

km Kidder Mathews

SUBJECT PROPERTY

YREKA HIGH SCHOOL

YREKA PUBLIC WORKS

DEER CREEK APARTMENTS

Casa Ramas

INTERSTATE 5

GROCERY OUTLET

Holiday Inn Express

DOLLAR GENERAL

YREKA TRUCK STOP

Yreka

MEEK'S

Mobil

Manchu WOK

भोजपुरी चाखाव
Indian Food

LIQUOR LIQUIDATORS

Best Western PLUS

the Y

Siskiyou Distributing

Timber Products

DOWNTOWN

NEW COURTHOUSE (2021)

Advantage

FOR SALE ±45 ACRES MEDIUM DENSITY RESIDENTIAL

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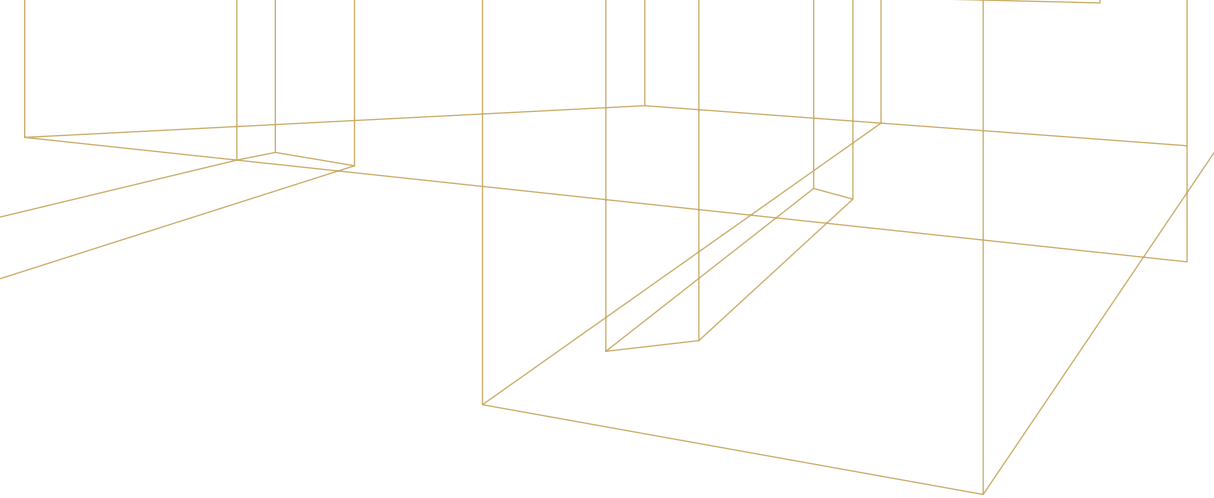
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ABOUT KIDDER MATHEWS

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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INVESTMENT SUMMARY

Kidder Mathews is pleased to present the Deer Creek Way Land on behalf of the ownership.

DEVELOPMENT SITE

Amazing opportunity to own 45 acres of land inside of the Yreka City limit. The Subject Property is Interstate 5 adjacent with nearly ¼ mile of freeway frontage with city sewer and water stubbed to its southern border. Pacific Power has several power poles located on the Subject Property's western border. Although the current zoning, R-3-12, allows medium density residential with up to 12 units per acre, the site may support Commercial Highway

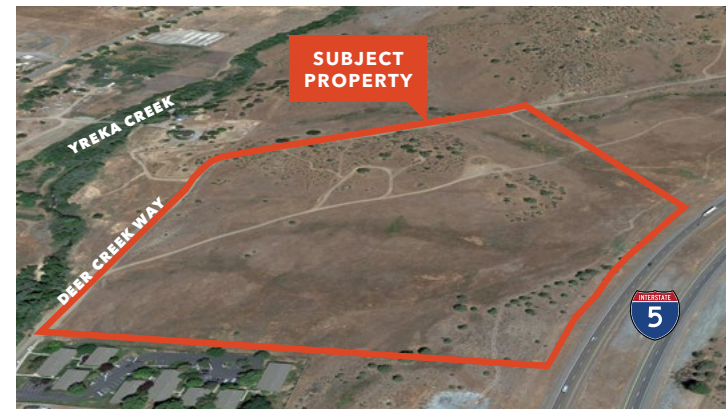
("CH") or Light Industrial ("LI") zoning through a PUD.

The City of Yreka is in for a smooth ride. Cal Trans has commenced construction of Phase I of four (4) mile road improvement to the City of Yreka's main thoroughfare, Main Street/State Route 3, which will include a clean, pedestrian-friendly look as well as upgraded traffic signals, drainage improvements and curbs and sidewalks that comply with current Americans With Disabilities Act standards. The project also includes decorative lighting, planters, vegetation and textured sidewalks and crosswalks along Main Street/State Route 3, a \$76 million dollar project, funded

by Clean California, a \$1.1 billion initiative to clean and beautify areas around the state. Completion of the major road improvement is slated for the year 2024. For more information visit

<https://dot.ca.gov/caltrans-near-me/district-2/d2-projects/d2-yreka-rehab>

The Subject Property is exposed to ±16,740 cars per day northbound and ±17,118 cars per day southbound Interstate 5 (I-5) for a total of 33,858 cars per day.



PROPERTY SPECIFICATIONS

Asking Price	Contact Agent
Terms	SELLER Financing GROUND Lease JOINT Venture BTS
Land	44.8 Acres (1,951,488 SF)
Current Zoning	R-3 - R-12
Jurisdiction	City of Yreka
Topography	Mostly Level, Light Sloping
Pacific Power	On Site - Three (3) 69KV Poles - Western Boundary
City of Yreka Utilities	Water (In street) Sewer (In street) Refuse (Service)
Flood Zone	No (Buyer to Verify)
Fire Risk	Low (Buyer to Verify)

The City of Yreka has expressed there may be some flexibility with the zoning of this parcel dependent upon the intended use and timing of the application to make a change to the zoning.



AMENITIES WITHIN 1/2 MILE

- Casa Ramos Mexican Restaurant

- Grocery Outlet

AMENITIES WITHIN 1 MILE

- Yreka High School

- Holiday Inn Express

- Puerta Vallarta Mexican Restaurant

- J&D Family Diner Yreka

- Yreka Truck Stop Food Court

- Gas Sites

- Convenience and Liquor Sites

AMENITIES WITHIN 2 MILES

- YMCA Fitness Club & Gym

- New Courthouse

- Downtown Yreka

- Miner Street

- Broadway

- 4th Street

AMENITIES WITHIN 3 MILES

- Fairchild Medical Center

- Evergreen Elementary School

- Jackson Street Middle School

- Siskiyou Golden Fairground

- Rain Rock Casino

AMENITIES WITHIN 4 MILES

- Yreka Junction

- Raley's

- Walmart

- Harbor Freight

- DMV

- Hotels, Fast Food, Starbucks, Gas & more

ABOUT THE PROPERTY



THE CITY OF YREKA

With a new Mayor installed in 2020, a new City Manager, and an aggressive and qualified City Planner at the helm, Yreka is prime for expansion of housing, retail, and other services. There are currently no bottlenecks to utilities and services that would prevent development of the Subject Property. The City of Yreka has adequate infrastructure, including but not limited to power, sewer, and water supply to meet immediate needs for future growth. Much like other cities and communities in California, Yreka is experiencing a housing shortage and has an immediate need for more residential dwellings, including but not limited to single family homes, apartments and affordable housing.

The City of Yreka is in a transformative stage with the future of Yreka being reimagined through the 2044 General Plan Update which is under advisory and in process. For more information on the 2044 General Plan Update please visit:

www.YrekaGeneralPlan2044.com

PAST OWNERSHIP

Past ownership of the Subject Property recognized the opportunity to develop the site given the location, all of the existing infrastructure and nearby and forthcoming amenities. Their vision for the Subject Property was a casualty of the Great Recession. It was during this ownership that an approved Tentative Map (now expired) exhibiting 175 single family homes was prepared. See Exhibit Page 8.

CURRENT OWNERSHIP

Current ownership is open to a sale, joint venture, seller financing to a qualified Buyer and or a creative sale.

OTHER DETAILS

COLLEGE of the Siskiyou Yreka Campus offers many educational opportunities and degree programs including a Vocational Nursing Program, for the local and regional community.

THE NEW \$60M Superior Courthouse was completed in 2021.

RAIN ROCK CASINO broke ground Q3 of 2022 on its new addition consisting of an 80 room hotel a 15,000 SF garden area with waterfalls, hot tubs, and a resort pool, along with an event center, which will create a resort destination within the City of Yreka.



WASHINGTON

MONTANA

5 HR

PORTLAND, OR

IDAHO

WYOMING

OREGON

BOISE, ID

2.5 HR

MEDFORD, OR

UTAH

55 MIN

SUBJECT PROPERTY

SALT LAKE CITY, UT

REDDING, CA

RENO, NV

NEVADA

SACRAMENTO, CA

CALIFORNIA

SAN FRANCISCO, CA

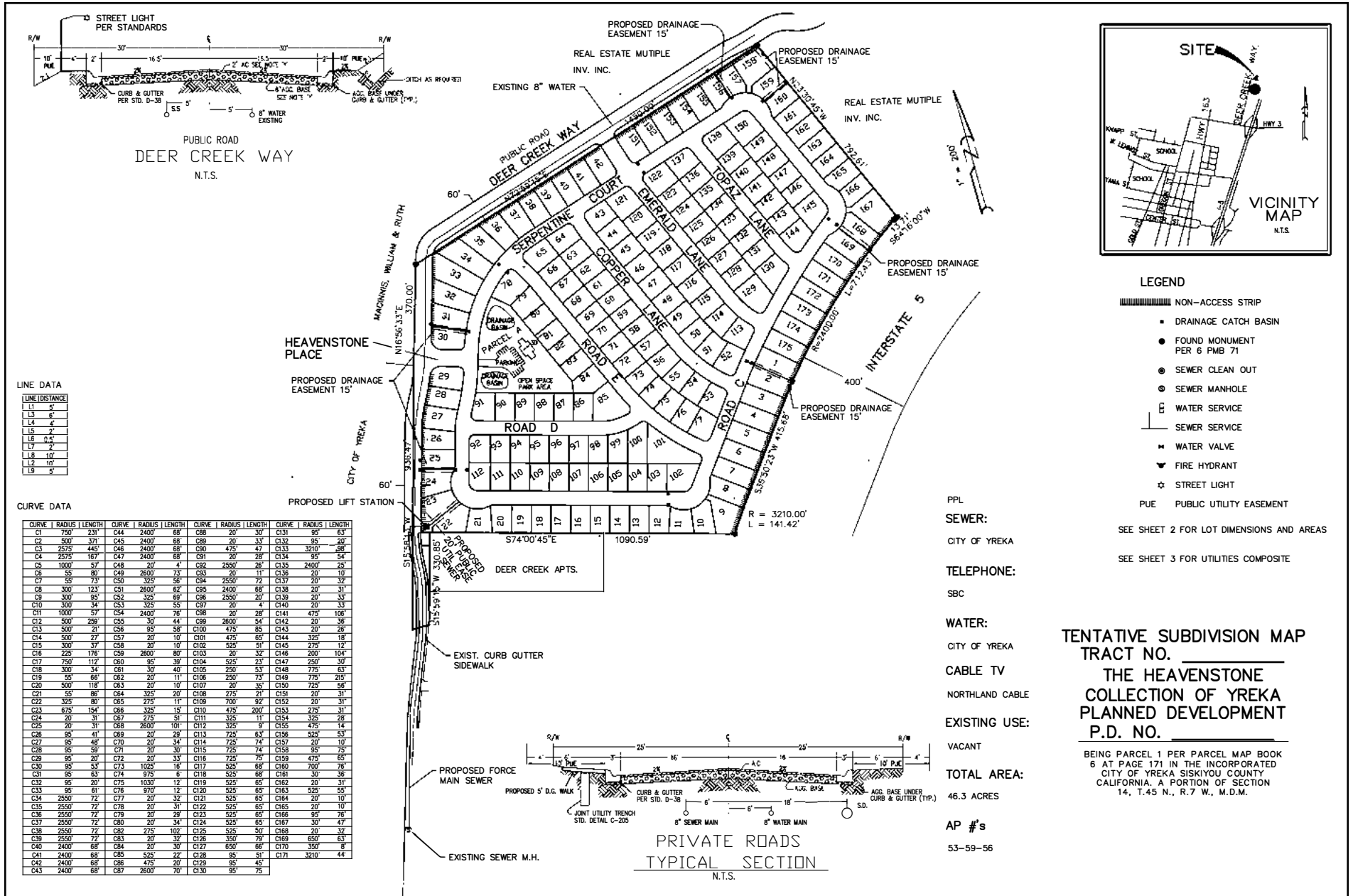
DRIVE TIMES

Seattle, WA	7 hr 30 min
Portland, OR	4hr 40 min
Medford, OR	55 min
Redding, CA	1 hr 30 min
Sacramento, CA	3 hr 40 min
San Francisco, CA	4 hr 30 min
Reno, NV	4 hr
Los Angeles, CA	8 hr 50 min
Boise, ID	8 hr 17 min
Salt Lake City, UT	11 hr 19 min

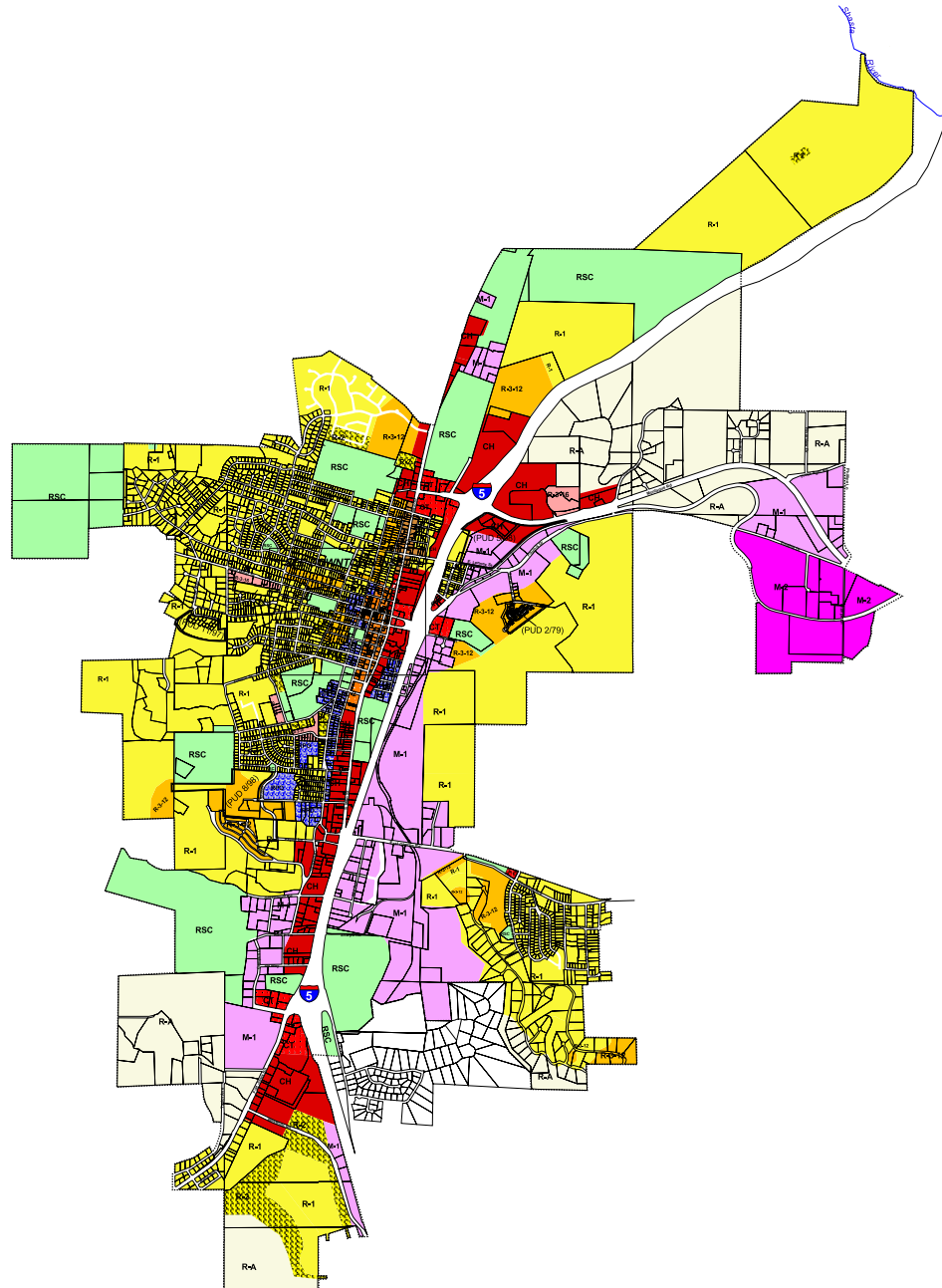
LOS ANGELES, CA

EXPIRED TENTATIVE MAP

EXPIRED



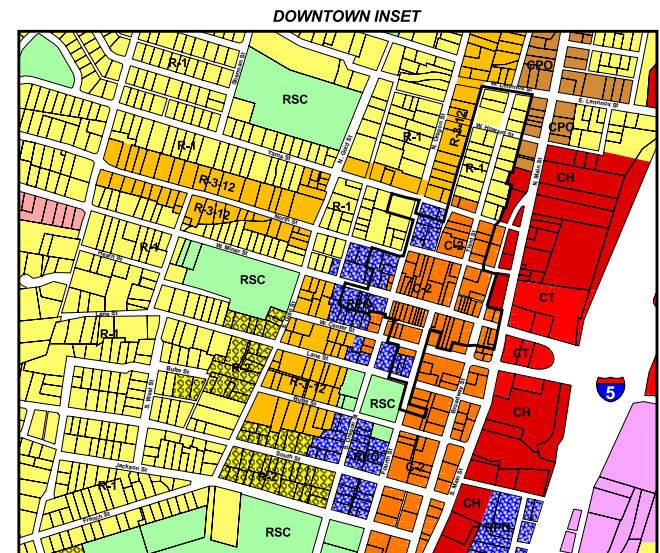
CITY OF YREKA ZONING MAP

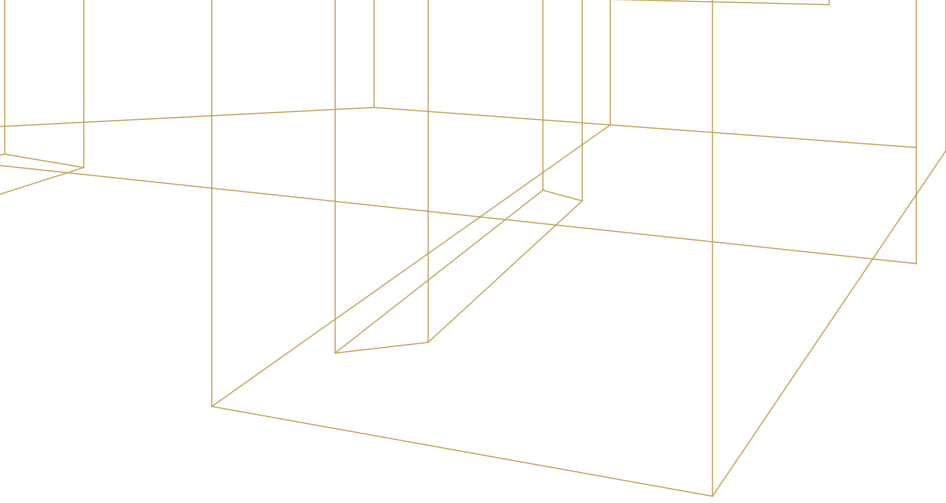


Key to Features

- City Boundary
- Parcels
- Downtown Historic District (inset map only)
- Planned Unit Development (#)
- C-1 Commercial Neighborhood
- C-2 Downtown Commercial
- CH Commercial Highway
- CPO Commercial Professional Office
- CT Commercial Tourist
- M-1 Light Industrial
- M-2 Heavy Industrial
- RPO Residential-Professional Office
- R-1 Single Family Residential
- R-A Residential Agriculture
- R-2 Medium Density Residential, 2-4 Families
- R-3-12 High Density Residential, Max. 12 Units per Acre
- R-3-16 High Density Residential, Max. 16 Units per Acre
- RSC Recreation, School, Conservation and Open Space

Scale: 1:15,000
 0 1000 2000 3000 4000 Feet





Yreka was incorporated in 1857 approximately six years after gold was discovered in 1851.

To this day the community celebrates its humble beginnings as a gold rush era town as evidenced by well placed public artwork throughout the community, a gold mining museum and even the local Yreka High School using a goldminer as its school mascot.

Although a small community, Yreka serves as the County Seat and enjoys its fair share of commerce being the largest community in Siskiyou County. The town has been transitioning, renovating and reinventing itself for the last decade with additions as

simple as adding a Starbuck’s Drive Thru to the community to completion of major projects such as a 10 acre full service truck stop on the north end of town (2020), a brand new state of the art Ford/Honda Dealership (2020), a brand new Indian Casino operated by the Karuk Indian Tribe (2019), to a brand new courthouse that opened in spring of 2021 in Downtown Yreka. There’s even a 5 mile greenway project underway (with many portions completed) to connect the North end of town to the South end of town via a paved walking/biking trail along Yreka and Greenhorn Creeks. In 2022 Yreka Splash & Dash opened a 143’ car wash tunnel with 19 vacuum bays providing Yreka and all of Siskiyou County with its first fully automated and state of the art car wash service.

With a permanent population of nearly 8,000 and a daytime population of over 10,000 people, one thing is clear, Yreka is planning for its future growth.

YREKA OVERVIEW



DOWNTOWN YREKA



GREENHORN PARK & RESERVOIR

LOCAL AMENITIES

YREKA AMENITIES

- 1 Yreka Travel Plaza

- 2 Grocery Outlet

- 3 Yreka High School

- 4 Central Business District

- 5 Fairchild Medical Center

- 6 Tractor Supply

- 7 Greenhorn Park & Reservoir

- 8 College of the Siskiyous,
Rural Health Science,
Institute Nursing School

- 9 Siskiyou Fairgrounds

- 10 Starbucks

- 11 Yreka Junction Shopping
Center Tenants include:
Walmart, Raley's, JCPenney,
Dollar Tree, Carl's Jr., Shell,
Taco Bell, & McDonald's

- 12 Auto Zone

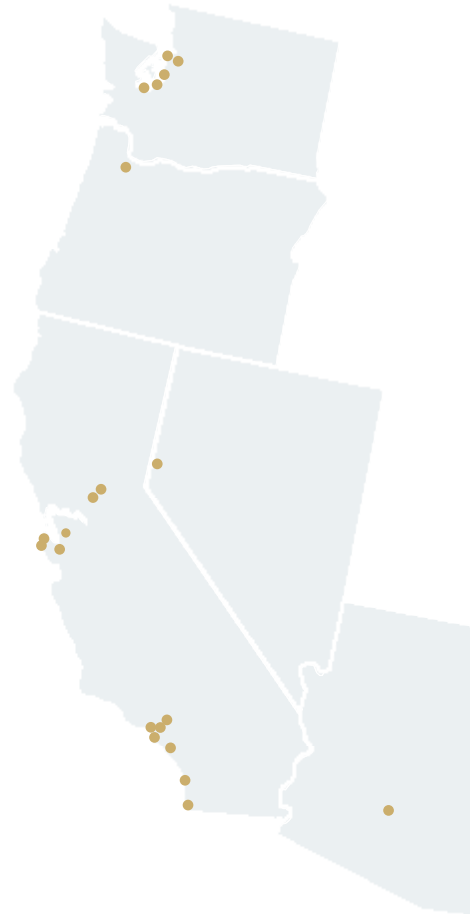
- 13 Rain Rock Casino

- 14 Splash & Dash Car Wash





KIDDER MATHEWS OVERVIEW



We know the West Coast. In fact, we're its largest independent commercial real estate firm. Our team boasts 900 local market specialists and top-producing professionals—serving out of 21 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt and equity finance services for all property types, giving our clients the competitive edge they need.

**Kidder
Mathews**

COMMERCIAL BROKERAGE

\$10.9B ANNUAL TRANSACTION VOLUME

460+ NO. OF BROKERS

VALUATION ADVISORY

2,600+ ASSIGNMENTS ANNUALLY

51 TOTAL NO. OF APPRAISERS

ASSET SERVICES

62M+ SF UNDER MANAGEMENT

AWARD-WINNING SERVICES

INC. 5000 Fastest Growing Private Companies	6x
Sacramento Business Journal Largest CRE Firms	7x
Commercial Property Executive Top Brokerage Firms	15x
Bay Area News Group Top Work Places	9x

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