

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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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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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



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

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