

FOR LEASE

- SIGNALIZED HARD CORNER GROCERY-ANCHORED OUTPARCEL
- 1.14 ACRES – PRIME GROUND LEASE OR REVERSE BTS OPPORTUNITY
- MOST STRATEGIC SIGNALIZED INTERSECTION IN TRINITY COUNTY TRADE AREA
- FULLY APPROVED DRIVE-THRU!
- 170' OF HWY 299 FRONTAGE
- APPROVED FOR UP TO 12,000 SF OF GLA

LANCE GULCH RD & HWY 299
WEAVERVILLE, CA 96093

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LANCE GULCH RD

299

HIGHWAY 299

1.14 Acres
162' x 284'



DRIVE-THRU POTENTIAL



A prime opportunity awaits with the availability of a 1.14-acre parcel of land for lease at the strategically positioned signalized intersection of Lance Gulch Rd and Hwy 299 in Weaverville, CA. Boasting a noteworthy 12,500 traffic counts on Hwy 299, this commercial-zoned property holds immense potential for various ventures, with a particular emphasis on its suitability for drive-thru food service. In an area where dining options are scarce, this location presents an ideal prospect to cater to the local community and passing travelers.

Its proximity to Trinity Lake Resort, a mere 25 minutes away, positions it as a strategic stopover for visitors heading to Trinity Lake. Trinity Lake, renowned as one of Northern California's pristine boating destinations within the Shasta-Trinity National Forest, adds to the allure of this location, attracting potential customers seeking recreation and leisure. Nestled near the majestic Trinity Alps, the area offers breathtaking scenery and numerous outdoor activities, further enhancing its appeal to nature enthusiasts. Conveniently situated between the Redding Rancheria Trinity Health Center and Trinity Hospital, the property stands at the crossroads of healthcare services, making it a focal point for those in need.



PROPERTY HIGHLIGHTS

1.14 LOT ACRES	162' X 284' LOT DIMENSIONS
COMMERCIAL LAND ZONING	+12,500 TRAFFIC COUNTS



Strategic hard corner site on the only signalized intersection on the 136 mile HWY 299 corridor between Redding and Eureka.



Prominent positioning and visibility are ideal for food service uses, which are a void in the Weaverville market.



Conveniently located at the doorstep to Weaverville's only grocery anchored shopping center, being only 15 minutes from Trinity Lake the region's prolific tourism and outdoor recreation destination.

The Weaverville Holiday Market is the only full service grocer along the 136 mile HWY 299 corridor spanning Redding to Eureka.

Per Placer.ai this store experiences more than 750,000 annual visits in the trailing 12 months which lands them at the 3rd in the chain.



Weaverville's Burger King is the only nationally branded drive-thru food service operator within Trinity County and along the 136 mile stretch between Redding and Eureka.

Per Placer.ai this location's +230,000 annual visits lands it within the 75th percentile within the state of California and 72nd percentile nationally.



REDDING ↗
~53 MINUTES



HIGHWAY 299

LANCE GULCH ROAD

← **TRINITY LAKE**
~15 MINUTES



2 Hours, 8 Minutes
to Eureka

299

Weaverville/Trinity
County Schools
720 students & 49 faculty



15 Minutes to Trinity Lake



150 Full-Time Employees

299



~53 Minutes to Redding

WEAVERVILLE, CA

CITY PROFILE

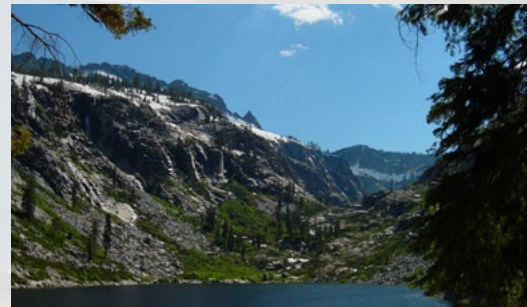
Weaverville, California, nestled in the scenic Trinity Alps, is a quaint town rich in Gold Rush history and marked by its vibrant community life and picturesque surroundings. The town experiences a Mediterranean climate, ideal for year-round outdoor activities, and supports a stable economy driven by tourism and small businesses. With its diverse real estate market and strong local infrastructure, Weaverville presents an attractive opportunity for real estate investors and developers looking to capitalize on both its historical charm and economic potential.

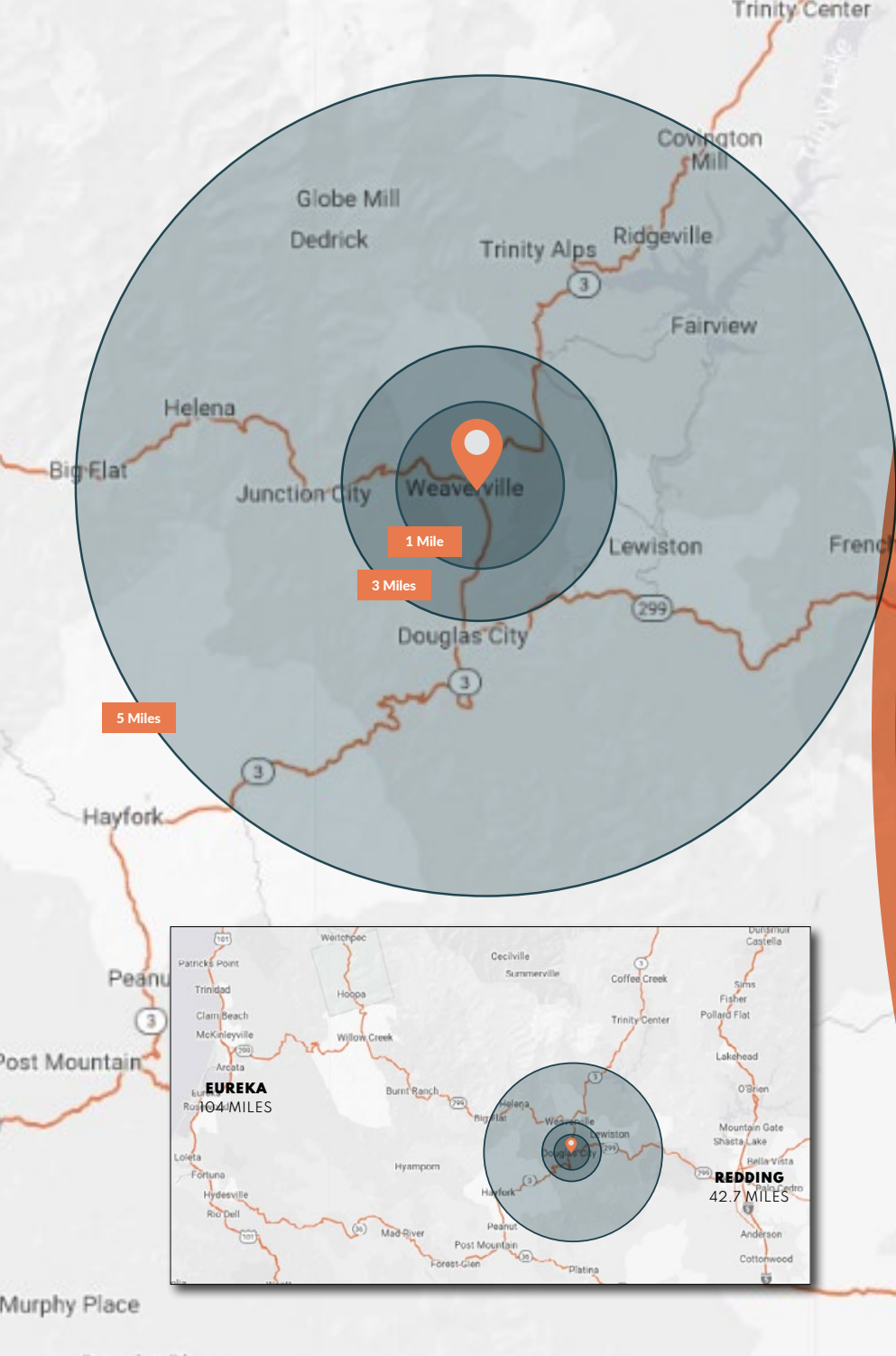
LOCAL ATTRACTIONS

Weaverville is a captivating destination, rich in historical and natural attractions. The Jake Jackson Museum and Weaverville Joss House State Historic Park offer insights into the town's Gold Rush and Chinese cultural heritage. Nature enthusiasts can explore the nearby Trinity Alps for hiking, fishing, and wildlife photography. The historic downtown area, with its well-preserved buildings and local artisan shops, adds to the town's charm, making it ideal for those seeking cultural depth and outdoor adventure.

EDUCATION

Education in Weaverville is robust and community-oriented, with the Weaverville Elementary School District providing personalized primary education and Trinity High School offering a comprehensive academic program aimed at preparing students for higher education and future careers. Additionally, the community supports lifelong learning through various local programs and workshops, contributing to the overall growth and development of its residents.





DEMOGRAPHICS

2023 SUMMARY	3 Mile	5 Miles	15 Miles
Population	3,618	4,523	7,658
Households	1,533	1,979	3,315
Families	921	1,206	2,032
Average Household Size	2.28	2.21	2.25
Owner Occupied Housing Units	860	1,212	2,247
Renter Occupied Housing Units	673	767	1,068
Median Age	47.1	49.5	52.5
Median Household Income	\$42,070	\$43,536	\$46,073
Average Household Income	\$59,759	\$62,288	\$65,631

2028 SUMMARY	3 Mile	5 Miles	15 Miles
Population	3,634	4,545	7,696
Households	1,524	1,968	3,296
Families	914	1,198	2,019
Average Household Size	2.30	2.23	2.28
Owner Occupied Housing Units	864	1,215	2,250
Renter Occupied Housing Units	660	753	1,046
Median Age	45.2	48.2	52.3
Median Household Income	\$42,936	\$45,128	\$49,124
Average Household Income	\$64,643	\$68,374	\$73,628

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