

OFFERING MEMORANDUM

*New Management &
New Pricing*



HIGHWAY COMMERCIAL *FIVE INDIVIDUAL PARCELS* FOR SALE

OFF THE I-5 & VISTA DRIVE | WEED, CA

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom towards the top.

EXECUTIVE SUMMARY

Kidder Mathews is pleased to present the opportunity to purchase 5 Individual Parcels of improved highway commercial land in Weed, CA.

Four of the Five Parcels are outfitted with utilities at or near the curb. Existing utilities include, but are not limited to Pacific Power, City of Weed Sewer and Water Service, and Natural Gas is understood to be located not far from the Subject Property.

The offering includes 3 freeway/off ramp adjacent parcels, running contiguous to one another, consisting of 3.28 acres up to 33.88 total acres, and is located between Black Butte Drive and Interstate 5. Across the Street and located on the east side of Black Butte Drive and bound by Vista Drive to the north, there are 2 adjacent parcels totaling 21.66 acres.

According to Caltrans the most recently measured average annual daily traffic count along I-5 at the South Weed marker (Post Mile 17.441) was 23,200 in 2020 with a peak ADT of 28,750. This is up from 23,200 in 2017 and has grown steadily each year since 2014, with an overall increase of 11.2%.

The Subject Property is prime for development. Many of the usual retailers are already operating, planning to operate or working on permitting to break ground on new construction. The offering has light industrial zoning and some of the parcels are pre-approved for a commercial subdivision (See Page 2 Legend). Traffic volume continues to increase near the subject along Interstate 5, and the retail development at the Vista Drive and Black Butte Drive intersection continues to boom; indicative that more highway commercial tenants and projects will desire to enter the market. The newest additions to South Weed will come in the form of an upscale RV Resort. Mt. Shasta RV Resort will break ground in Q3 of 2023 and consist of 413 RV sites, 50 Cabins, an Indoor Pool and a Lodge, at full buildout. In addition to the RV Resort, a Fortune 300 Company is obtaining its building permits, with an anticipated ground break of Q1 2024, amongst other serious interest.



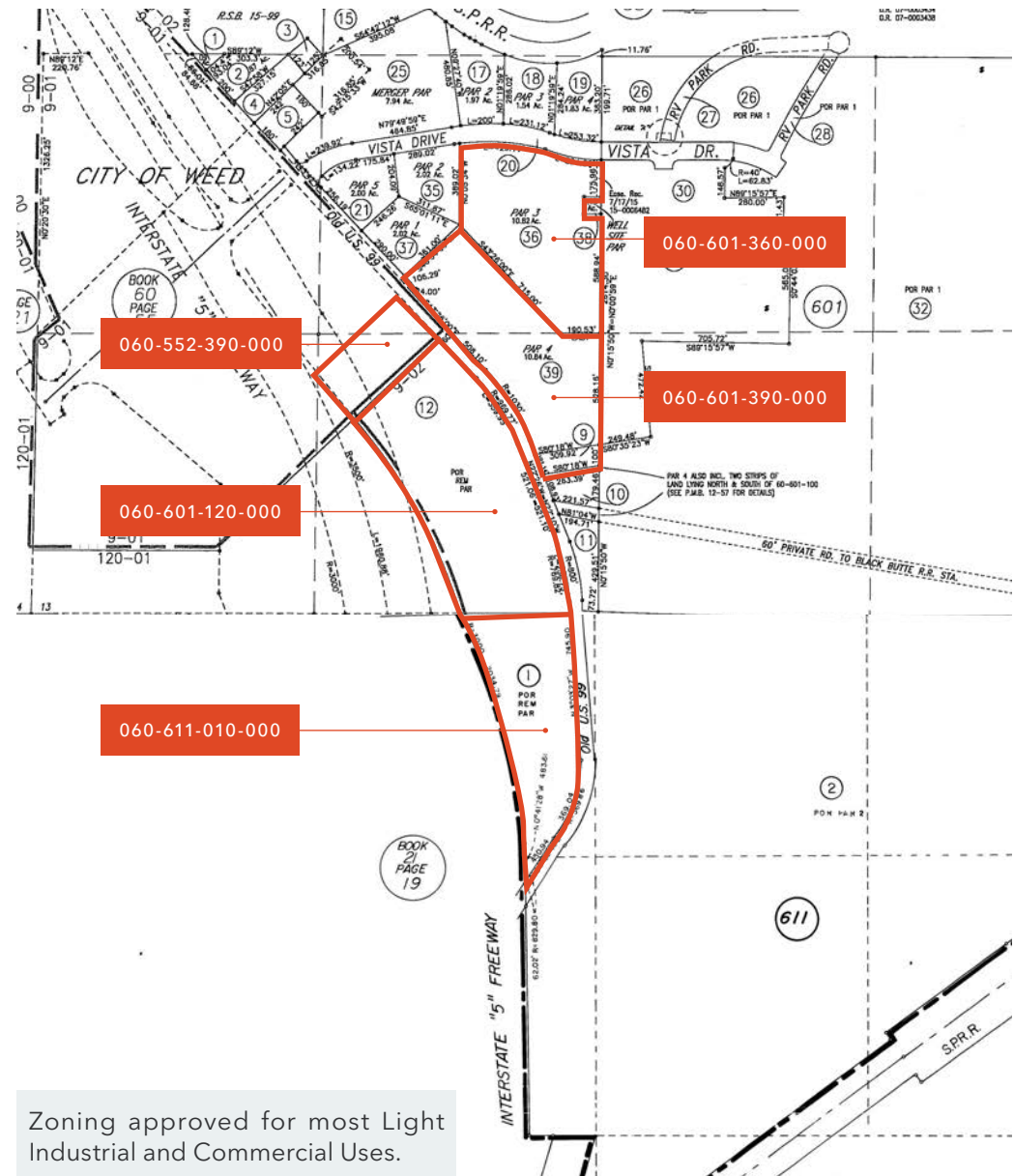
PARCELS	060-601-390-000, 060-601-120-000, 060-611-010-000, 060-601-360-000 & 060-552-390-000
TOTAL ACRES	±55.54 Acres
TOTAL PARCELS	Five (5)
WATER & SEWER	City Provided
POWER	480V Provided by Pacific Power
GAS	Natural Gas Hookup Possible
CONSTRUCTION	Partial Installation of Curb, Sidewalk & Gutter

PARCEL MAP & USES

PARCEL	ACRES	SALE PRICE
060-552-390-000	3.28	\$1,428,768.00 (\$10.00 PSF)
060-601-120-000	16.20	\$2,117,016.00 (\$3.00 PSF)
060-611-010-000	14.40	\$1,254,528.00 (\$2.00 PSF)
060-601-360-000	10.82	\$1,885,276.00 (\$4.00 PSF)
060-601-390-000	10.84	\$1,888,761.00 (\$4.00 PSF)
Totals	55.54	

PROBABLE USES

- EV Charging Station
- Large Format Gas
- Next Generation Truck Stop
- Hotel
- Outdoor Sporting Goods
- Feed Store
- Base Camp
- QSR
- Hold for Future Development
- Industrial Park Division





PROPERTY OVERVIEW

Section 02

INVESTMENT SUMMARY

Located in the City of Weed

Over 2,000 Ft of Interstate/Off Ramp Frontage

Light Industrial Zoning w/ Pre-Approval for a Retail Subdivision on one or more of the parcels

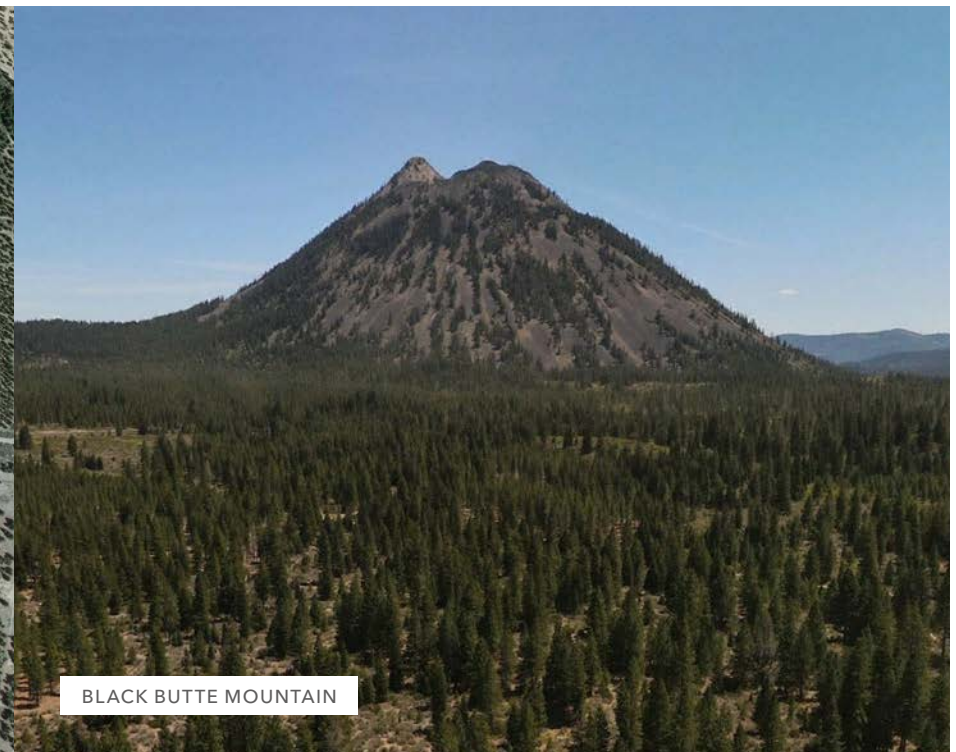
Opportunity to influence future development of South Weed

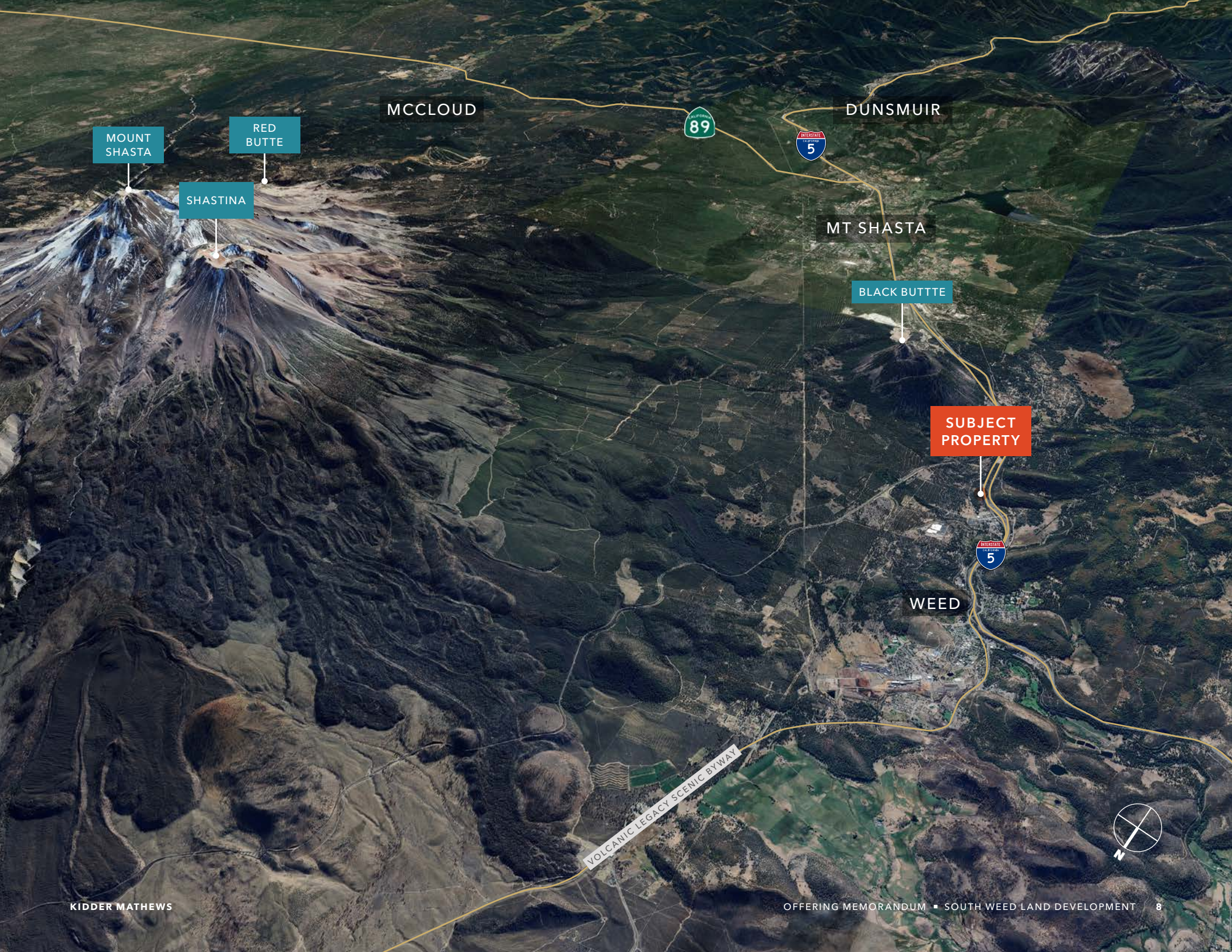
23,000 to 29,000 ADT along I-5 @ the South Weed marker

The Weed Business Loop begins at Vista Drive

Parcels available individually or a bulk acquisition is a possibility

See Pricing - Page 5





MCLOUD

DUNSMUIR

MOUNT
SHASTA

RED
BUTTE

SHASTINA

MT SHASTA

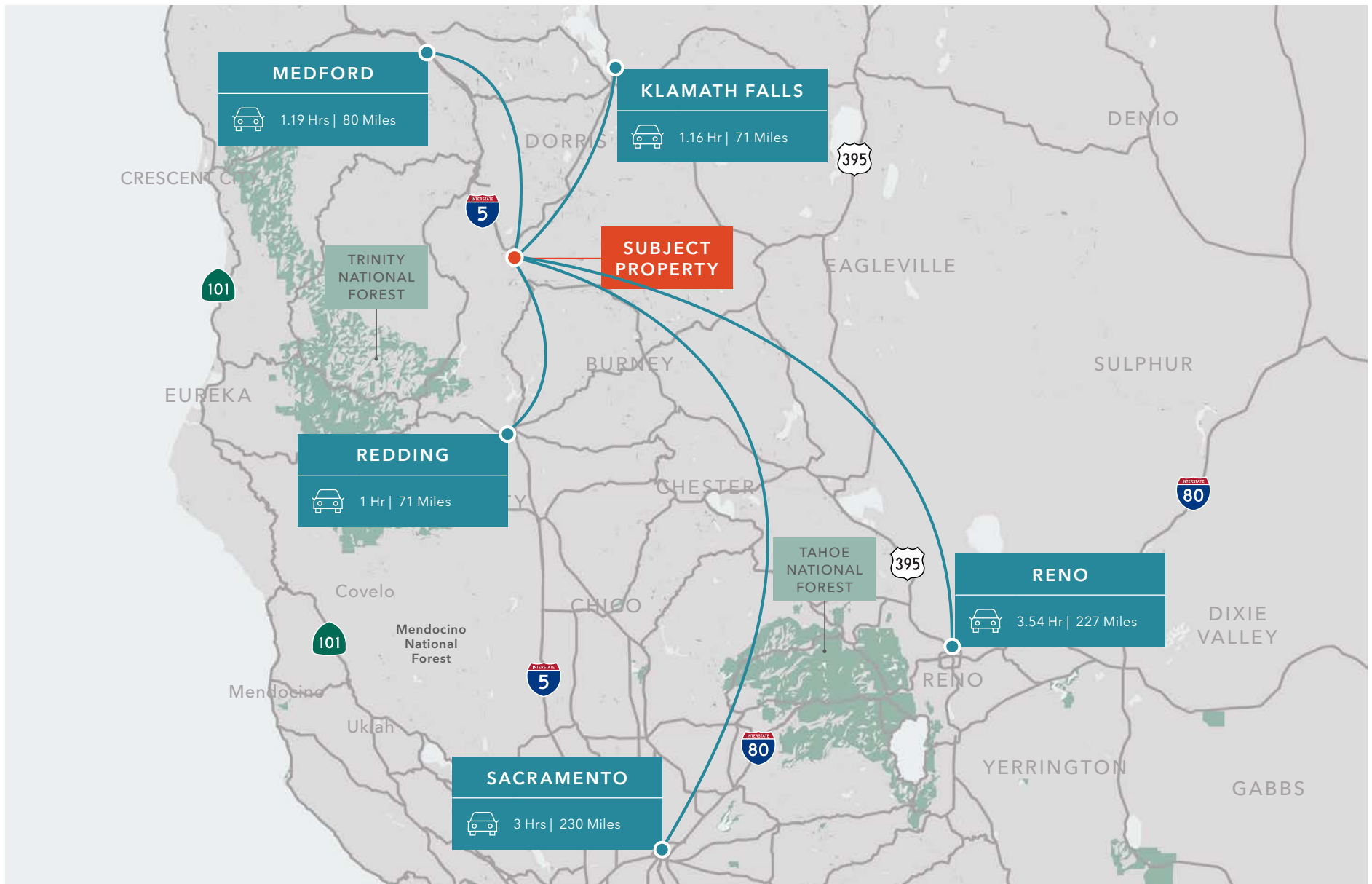
BLACK BUTTE

SUBJECT
PROPERTY

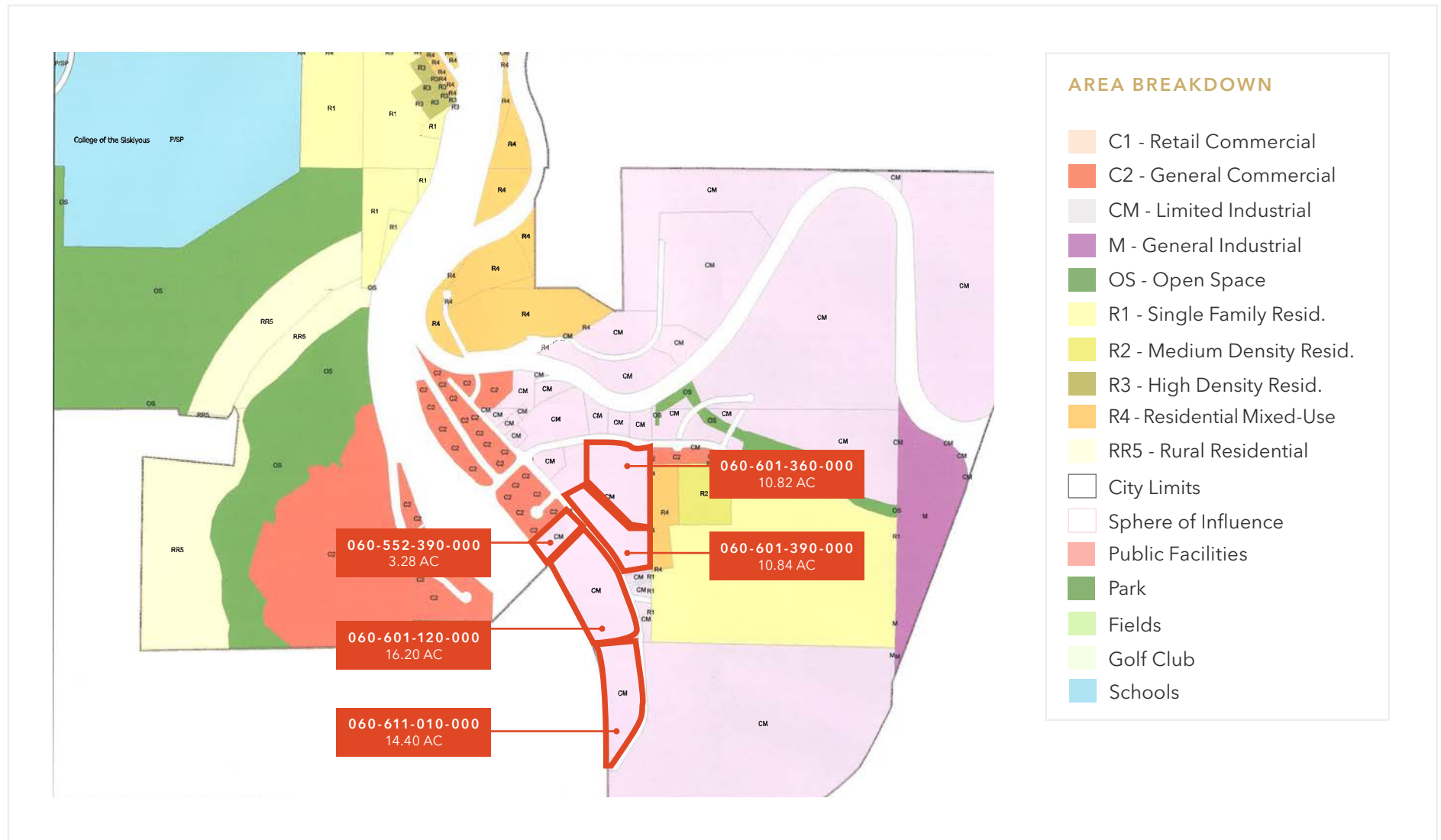
WEED

VOLCANIC LEGACY SCENIC BYWAY

PROPERTY OVERVIEW



ZONING MAP



ZONING DISTRICT REGULATIONS

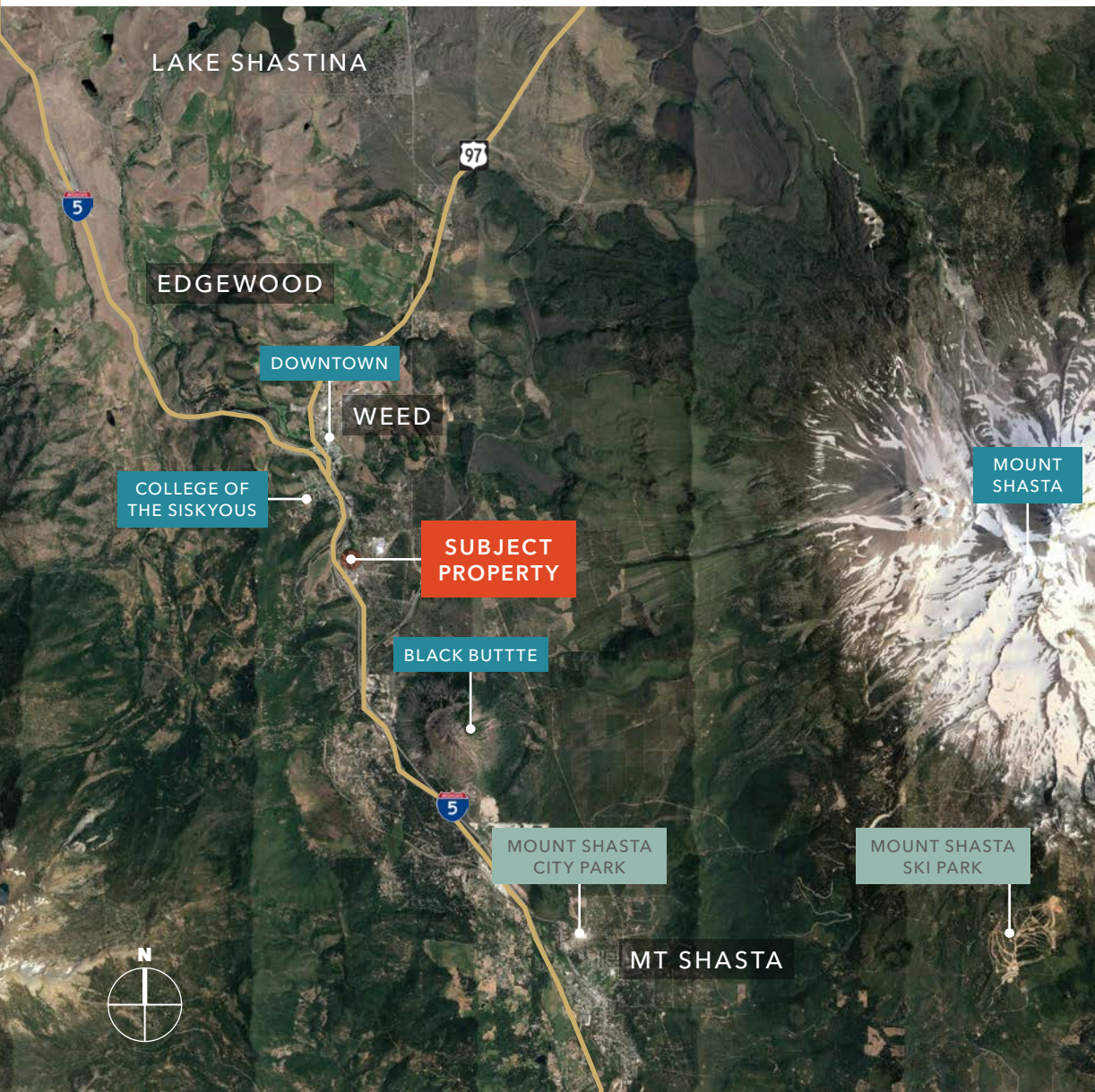
Subject	Uses Allowed (None but the following uses, or uses which in the opinion of the Planning Commission are similar will be allowed.	Use Permit	Minimum Building Site (square feet)		Minimum Lot Width (feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)		Minimum Rear Yard (feet)	Minimum Lot Area per Family Unit (sq. ft.)
			Corner	Interior	Corner	Interior				Corner	Interior	Corner	Interior
C-1	.251		No	2,500	2,500	25	25	100%	45	0' except 10' when adjacent to an alley or an "R" District		--	
	.252	Signs, pertaining to any permitted use	Yes					As specified in use permit.					--
	.253	Parking Lots	Yes					As specified in use permit.					--
	.254	Retail Sales and Personal Services not withing a building. Service Stations, Car Washes	Yes					As specified in use permit.					--
	.255	Residential uses, Hotels, Motels, Single Room Occupancy **	Yes					As specified in R-4 District					--
	.256	Services within a building, Pet Hospitals, veterinary services for household pets*, Group Care Facilitates **	Yes					As specified in use permit.					--

ZONING DISTRICT REGULATIONS

Subject	Uses Allowed (None but the following uses, or uses which in the opinion of the Planning Commission are similar will be allowed.	Use Permit	Minimum Building Site (square feet)		Minimum Lot Width (feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (feet)	Minimum Front Yard (fee)	Minimum Side Yard (feet)		Minimum Rear Yard (feet)		Minimum Lot Area per Family Unit (sq. ft.)
			Corner	Interior	Corner	Interior				Corner	Interior	Corner	Interior	
C-2	.261	All use permitted in the "C-1" District												
	.262	The following uses within a building: Animal Hospital, Auto Sales, Service Repair, body, Pain, commercial Recreation, Creamery, Dry Cleaner, Heavy Equipment Sales & Service, Laundry, Locker Plant, Mortuary, Nursery, Plubming, Sheet Metal, and Tire Shops, Second Hand Sales, Wholesailing.	Yes	2,500	2,500	25	25	100%	60	0' except 10' when adjacent to an alley or an R District				--
	.263	Signs, pertaining to any permitted use	Yes							As specified in use permit.				
	.264	Out door stoarge and sales establishments, service stations, car washes	Yes							As specified in use permit.				
C-M	.271	All uses permitted in the "C-2" District	As specified in C-2 District	10,000	10,000	100	100	33%	50	25	10	10	10	10
	.272	The following uses, when conducted within a building or surrounded by a solid fence of material, at least (6) feet high: Blacksmith Shop, bottling Plant, Building Materials, Cabinet Shops, Cold Storage, Contractor's Yard, Feed & Fuel Yard, Food Processing, Lumber Yard, Machine Shop, Outdoor Storage & Sales, Pipe Yard, Public Utility Service Yards, Warehousing.	No	10,000	10,000	100	100	33%	50	25	10	10	10	10
	.273	Light manufacturing fabricating, assembling, component manufacturing, small parts processing.	No	10,000	10,000	100	100	33%	50	25	10	10	10	10
	The C-M Zone allows all uses in the C-1 and C-2 Zones in addition to the uses in the C-M Zone													

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LOCATION OVERVIEW



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
2022 POPULATION	13,700	35,550	56,169
2022 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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