

COMMERCE COURT

WEED | CA

For Sale

Up to ± 3.67 Acres

Three commercial parcels
with I-5 highway visibility in
Weed, CA

- Three parcels totaling ± 3.67 acres with level, buildable topography.
- Each parcel includes a panel on I-5-visible pylon sign.
- Zoned C-2 General Commercial permitting fast food, hotel, or service uses.
- Surrounded by national retailers, fuel stations, and hospitality operators.



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EXECUTIVE SUMMARY

**COMMERCE
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WEED | CA

PROPERTY OVERVIEW

±3.67 acres across three parcels are available directly off Interstate 5 at the E. Vista Drive exit in Weed, California. The properties are zoned C-2 General Commercial, allowing for a wide range of uses including fast food, hotel, car wash, and service retail. Each parcel is fully improved with sewer, water, electricity, curb, gutter, and paved street access. The topography is flat and at street grade, offering shovel-ready development opportunities. Each lot also includes a reserved panel on a pylon sign visible from Interstate 5, providing excellent exposure to highway travelers.

The properties are located within a high-traffic commercial corridor that serves as a major stop along I-5. National tenants in the immediate area include McDonald's, Taco Bell, Starbucks, Pilot Travel Center, Chevron, Shell, Comfort Inn, and Grocery Outlet. The site benefits from steady traffic counts driven by both local residents and regional travelers, with Weed positioned as a key stopover between Oregon and California. The area also draws visitors from Mount Shasta and surrounding outdoor recreation destinations, supporting consistent demand for food, lodging, and convenience services.



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AVAILABILITY

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ADDRESS	APN	SIZE	PRICE	PRICE PSF	ZONING
Lot 1	060-552-340	±57,935 SF ±1.33 Acres	\$405,545	\$7.00	C-2 - General Commercial
Lot 2	060-552-350	±50,965 SF ± 1.17 Acres	\$356,755	\$7.00	C-2 - General Commercial
Lot 3	060-552-380	±50,965 SF ± 1.17 Acres	\$356,755	\$7.00	C-2 - General Commercial



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RETAIL AREA

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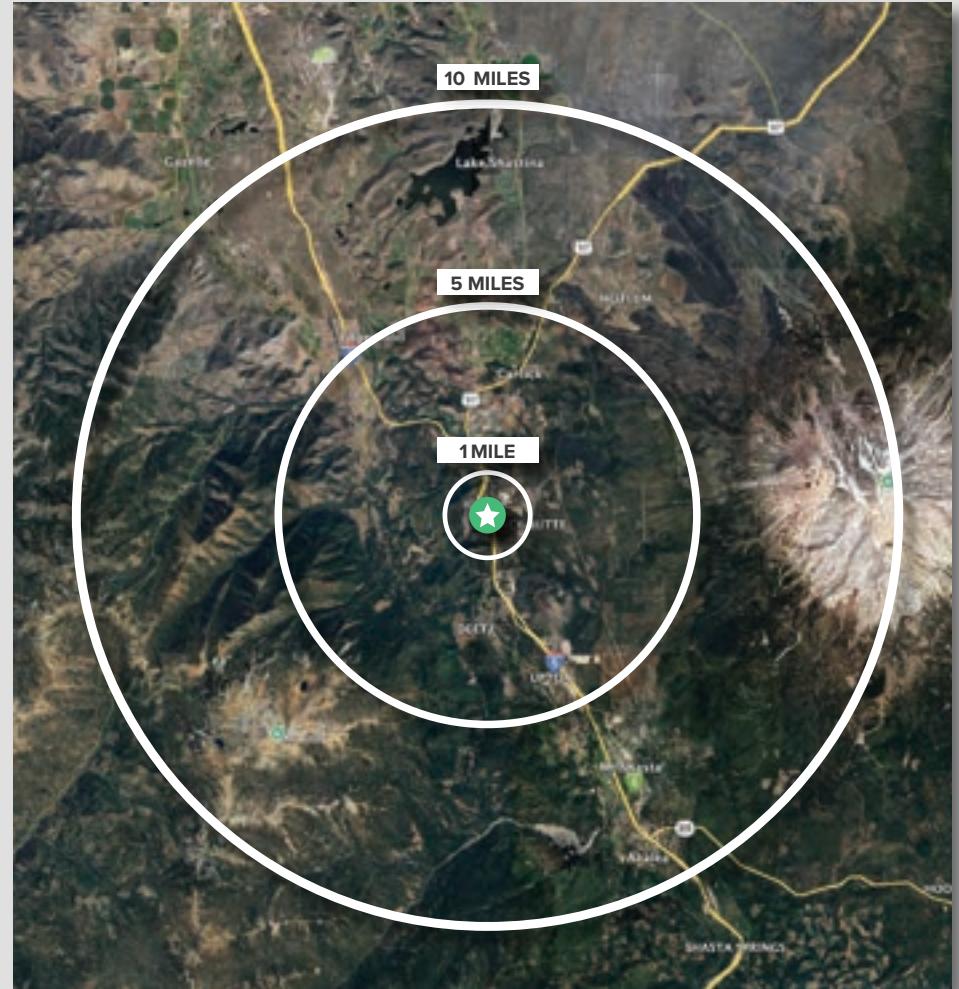
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION			
2025 Estimated Population	242	5,365	13,409
2020 Census Population	239	5,696	14,078
2010 Census Population	215	5,575	13,683
2025 Median Age	38.6	44.1	48.2
HOUSEHOLDS			
2025 Estimated Households	95	2,271	6,128
2020 Census Households	93	2,364	6,310
2010 Census Households	86	2,281	6,017
INCOME			
2025 Estimated Average Household Income	\$125,087	\$95,786	\$92,386
2025 Estimated Median Household Income	\$61,073	\$69,116	\$69,723
2025 Estimated Per Capita Income	\$50,092	\$40,864	\$42,368
BUSINESS			
2025 Estimated Total Businesses	18	189	654
2025 Estimated Total Employees	224	1,863	4,931

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



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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com

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PROPERTY MANAGEMENT

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