

21 EAST GRIDLEY ROAD

FOR LEASE

GRIDLEY, CA 95948



LEASING HIGHLIGHTS

PROPERTY	21 East Gridley Road
CITY / STATE	Gridley, CA 95948
TOTAL BUILDING	±3,002 SF (3 units)
UNITS AVAILABLE	Unit B 1,042 SF / Unit C 980 SF (Unit A pending lease)
LEASE RATE	\$2.25/SF/mo + NNN (\$0.55/SF/mo)
LEASE TYPE	NNN
ZONING	C-2 Commercial
YEAR BUILT	2019 (New Construction)
LOT SIZE	0.316 AC (±13,764 SF)
FRONTAGE	Corner lot on E. Gridley Rd
PARKING	On-site paved parking lot
APN	010-210-009



PROPERTY OVERVIEW



PROPERTY WRITE-UP

21 East Gridley Road offers a rare opportunity to lease brand-new, never-occupied commercial suites in the heart of Gridley's primary retail corridor. Situated at the signalized intersection of East Gridley Road and Golden State Highway (Highway 99), the property benefits from outstanding visibility, consistent traffic flow, and a dense, established trade area anchored by Rite Aid, Safeway, 7-Eleven, and Casa Lupe Market, Bakery & Taqueria.

Delivered in white box condition and ready for immediate occupancy, Units B (1,042 SF) and C (980 SF) are available individually or together. Each suite features a private restroom and an open floor plan, providing flexibility for tenant improvements. Unit A is currently pending lease.

With ample on-site parking, corner frontage, and immediate proximity to Orchard Hospital and Manuel Vierra Municipal Park, 21 East Gridley Road presents an excellent opportunity for tenants seeking a highly visible foothold in the Gridley market.

HIGHLIGHTS

- Brand-new construction — shell complete and ready for immediate occupancy
- Two units available: Unit B (1,042 SF) and Unit C (980 SF) — lease individually or combined (Unit A is pending lease)
- Lease rate: \$2.25/SF/mo + NNN (\$0.55/SF/mo)
- Signalized corner location at E. Gridley Road & Golden State Hwy (Highway 99)
- Steps from Rite Aid, Safeway, 7-Eleven, and Casa Lupe Market, Bakery & Taqueria
- Ample on-site parking with accessible spaces
- Zoned C-2 Commercial
- Flexible open floor plan — ready for tenant improvements

AT A GLANCE

Units Available	2 (B & C)
Lease Rate	\$2.25/SF/mo + NNN
Zoning	C-2 Commercial
Year Built	2019

SUITE AVAILABILITY & LEASE TERMS

SUITE AVAILABILITY

UNIT	Size	Status
UNIT A	±980 SF	Pending Lease
UNIT B	±1,042 SF	Available
UNIT C	±980 SF	Available
UNITS B + C (COMBINED)	±2,022 SF	Available

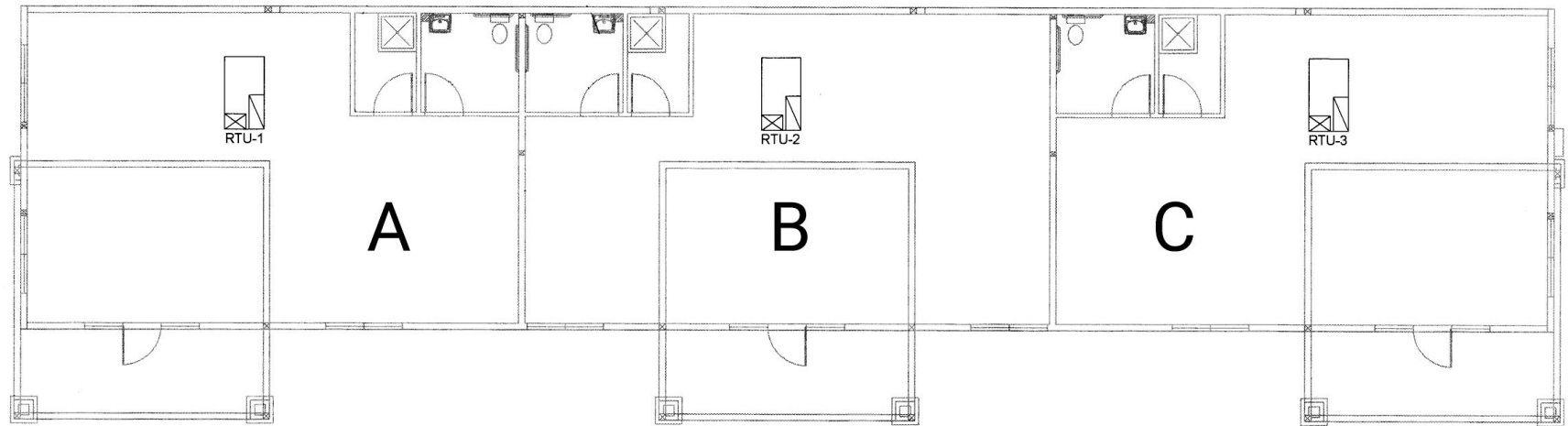
LEASE TERMS

LEASE RATE	\$2.25/SF/mo
NNN REIMBURSEMENT	\$0.55/SF/mo
LEASE TYPE	NNN
TERM	Negotiable
TENANT IMPROVEMENTS	Negotiable
DELIVERY	Immediate — shell complete
PERMITTED USE	Retail, office, or service (per zoning)

*Rates, terms, and available square footage are subject to change without notice. Tenant to verify all information independently.



FLOOR PLAN



UNIT A — ±980 SF
(Pending Lease)

UNIT B — ±1,042 SF
(Available)

UNIT C — ±980 SF
(Available)

Each unit is delivered as an open shell with a dedicated restroom and rooftop HVAC (RTU), ready for tenant improvements. Units may be combined by removing demising walls, subject to landlord approval and permitting. Total building area ±3,002 SF.

SITE PLAN & ZONING



APN	010-210-009
SITE AREA	0.316 AC (±13,764 SF)
ZONING	C-2 Commercial
FRONTAGE	90 ft along E. Gridley Road
TOTAL BUILDING AREA	±3,002 SF
CONSTRUCTION TYPE	Type V-B, single story
PARKING	Paved on-site lot w/ accessible stalls
SPRINKLERED	No

Site data per approved Butte County building permit set (Key & Associates Civil Engineers) and as-built floor plan. Buyer/tenant to independently verify zoning and site data with Butte County / City of Gridley.

ADDITIONAL PHOTOS



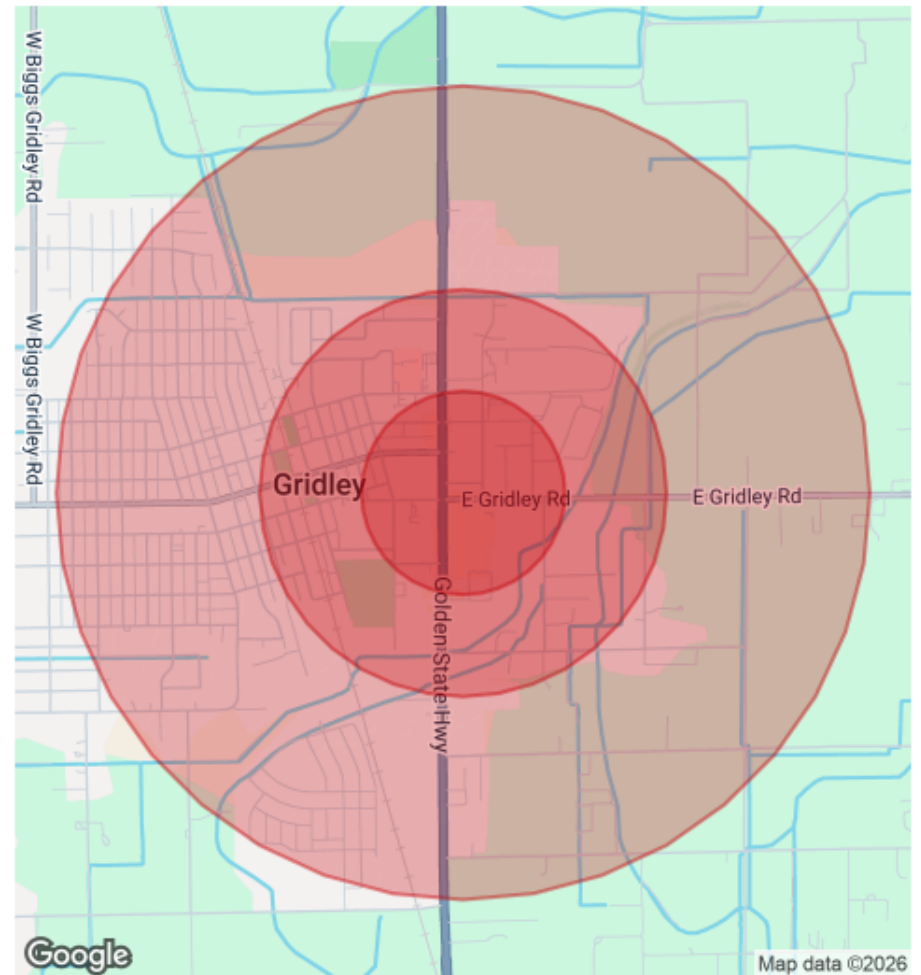
LOCATION & DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	267	1,217	4,895
Average Age	47.9	45.7	36.5
Average Age (Male)	51.7	48.7	37.2
Average Age (Female)	40.0	39.4	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	89	403	1,648
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$62,752	\$65,071	\$77,071
Average House Value	\$284,389	\$277,319	\$302,621

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	195	880	3,409
Total Population - Black	0	3	4
Total Population - Asian	4	16	61
Total Population - Hawaiian	0	0	0
Total Population - American Indian	1	11	101
Total Population - Other	52	235	846

2023 American Community Survey (ACS)



2023 American Community Survey (ACS). Rings reflect 0.25 / 0.5 / 1 mile radii from 21 East Gridley Road, Gridley, CA.

- Rite Aid & Safeway — anchor grocery/pharmacy
- 7-Eleven, Casa Lupe Market, Bakery & Taqueria
- Orchard Hospital
- Manuel Vierra Municipal Park
- Butte County Fair RV Park
- Signalized corner at Golden State Hwy & E. Gridley Rd

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GRIDLEY, CA 95948

BROKER INFORMATION

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HELM
PROPERTIES