

# Ideal Commercial/Gas Station Site Along Interstate 5

1621-1667 Cascade Blvd, Shasta Lake CA 96019



**ARCO**

**McDonald's**

**FuelUp**

INTERSTATE  
**5**

**Sale Price: \$2,200,000 (\$15.64/SF)**

**Size: 3.23 AC (140,698 SF)**

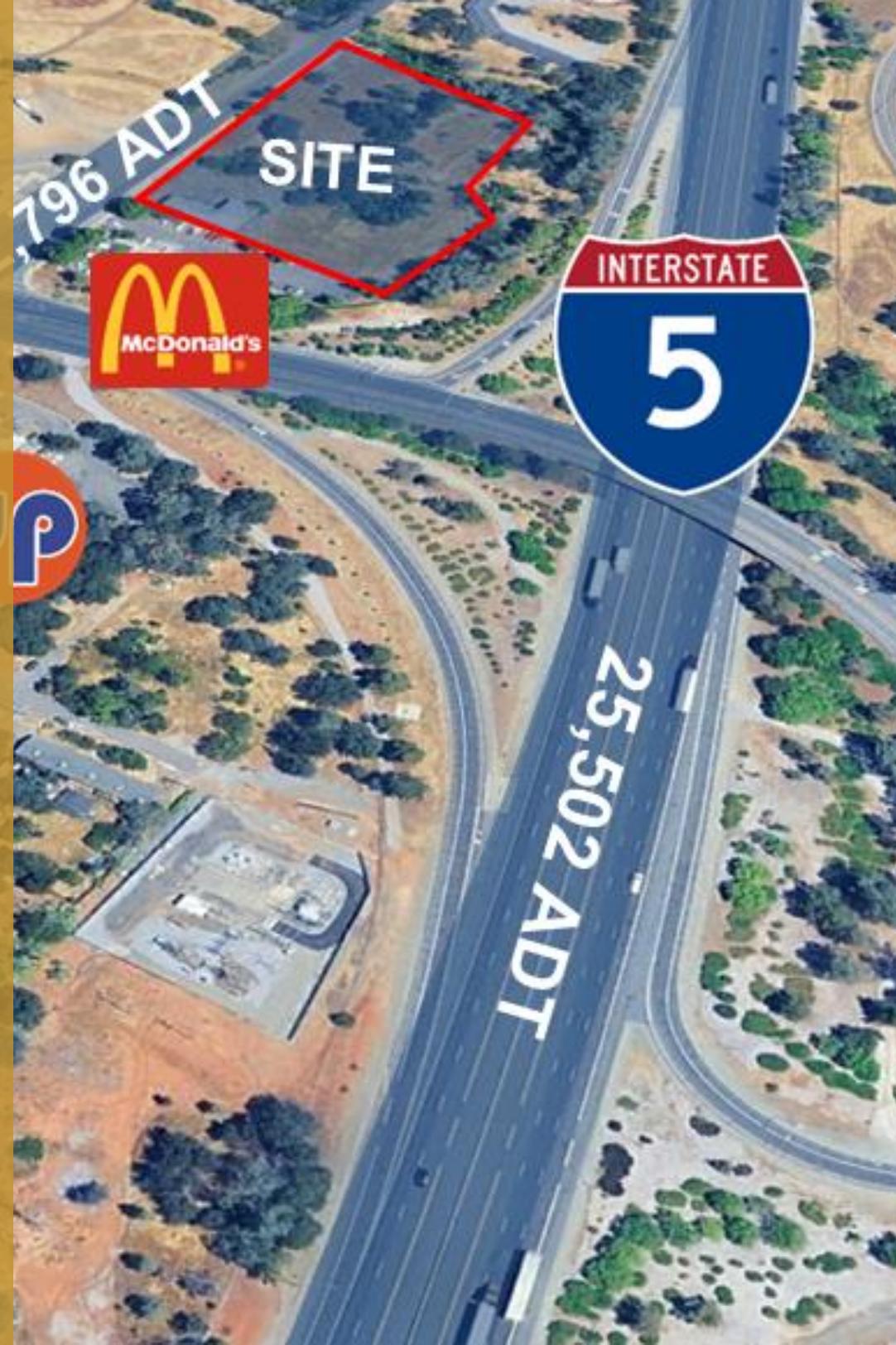
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ARCO 

Cascade Blvd 12,756 ADT

fuel up 



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# EXECUTIVE SUMMARY

1621-1667 Cascade Blvd  
Shasta Lake, CA 96019



## 2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



# EXECUTIVE SUMMARY

ADDRESS	1621 Cascade Blvd, Shasta Lake CA 96019
APNs	007-390-031; 007-390-036 007-390-038; 007-390-039
SIZE	3.23 AC (140,698 SF)
ZONING	Commercial

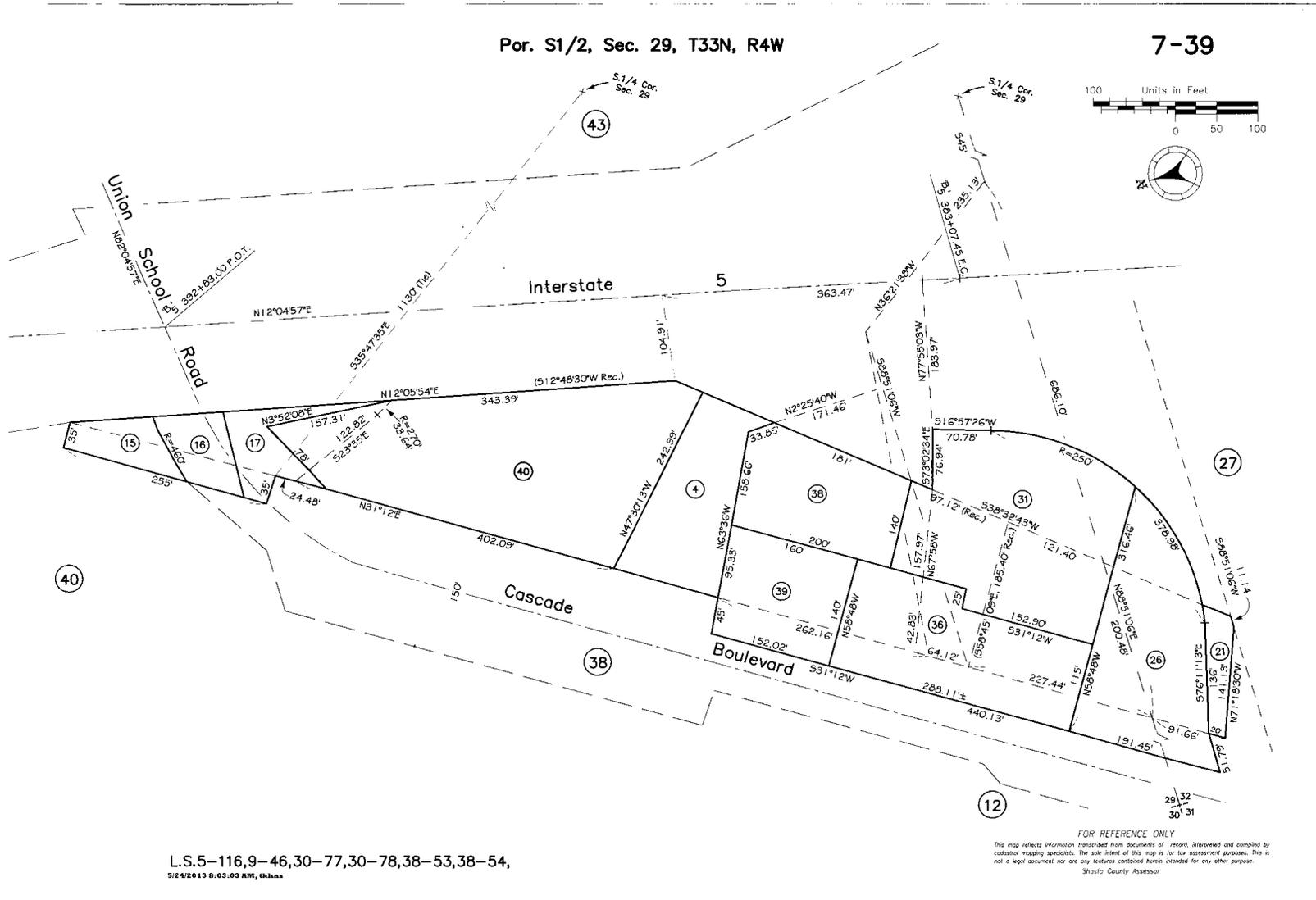
## HIGHLIGHTS

- Freeway visible
- Immediately off Cascade Blvd offramp along I-5
- Already approved for gas station
- Located next to a McDonald's and across the street from an Arco Am/PM
- In immediate vicinity of residential and commercial developments

# Aerial With Dimensions



# Parcel Map



L.S.5-116,9-46,30-77,30-78,38-53,38-54,  
51242013 B-03-03 AM, tkhux

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	3,816	13,691	29,842
Growth 2024-2029	0.10%	-0.75%	-0.34%
Growth 2020-2024	3.92%	-0.62%	1.44%
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	0.07%	-0.85%	-0.39%
Growth 2020-2024	3.92%	-1.02%	1.33%
2024 Average HH Income	\$57,454	\$71,220	\$77,225

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Interstate 5	Shasta Dam Blvd	2020	25,502	0.10
Shasta Dam Blvd	Cascade Blvd	2024	12,815	0.03
Cascade Blvd	2 <sup>nd</sup> St	2022	12,200	0.04
Shasta Dam Blvd	Kennett St	2024	12,796	0.08
151	Kennett St	2025	12,756	0.08
Shasta Dam Blvd	Cascade Blvd	2025	12,808	0.03
Shasta Dam Blvd	Kennett St	2018	12,264	0.08
Shasta Dam Blvd	Cascade Blvd	2023	12,576	0.07

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