

**TEHAMA  
& WALKER**

ORLAND | CA

# For Sale

±2.42 Acre Lot

Conveniently located  
commercial parcel near I-5  
in Orland, CA.

- Flat corner parcel with existing curbs and storm drainage installed.
- Surrounded by national tenants creating strong retail synergy and customer traffic.
- City open to rezoning for potential multifamily development opportunity.

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# EXECUTIVE SUMMARY

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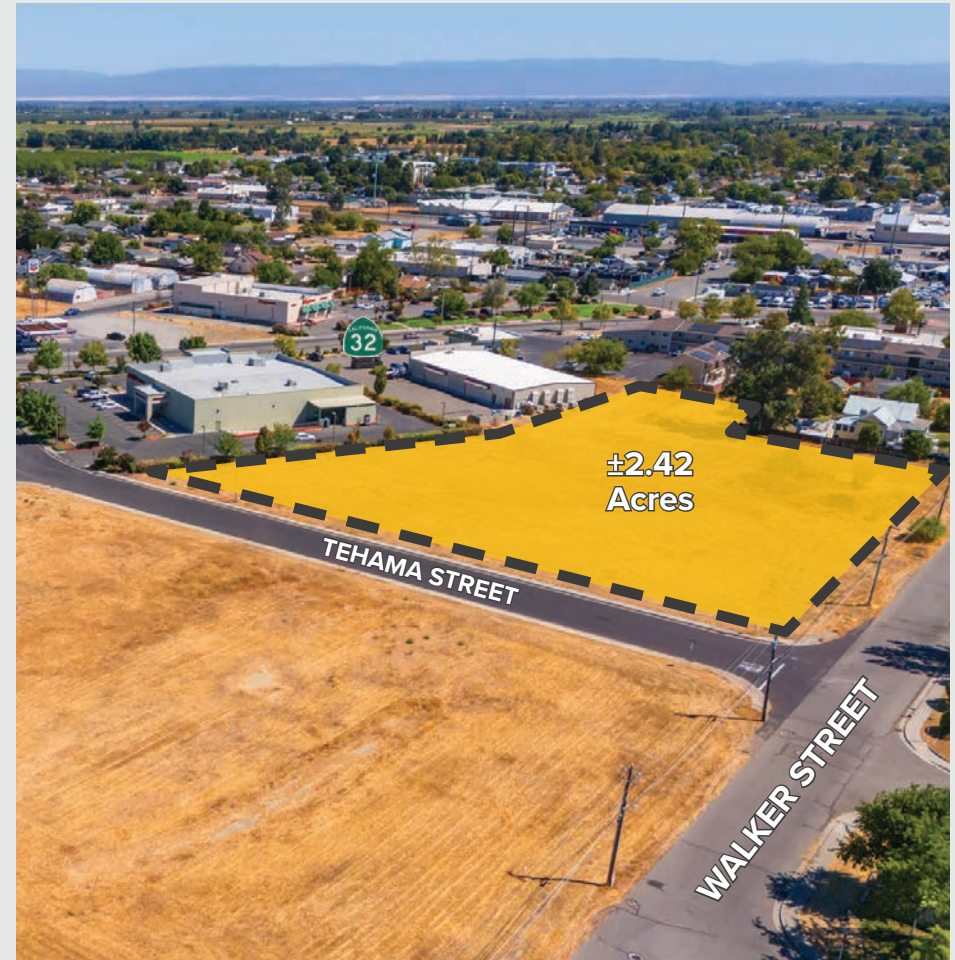
## PROPERTY OVERVIEW

Located at the heart of Orland's retail corridor, this  $\pm 2.42$ -acre commercial parcel is composed of two contiguous flat corner lots situated directly behind CVS. The site features upgraded curbs and storm drainage systems, and sits on level terrain suitable for a wide range of uses including QSR, restaurant, hotel, retail or similar developments. Zoning currently accommodates these commercial uses, and the City of Orland has indicated a willingness to entertain rezoning for multifamily, opening prospective opportunities for residential development.

Strategically positioned just off the I-5 interchange, the parcel benefits from substantial daily traffic and visibility. It is surrounded by major national tenants—Starbucks, Burger King, Dutch Bros Coffee, ARCO AM/PM, Walgreens, and Dollar Tree ensuring consistent local demand. The location features easy site access, generous parking potential, and proximity to the interchange facilitates smooth ingress and egress. Adjacent commercial amenities and nearby landmarks contribute to increased site exposure and appeal in this active retail hub.

## OFFERING SUMMARY

**Price:** \$875,000



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# RETAIL AREA

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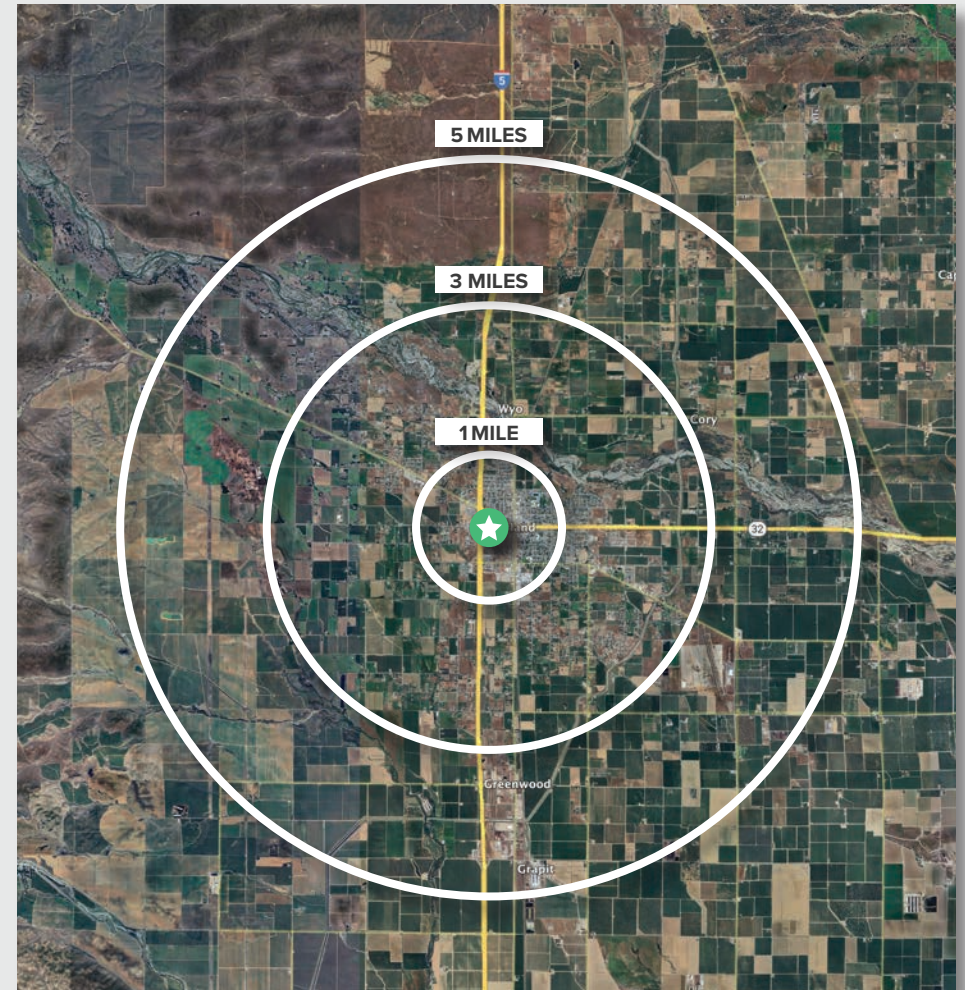
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# REGIONAL DEMOGRAPHICS

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| DEMOGRAPHICS                            | 1 MILE   | 3 MILES  | 5 MILES  |
|-----------------------------------------|----------|----------|----------|
| <b>POPULATION</b>                       |          |          |          |
| 2025 Estimated Population               | 5,251    | 12,496   | 14,070   |
| 2030 Projected Population               | 5,321    | 12,522   | 14,025   |
| 2020 Census Population                  | 5,228    | 12,778   | 14,379   |
| 2010 Census Population                  | 4,702    | 11,750   | 13,357   |
| 2025 Median Age                         | 32.7     | 34.2     | 34.6     |
| <b>HOUSEHOLDS</b>                       |          |          |          |
| 2025 Estimated Households               | 1,786    | 4,243    | 4,787    |
| 2030 Projected Households               | 1,802    | 4,236    | 4,753    |
| 2020 Census Households                  | 1,779    | 4,384    | 4,959    |
| 2010 Census Households                  | 1,629    | 4,087    | 4,662    |
| <b>INCOME</b>                           |          |          |          |
| 2025 Estimated Average Household Income | \$80,804 | \$86,930 | \$88,718 |
| 2025 Estimated Median Household Income  | \$67,423 | \$69,797 | \$71,408 |
| 2025 Estimated Per Capita Income        | \$27,488 | \$29,555 | \$30,229 |
| <b>BUSINESS</b>                         |          |          |          |
| 2025 Estimated Total Businesses         | 226      | 340      | 396      |
| 2025 Estimated Total Employees          | 1,403    | 2,226    | 2,597    |

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



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# ABOUT CAPITAL RIVERS

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