



YREKA PUBLIC WORKS

YREKA HIGH SCHOOL

SUBJECT PROPERTY

Mobil Manchu WOK

ਪੰਜਾਬੀ ਭਾਬਾ Indian Food LIQUOR LIQUIDATORS

YREKA TRUCK STOP

Hendygen Express

GROCERY OUTLET "Sargam Market"

DOLLAR GENERAL

MEEKS

YREKA RV PARK

Best Western PLUS

the Y

Downtown

SISKIYOU COUNTY SUPERIOR COURT



SUBJECT PROPERTY

Siskiyou Distributing

Timber Products

Advantage

215 MONTAGUE ROAD

Redevelopment Site for QSR/Service Station, Drive Thru, Gas, Convenience Store, Hotel, Liquor...

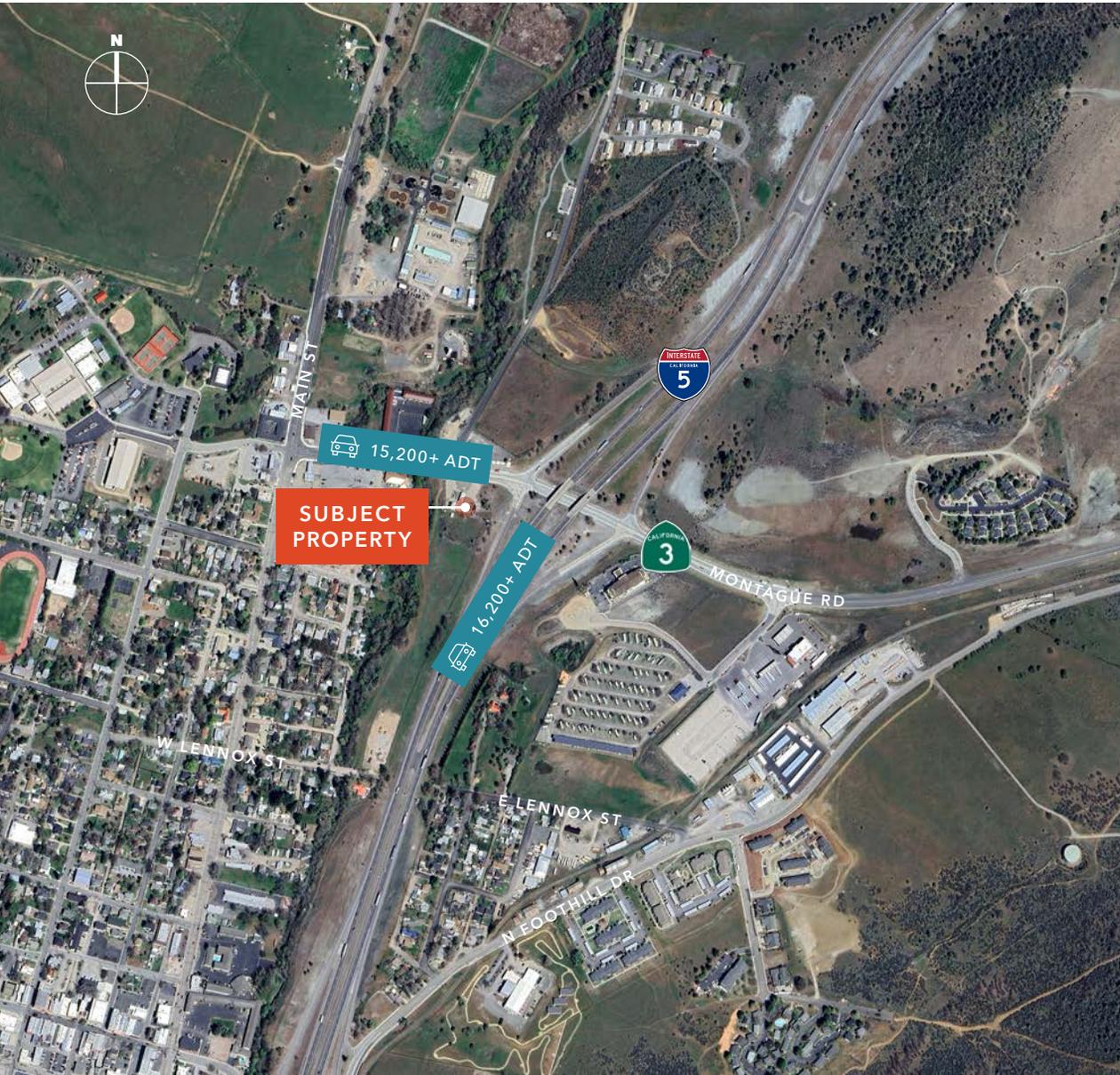
\$1,400,000

ASKING PRICE

±1.63 AC

TOTAL AC

YREKA, CA



Minimum of 1/4 mile visibility in advance of the I-5 On/Off Ramp Interchange in either direction

Two 45' Curb Cuts for Ingress & Egress

New Curb, Gutter and Sidewalk at Street

Existing Freeway Pylon Signage

Connected to City Water

Connected to City Sewer

Pacific Power - Electric

Commercial Highway Zoning (CH)

- Allows all Commercial Downtown (C-2) Uses
- Conditional Uses (CUP)
 - Service Station
 - Drive Thru (QSR)
 - Hotel/Motel

Amerigas has been the Tenant since 1988

Current Income: \$3,034.49/mo./NNN

Either party (Landlord/Tenant) may terminate lease with 180 days advance written notice

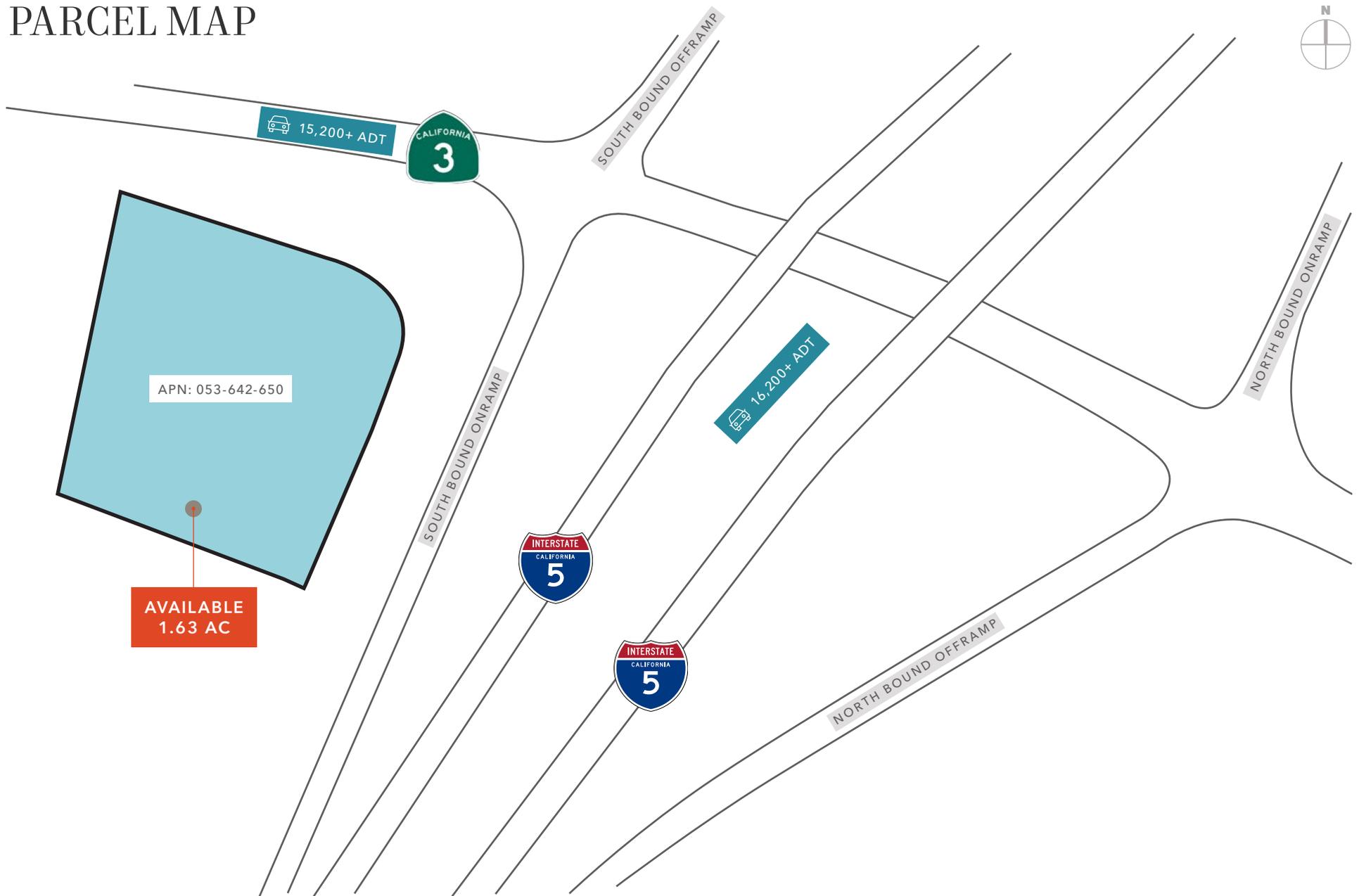
\$1.4M

ASKING PRICE

±1.63 AC

TOTAL AC

PARCEL MAP



AVAILABLE
1.63 AC

SALE COMPARABLES (LAND)



BUYER	SK Yreka, Inc
SELLER	HSUI
ACREAGE	0.85 AC/37,026 SF
SALE DATE	10/5/2018
SALE PRICE	\$800,000
PRICE/SF	\$21.60
CURRENT USE	Gas Site (Chevron)



BUYER	Auto Zone, Inc
SELLER	Best Development, Inc.
ACREAGE	1.12 AC/48,923 SF
SALE DATE	Approx. Q1 2015
SALE PRICE	\$575,000
PRICE/SF	\$11.75
CURRENT USE	(Auto Zone)



BUYER	RJ Fassi Inc.
SELLER	Yreka BTS Retail, LLC
ACREAGE	0.90 AC/39,204 SF
SALE DATE	08/31/2021
SALE PRICE	\$515,000
PRICE/SF	\$13.13
CURRENT USE	(Dollar General)



DEVELOPER	R & A Enterprises, Inc
APPRAISER	Newmark Knight Frank
ACREAGE/SF	49,222.80
APPRAISAL DATE	05/19/2021
APPRAISAL	\$740,000
PRICE/SF	\$15.03
CURRENT USE	Car Wash (Yreka Splash & Dash)



215 MONTAGUE RD

WHY 215 MONTAGUE RD?

Located at I-5 On and Off Ramps

Highly Visible North/South

Easily Identifiable 1/4 mile before both freeway exits

Freeway Pylon Signage

Utilities On Site

Strong Traffic Counts

Under-Served Submarket

ABOUT YREKA

Population ±7,800

Located in Siskiyou County

Yreka is the County Seat

College of the Siskiyous Degree Programs
- Nursing, EMT, Humanities, Liberal Arts, Social Science, Business

Entertainment - Rain Rock Casino & Resort

Recreation

- Mt Shasta Ski Resort ±50 miles
- Mt Ashland Ski Resort ±40 miles
- Klamath River Access ±12 miles
- Lake Shasta ±85 miles
- Lake Siskiyou ±42 miles





NEARBY AMENITIES

LIFESTYLE & FITNESS

- 01 Yreka RV Park & Truck Stop

- 02 Grocery Outlet

- 03 Yreka High School

- 04 Central Business District

- 05 Fairchild Medical Center and Hospital

- 06 Tractor Supply

- 07 Greenhorn Park & Reservoir

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

- 09 Siskiyou Fairgrounds

- 10 Starbucks

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

- 12 Auto Zone

- 13 Rain Rock Casino Resort Hotel

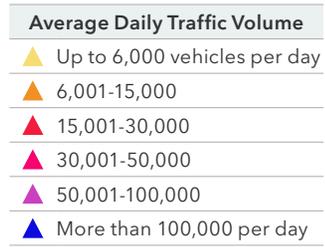
- 14 Yreka Splash & Dash Car Wash

- 15 Yreka Ford & Honda

TRAFFIC COUNT PROFILE

Distance	Street	Closest Cross-street	Year of Count	Count
0.03	Montague Rd	Deer Creek Way (0.02 miles E)	2021	15,200
0.04	5	(0.0 miles)	2018	15,800
0.04	Montague Rd	I- 5 (0.0 miles SE)	2022	16,200
0.28	3	W Blake St (0.04 miles S)	2018	4,750
0.28	Tebbe St	N Main St (0.0 miles SE)	2022	5,700
0.33	I-5	W Center St (0.29 miles S)	2004	14,700
0.54	N Main St	Yreka Creek (0.29 miles N)	2004	1,900
0.61	N Main St	North St (0.03 miles N)	2004	10,100
0.63	Cascade Wonderland Hwy	(0.0 miles)	2022	17,200
0.63	I 5	W Center St (0.0 miles NW)	2021	16,350
0.67	3	(0.0 miles)	2018	8,600
0.70	West Center St	S Main St (0.0 miles SE)	2022	8,200
0.73	I-5	Montague Rd (0.69 miles SW)	2004	14,200
1.12	S Main St	Yreka St (0.08 miles N)	2004	10,800
1.16	5	(0.0 miles)	2018	18,300
1.28	I-5	W Oberlin Rd (0.41 miles SW)	2004	16,100
1.33	State Route 263	N Main St (0.09 miles SW)	2004	1,650
1.52	Montague Rd	Helwig Ct (0.13 miles W)	2021	2,775
1.54		(0.0 miles)	2022	1,050
1.54	Hawkinsville Humbug Rd	State Hwy 263 (0.01 miles SE)	2021	1,375
1.69	3	(0.0 miles)	2018	6,900
1.70	I 5 Business;CA 3	W Oberlin Rd (0.0 miles S)	2021	8,350
1.70	East Oberlin Rd	(0.0 miles)	2022	6,600
1.79	Fort Jones Rd	Greenhorn Rd (0.22 miles S)	2004	11,300
1.82	Montague Rd	N Phillipe Ln (0.31 miles SE)	2022	2,300
2.04	State Route 3	Fiock Rd (0.33 miles SE)	2004	2,600
2.56	Cascade Wonderland Hwy	(0.0 miles)	2022	18,200
2.57	I 5	Moonlit Oaks Ave (0.02 miles N)	2021	17,400
2.59	Moonlit Oaks Ave	S Main St (0.0 miles SE)	2022	6,300
2.75	3	(0.0 miles)	2018	7,000

TRAFFIC COUNT HEAT MAP





Distance from property

PORTLAND	323 Miles
EUGENE	216 Miles
MEDFORD	50 Miles
YREKA	0 Miles
REDDING	100 Miles
SACRAMENTO	258 Miles
LOS ANGELES	641 Miles

Exclusively listed by

JAY RICHTER, CCIM, SIOR
Senior Vice President, Shareholder
916.751.3609
jay.richter@kidder.com
LIC N°01305696

KATIE KARKAZIS
Associate
916.751.3600
katie.karkazis@kidder.com
LIC N°02092842

KIDDER.COM