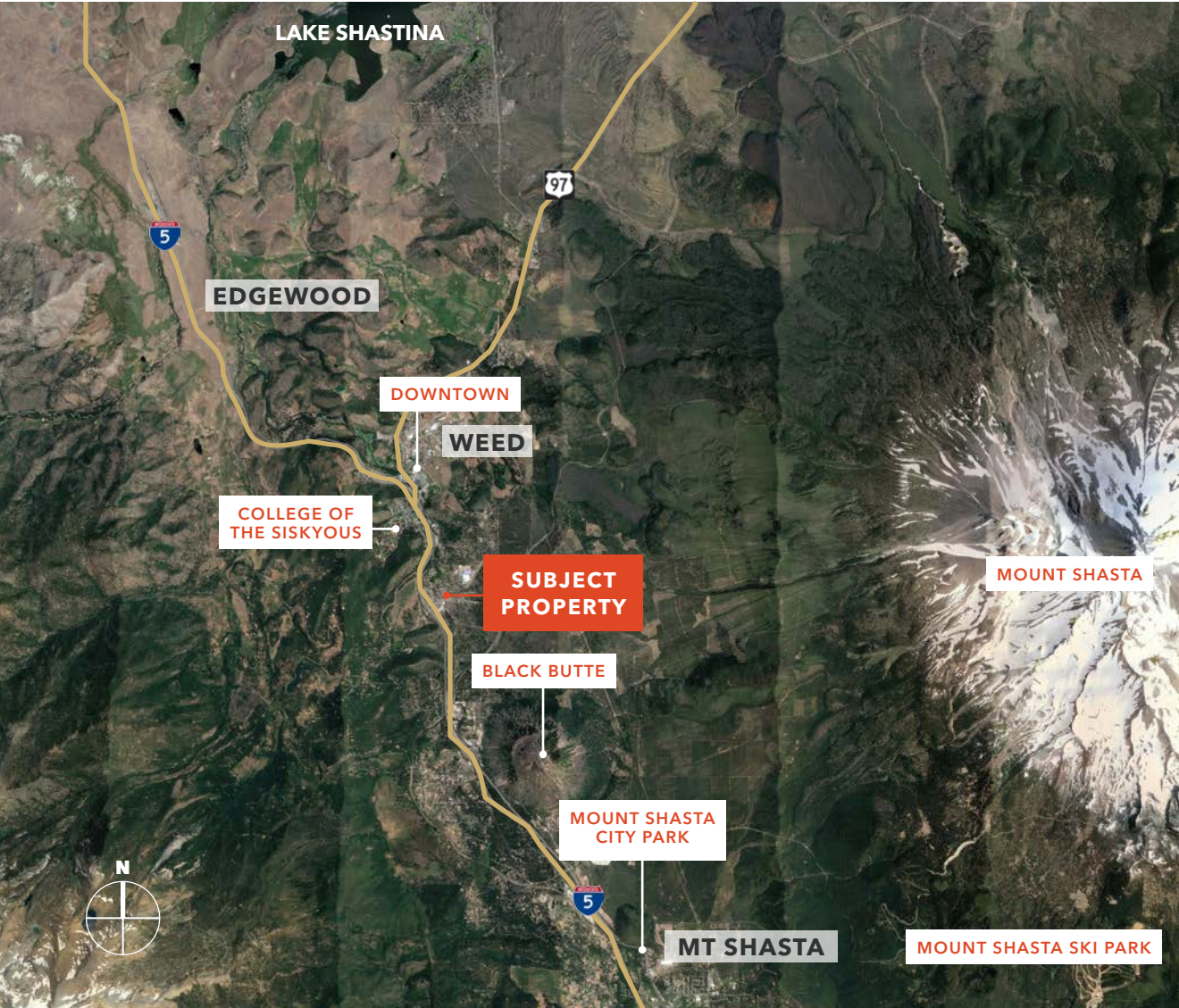
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WEED, CA



South Weed Submarket

Exit 745 to Vista Drive (South Weed) is its own Submarket of Weed. It consists of a modern intersection with wide roads, sidewalks, and underground utilities. It's the "new" part of town. Most of the structures have either been built within the decade or modernized through recent renovation. There are many household name businesses operating in and around the Subject Property, including but not limited to: Starbuck's, Grocery Outlet, Taco Bell, McDonald's, Subway, Comfort Inn, Pilot Travel Center, Crystal Geyser, Chevron, Valero and more.

DEMOGRAPHICS

	10 Miles	30 Miles	50 Miles
2024 Population	13,700	35,550	56,169
2024 Average HH	\$57,444	\$52,932	\$53,846
Daytime Population	13,506	37,072	53,810

TRAFFIC COUNTS

I-5 @ Shastina Dr N	25,897
I-5 @ Summit Dr SE	16,100
I-5 @ Vista Drive	24,096

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