

# CENTURY 21 COMMERCIAL®

## Select Real Estate



STATE HIGHWAY 99 +/- 22,471 VPD

**+/- .65 ACRES FOR SALE**

# **1458 STATE HIGHWAY 99**

**Gridley, CA 95948**

**024-260-010-000**

**\$425,000.00**





# 1458 STATE HIGHWAY 99 | GRIDLEY, CA

+/-0.65 ACRES



## Property Overview

1458 State Highway 99 in Gridley, CA, offers a prime commercial development opportunity in a high-traffic corridor with direct frontage on State Highway 99, the property benefits from significant daily vehicle exposure, enhancing visibility for any business. Utilities such as water, sewer, and electricity are readily available, facilitating a seamless development process. This site offers excellent access to local amenities and a growing customer base, making it an ideal location for businesses seeking strategic placement in Gridley.

### Property Details:

- Price: \$425,000.00
- Address: 1458 State Hwy 99, Gridley, CA 95948
- Lot Size: 0.65 acres
- Zoning: C-2 (General Commercial)
- APN: 024-060-010-000
- Utilities: Water, sewer, and electricity available
- Access: Direct frontage on State Highway 99
- Boundries: New Steel and Cinderblock Fencing



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**Monica Di Sante** Lic. 02031183  
(530) 300-3856 • [Monica.disante@c21selectgroup.com](mailto:Monica.disante@c21selectgroup.com)



**1458 STATE HIGHWAY 99 | GRIDLEY, CA**  
**+/-0.65 ACRES**



## HIGHLIGHTS

- Zoned C-2 General Commercial
- Highway Frontage
- High Traffic Exposure
- Various Commercial Uses Permitted
- Utility Connections At Street



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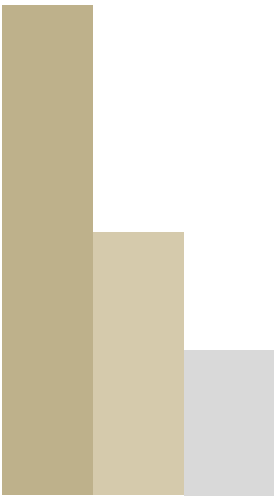




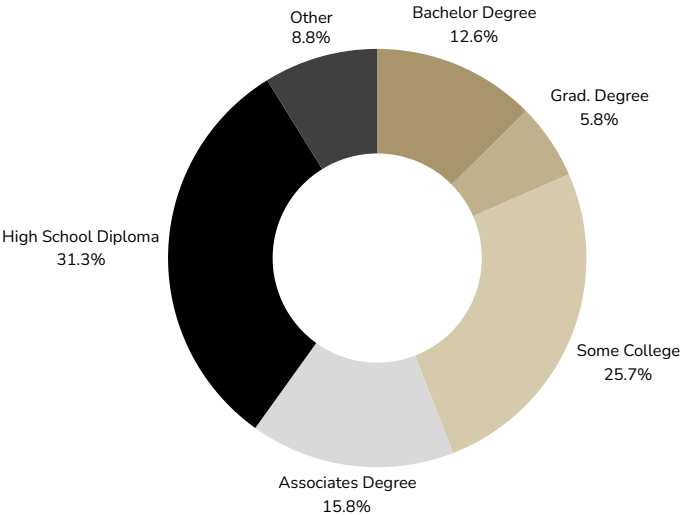


COMMUNITY PROFILE

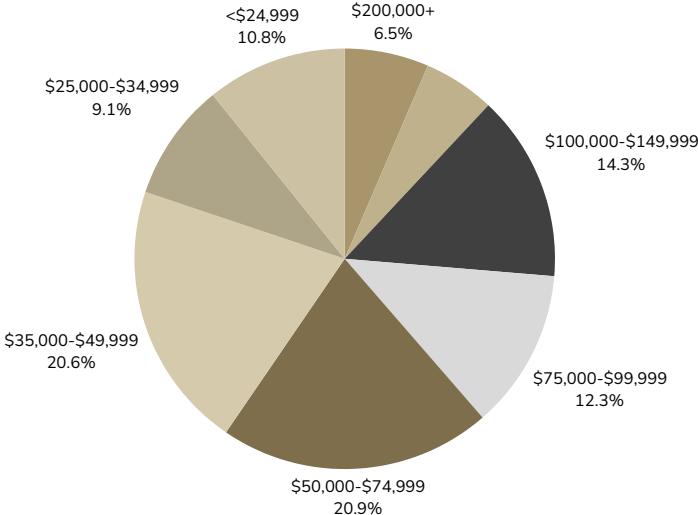
Diversity Index	Median HH Income	Median Home Value	Median Age
82.5	\$54,853	\$288,849	37.3



HOME OWNERSHIP



EDUCATIONAL ATTAINMENT



HOUSEHOLDS BY INCOME

2025 Demographics within 1 miles of subject property. Information provided by ESRI.



# 1458 STATE HIGHWAY 99 | GRIDLEY, CA

+/-0.65 ACRES



Gridley, CA is a strategically located city in Butte County, offering strong potential for commercial growth within a supportive small-town environment. With a median age of approximately 34, the area benefits from a stable, working-age population ideal for workforce development and customer base growth. The city has seen consistent residential expansion, increasing demand for retail, dining, and service-based businesses. Affordable real estate, combined with access to Highway 99, positions Gridley as an attractive option for regional operations or satellite locations. Local infrastructure, including schools, parks, and civic services, further supports sustainable economic development and long-term investment potential.

## DEMOGRAPHIC WITHIN 5 MILES



**\$34,519**  
Avg. Annual  
Household  
Spending



**3,787**  
Business  
Employees



**13,829**  
Population



**\$87,938**  
Avg. Income



**5,120**  
Households

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## THE AREA

### Nearby Locations

- Les Schwab Tires
- CVS
- Dutch Bros
- Dollar General
- Taco Bell
- Mc Donalds
- Roundtable
- Safeway
- Casa Lupe
- 7-Eleven
- Ace Hardware
- SAV-MOR Foods
- Starbucks
- Grocery Outlet
- Burger King
- O 'Reilly Auto Parts
- Orchard Hospital



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