



HERITAGE OAKS SHOPPING CENTER GRIDLEY | CA

1554 STATE ROUTE 99 EAST | GRIDLEY, CA 95948

EXECUTIVE SUMMARY

HERITAGE OAKS SHOPPING CENTER GRIDLEY | CA

PROPERTY OVERVIEW

Heritage Oaks is a grocery-anchored center located in Gridley, CA. The center is conveniently located directly on State Route 99 between Yuba City and Chico. Heritage Oaks has a tenant mix of local and national tenants including Safeway, Dollar Tree, AnytimeFitness with Grocery Outlet and Huckleberry's recently added. The center is a few minutes away from the historical downtown Gridley.

PROPERTY HIGHLIGHTS

- Anchored by Safeway, O'Reilly Auto Parts, Grocery Outlet and Dollar Tree.
- Located directly on State Route 99 with 24,979 ATC.
- Population exceeds 30,600 within a 10-mile radius with an average household income over \$112,600.

OFFERING SUMMARY

Available for Lease: ±900 to ±6,450 square feet.

Available for Ground Lease or Build-to-Suit: ±1.34 acres retail pad with State Route 99 frontage.

Address: 1554 State Route 99 East | Gridley, CA 95948



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SITE PLAN & AVAILABILITY

HERITAGE OAKS SHOPPING CENTER GRIDLEY | CA

SUITE	TENANT	SF
PAD	Available	±1.34 Acres
01536	Little Caesars Pizza	±1,200
01540	Available	±1,200
01544	Available	±900
01546	Professional Nails	±900
01548	Adventist Health and Rideout Memorial	±3,000
01550	Grocery Outlet	±17,640
01552	The Laundromat	±1,750
01554	UPS Store	±1,435
01556	Available	±1,715
01560	Dollar Tree	±8,000
01562	Anytime Fitness	±5,995
01580	ABC Chinese Restaurant	±1,800
01582	Cigarette City	±900
1582B	Cigarette City	±905
01584	Deportes Janitzio	±2,415
01586	Huckleberry's	±3,925
01590	O'Reilly Auto Parts	±8,400
01596	Safeway	±25,864
-----	Available - Warehouse Space	±6,450

- SUBJECT PROPERTY**
- AVAILABLE FOR LEASE**
- NOT INCLUDED**



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±1.34 ACRE PAD

HERITAGE OAKS SHOPPING CENTER

GRIDLEY | CA

PRIME SHOPPING CENTER IN GRIDLEY, CA

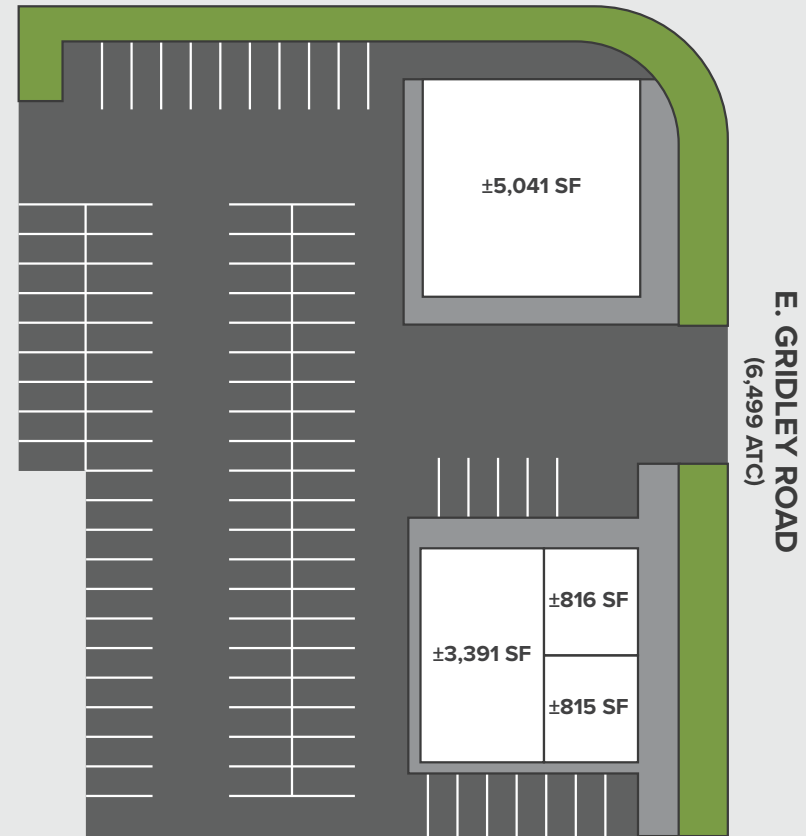
This pad at **Heritage Oaks Shopping Center**, covering approximately 1.34 acres, represents an outstanding redevelopment opportunity. Ideally situated on State Route 99 with a notable average traffic count (ATC) of 24,979 vehicles, this pad site is not only central to the local community but also offers an excellent potential for development into a gas station or a Quick Service Restaurant (QSR) that wants to grow its presence on Highway 99.

Located at a signalized intersection of Highway 99 & E. Gridley Road, the site provides high visibility and easy access, key attributes for the success of a gas station or QSR.

The ±1.34-acre site is large enough for an expanded, state-of-the-art gas station complete with several fuel pumps and a convenience store, or a QSR with extensive seating, a drive-thru, and abundant parking. The existing layout, including a large parking area, can be reconfigured to optimize traffic flow, crucial for the rapid service required in gas stations and QSRs.

Available for Ground Lease or Build-to-Suit.

STATE ROUTE 99
(24,979 ATC)



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±1.34 ACRE PAD AERIAL

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E. GRIDLEY ROAD
(6,499 ATC)



STATE ROUTE 99
(24,979 ATC)

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±1.34 ACRE PAD | QSR CONCEPT

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QSR PAD IN PRIME SHOPPING CENTER

Fronting Highway 99 with 24,979 ATC, the pad at The Heritage Oaks Shopping Center in Gridley, offers a prime ground-lease, build-to-suit, or acquisition opportunity for a quick-serve restaurant brand, including the potential for a drive-thru. At ±1.34 acres, this retail pad presents a blank canvas for development, tailored to meet the specific needs of a modern fast-food establishment.

Pad Highlights:

- Located directly on State Route 99 with 24,979 ATC.
- Signalized intersection.
- Potential drive-thru.
- Available for ground lease.

Not only is this site well positioned to dominate the local market in Gridley, but also majorly benefit from the frontage on Highway 99 and full access from E. Gridley Road. The site benefits from the grocery anchored shopping center, and strong daily needs tenant mix that serves the community and drives traffic to the center.

This unique opportunity provides a unique chance to build a custom-designed facility that can leverage a high visibility location to continue to grow their brand's identity.

STATE ROUTE 99
(24,979 ATC)



E. GRIDLEY ROAD
(6,499 ATC)

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QSR CONCEPT | AERIAL

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E. GRIDLEY ROAD
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±1.34 ACRE PAD | GAS CONCEPT

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GAS PAD IN PRIME SHOPPING CENTER

Fronting Highway 99 with over 25,000 ATC, The Pads at The Heritage Oaks Shopping Center in Gridley offers a prime ground-lease, build-to-suit, or acquisition opportunity for a gas and convenience store brand, including potential for multiple fuel pumps. At ±1.34 acres, this retail pad presents a blank canvas for development, tailored to meet the specific needs of a modern gas station combined with a convenience store.

Pad Highlights:

- Located directly on State Route 99 with 24,979 ATC.
- Signalized intersection for easy access.
- Ample space for fuel pumps and a convenience store layout.
- Available for ground lease.

Not only is this site well-positioned to become a key player in the local market in Gridley, but it also majorly benefits from the frontage on Highway 99 and full access from E. Gridley Road. The site benefits from the grocery-anchored shopping center, and strong daily-needs-tenant mix that serves the community and drives traffic to the center.

This unique opportunity provides a chance to build a custom-designed gas and convenience store that can leverage a high-visibility location to grow the brand's identity and ensure a constant flow of customers.



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GAS CONCEPT | AERIAL

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E. GRIDLEY ROAD
(6,499 ATC)



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RETAIL AREA

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GRIDLEY INDUSTRIAL PARK

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PROPERTY PHOTOS

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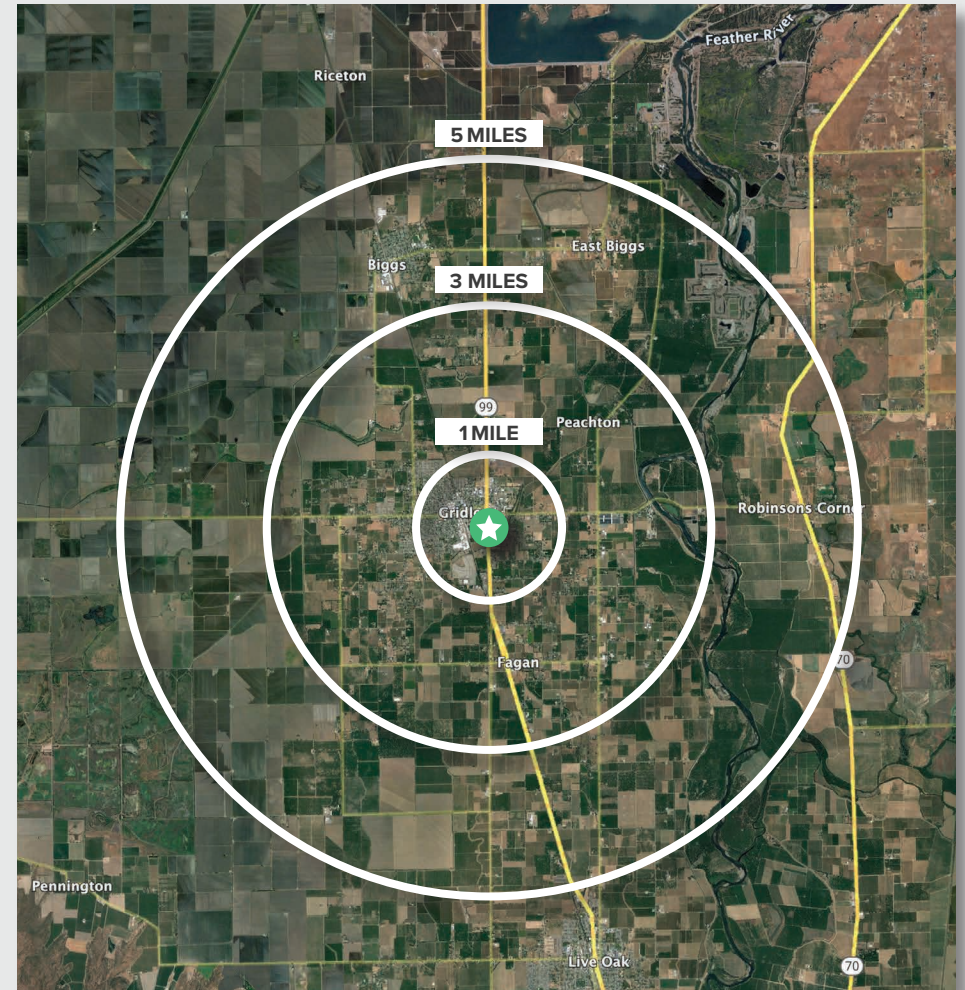
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REGIONAL DEMOGRAPHICS

HERITAGE OAKS SHOPPING CENTER GRIDLEY | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	5,595	11,304	14,632
2028 Projected Population	5,643	11,579	15,034
2020 Census Population	5,885	11,504	15,020
2010 Census Population	5,344	10,761	14,056
2023 Median Age	37.6	38.1	38.3
HOUSEHOLDS			
2023 Estimated Households	1,830	3,756	4,885
2028 Projected Households	1,848	3,847	5,014
2020 Census Households	1,954	3,853	5,026
2010 Census Households	1,796	3,626	4,733
INCOME			
2023 Estimated Average Household Income	\$88,768	\$107,094	\$112,602
2023 Estimated Median Household Income	\$53,713	\$69,273	\$71,112
2023 Estimated Per Capita Income	\$29,337	\$35,732	\$37,710
BUSINESS			
2023 Estimated Total Businesses	236	342	398
2023 Estimated Total Employees	1,800	2,601	2,997

Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1



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