



Two Commercial Buildings - FOR LEASE

4737 & 4801 Dunsmuir Ave Dunsmuir, CA

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SUMMARY OF FACTS

4737 Dunsmuir Ave
Dunsmuir, CA



BUILDING I- Brewery / Tap House Concept

Property Summary

- **LEASE RATE:** \$1.55 per s/f
- **BUILDING SIZE:** 5,000
- **ZONING:** Commercial
- **YEAR RENO:** 2023



Property Overview

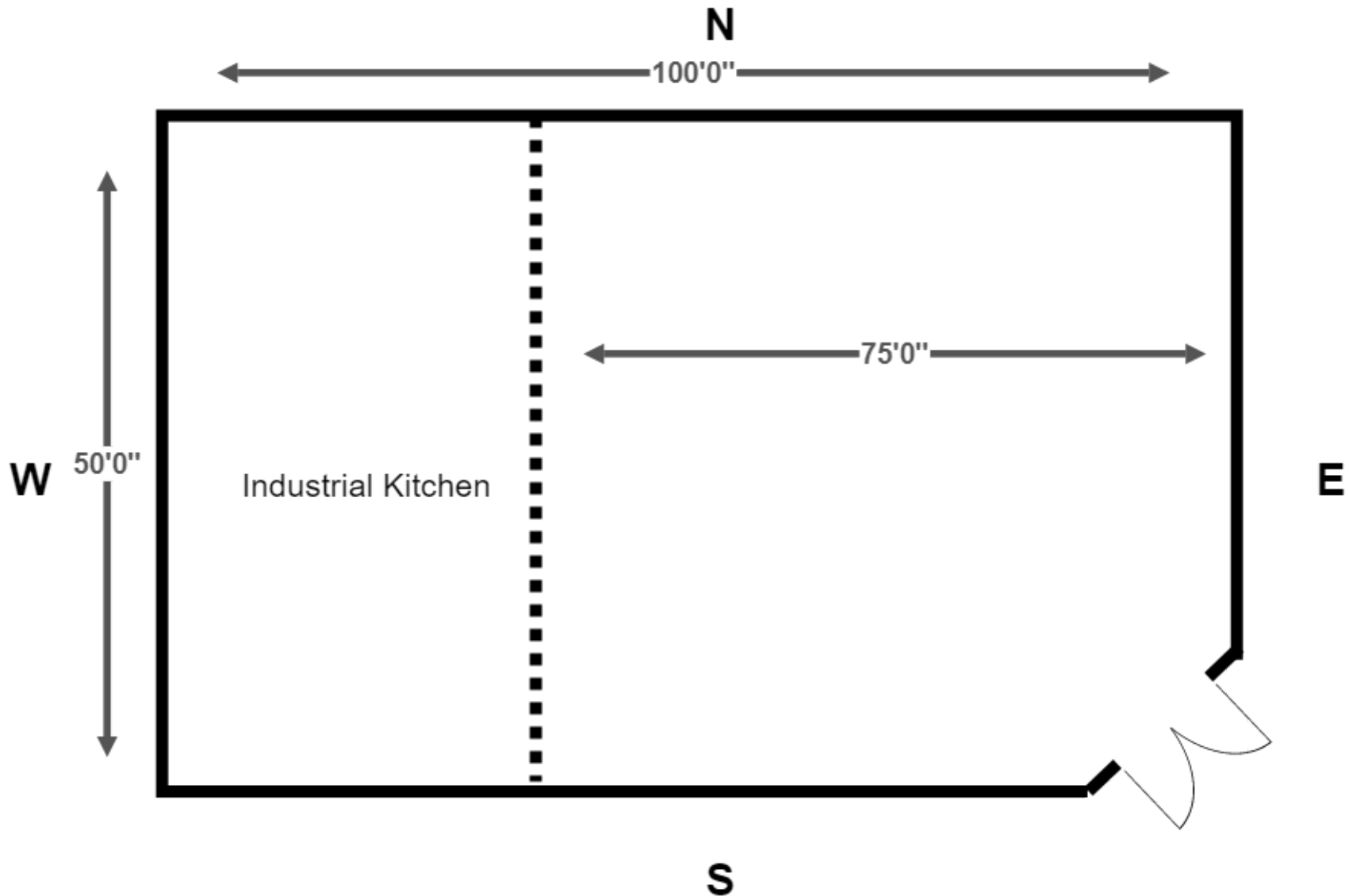
High exposure retail space in Downtown Dunsmuir directly next to Interstate-5. Perfect for a tap-house, brewery or experience based food concept. The large floor-to-ceiling windows provide great natural light and exposure. Over 40,000 cars drive by per day offering excellent visibility. 5,000 square feet of retail space available for a single or dual tenant opportunity. Full commercial kitchen in place offers the best opportunity for a tenant buildout. This space has fantastic walkability right in the downtown core with close proximity to all the great amenities of a true Dunsmuir experience!

FLOOR PLANS

4737 Dunsmuir Ave
Dunsmuir, CA



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SUMMARY OF FACTS

8104 Dunsmuir Ave
Dunsmuir, CA



BUILDING II- Coffee Roasters Concept

Property Summary

- LEASE RATE: \$1.55 per s/f
- BUILDING SIZE: 1,400+ S/F
- ZONING: Commercial
- YEAR RENO: 2023



Property Overview

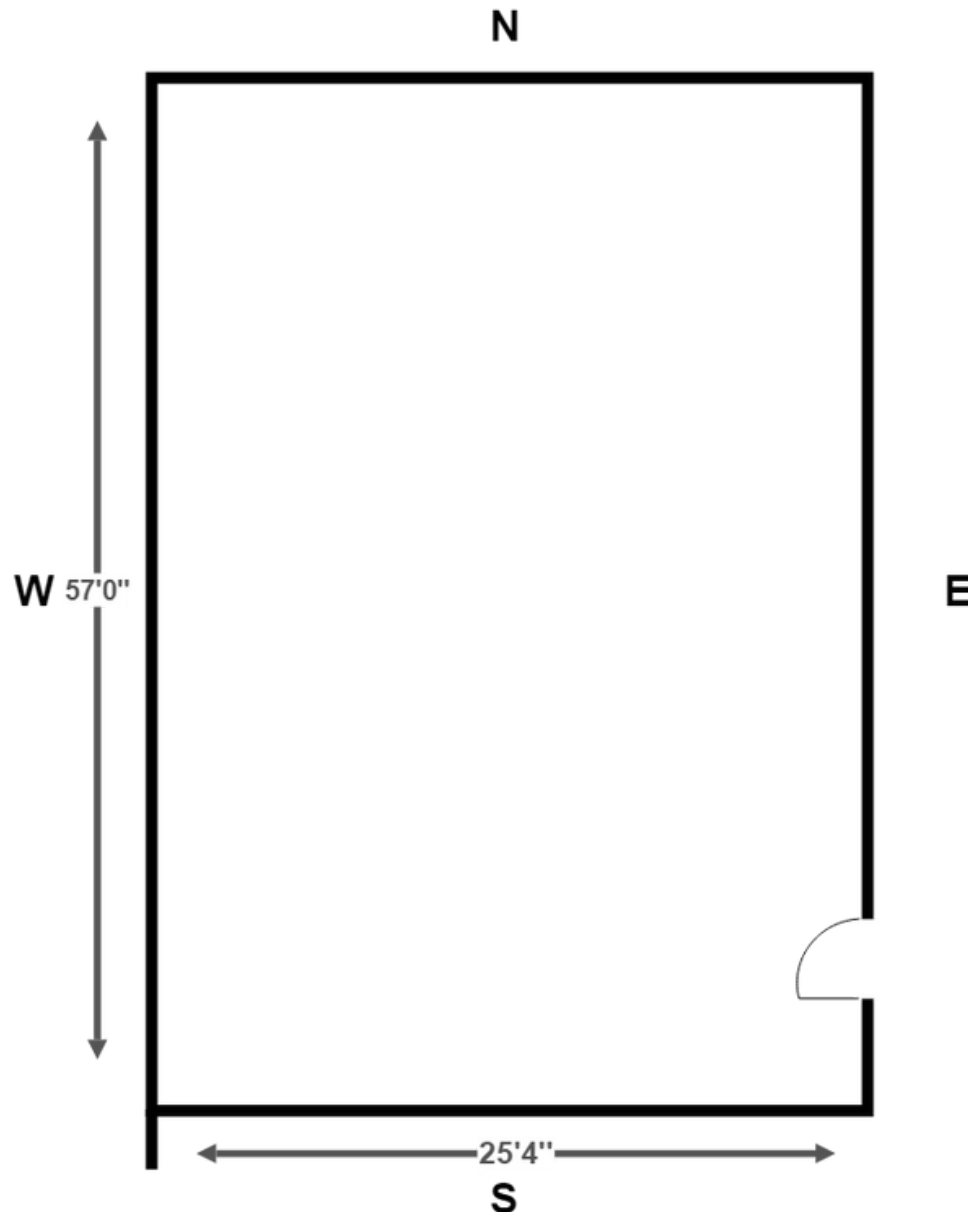
High exposure retail space in Downtown Dunsmuir directly next to Interstate-5. Perfect for a coffee roaster or experience based food concept. The “back-porch” feel offers an opportunity to create an experience around your food/beverage concept. Over 40,000 cars drive by per day offering excellent visibility. 1,400+ square feet of retail space available for a single tenant opportunity. This space has fantastic walkability right in the downtown core with close proximity to all the great amenities of a true Dunsmuir experience!

FLOOR PLANS

8104 Dunsmuir Ave
Dunsmuir, CA



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CAVE SPRINGS-Community Opportunities

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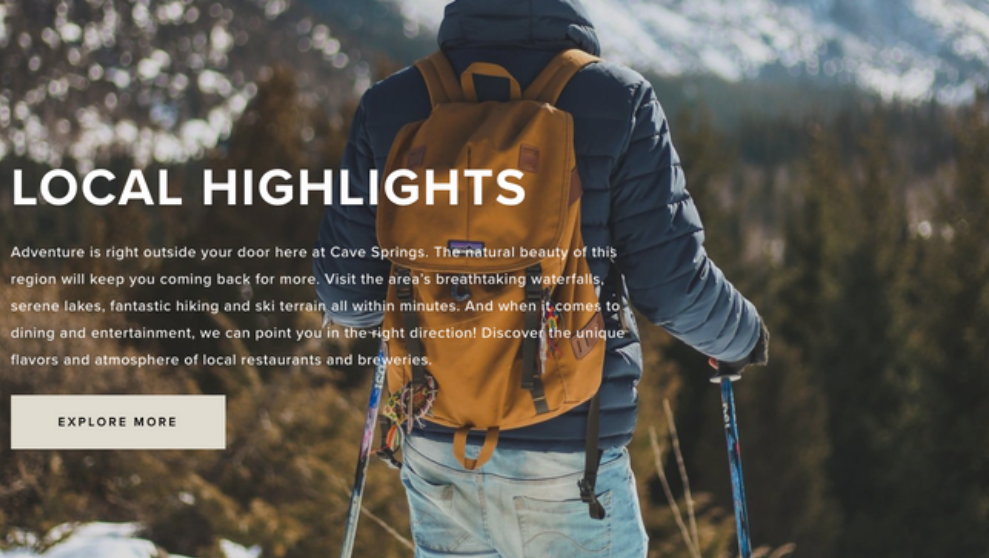


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LOCAL HIGHLIGHTS

Adventure is right outside your door here at Cave Springs. The natural beauty of this region will keep you coming back for more. Visit the area's breathtaking waterfalls, serene lakes, fantastic hiking and ski terrain all within minutes. And when it comes to dining and entertainment, we can point you in the right direction! Discover the unique flavors and atmosphere of local restaurants and breweries.

[EXPLORE MORE](#)



LOOKOUT CABIN

The icon of Cave Springs just went through a full renovation! This cabin overlooks the Sacramento River with spectacular views of Mount Shasta. Enjoy the views, sounds and beauty that surrounds you. This cabin is the perfect getaway for relaxing and recharging after a full day in the great outdoors. Highly recommend enjoying your morning coffee on the private deck and spending your evening soaking in the brand new hot tub with friends and family.

[BOOK THIS CABIN](#)

MODERN HOTEL

Our newly renovated rooms combine comfort and style, offering guests a peaceful place to land. Each space has been thoughtfully updated to ensure our guests can relax, recharge and create great memories during their stay.

[BOOK YOUR STAY](#)



AIRSTREAMS

This summer, Phase 2 of our Cave Springs renovations will take place with the addition of renovated Airstreams as an option for our guests. We will be restoring a handful of these iconic trailers top to bottom with retro-inspired design and modern amenities throughout. Stay tuned to be among the first to book an Airstream camping experience.

[LEARN MORE](#)



I-5 TRAFFIC

4737 & 4801 Dunsmuir Ave
Dunsmuir, CA



Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
5	-	21,961	2022	0.29 mi
Dunsmuir Avenue	-	22,381	2020	0.61 mi
5	Dunsmuir Ave N	19,600	2018	0.68 mi
I-5	Dunsmuir Ave N	20,927	2022	0.68 mi
Cascade Wonderland Hi...	-	23,369	2020	0.71 mi
5	Siskiyou Ave SW	22,000	2018	1.09 mi
I-5	Siskiyou Ave SW	23,099	2022	1.09 mi
I-5	Oak-Willow St Connecti...	21,331	2022	1.16 mi
I-5	Panorama Rd S	20,520	2022	1.58 mi
I-5	Mott Airport Rd SE	23,582	2022	2.89 mi

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