



# 205 N FOOTHILL DR

*Highway Commercial Land For Sale  
Prime Location for a Coffee Site  
Freeway-Adjacent with Excellent Visibility*

YREKA, CA

*\$275,000 (\$10.88 PSF)*

ASKING PRICE

*±0.58 AC*

TOTAL AC





*Amazing opportunity to purchase a bite size freeway adjacent lot*

Two curb cuts for ingress & egress

New curb, gutter and sidewalk at street

Freeway pylon signage possible

Connected to City water

Connected to City sewer

Pacific Power - electric

Commercial highway zoning (CH)

- Allows all Commercial Downtown (C-2) uses
- Conditional uses (CUP)

- Service station
- Drive thru (QSR)
- Hotel/motel

Central location & easy access to freeway

APN # 053-242-280-000

Only \$10.88 PSF

**\$275K**  
ASKING PRICE

**±0.58 AC**  
TOTAL AC

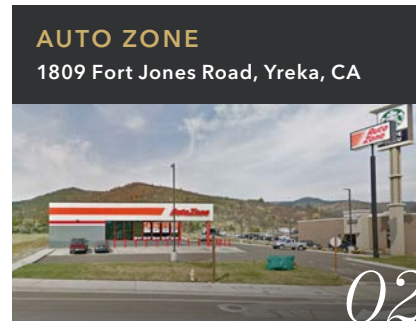




# SALE COMPARABLES (LAND)



|             |                    |
|-------------|--------------------|
| BUYER       | SK Yreka, Inc      |
| SELLER      | HSUI               |
| ACREAGE     | 0.85 AC/37,026 SF  |
| SALE DATE   | 10/5/2018          |
| SALE PRICE  | \$800,000          |
| PRICE/SF    | \$21.60            |
| CURRENT USE | Gas Site (Chevron) |



|             |                        |
|-------------|------------------------|
| BUYER       | Auto Zone, Inc         |
| SELLER      | Best Development, Inc. |
| ACREAGE     | 1.12 AC/48,923 SF      |
| SALE DATE   | Approx. Q1 2015        |
| SALE PRICE  | \$575,000              |
| PRICE/SF    | \$11.75                |
| CURRENT USE | (Auto Zone)            |



|             |                       |
|-------------|-----------------------|
| BUYER       | RJ Fassi Inc.         |
| SELLER      | Yreka BTS Retail, LLC |
| ACREAGE     | 0.90 AC/39,204 SF     |
| SALE DATE   | 08/31/2021            |
| SALE PRICE  | \$515,000             |
| PRICE/SF    | \$13.13               |
| CURRENT USE | (Dollar General)      |



|                |                                |
|----------------|--------------------------------|
| DEVELOPER      | R & A Enterprises, Inc         |
| APPRAISER      | Newmark Knight Frank           |
| ACREAGE/SF     | 49,222.80                      |
| APPRAISAL DATE | 05/19/2021                     |
| APPRAISAL      | \$740,000                      |
| PRICE/SF       | \$15.03                        |
| CURRENT USE    | Car Wash (Yreka Splash & Dash) |





205 N FOOTHILL DR

## WHY 205 N FOOTHILL DR?

Located at I-5 on and off ramps

Highly visible north/south w/ pylon

Utilities on site

Strong freeway traffic counts

Under-served submarket

## ABOUT YREKA

Population ±7,800

Located in Siskiyou County

Yreka is the County Seat

College of the Siskiyous Degree Programs  
- Nursing, EMT, Humanities, Liberal Arts, Social  
Science, Business

Entertainment - Rain Rock Casino & Resort

Recreation

- Mt Shasta Ski Resort ±50 miles
- Mt Ashland Ski Resort ±40 miles
- Klamath River Access ±12 miles
- Lake Shasta ±85 miles
- Lake Siskiyou ±42 miles
- Grants Pass / Rogue River ±80 miles







## NEARBY AMENITIES

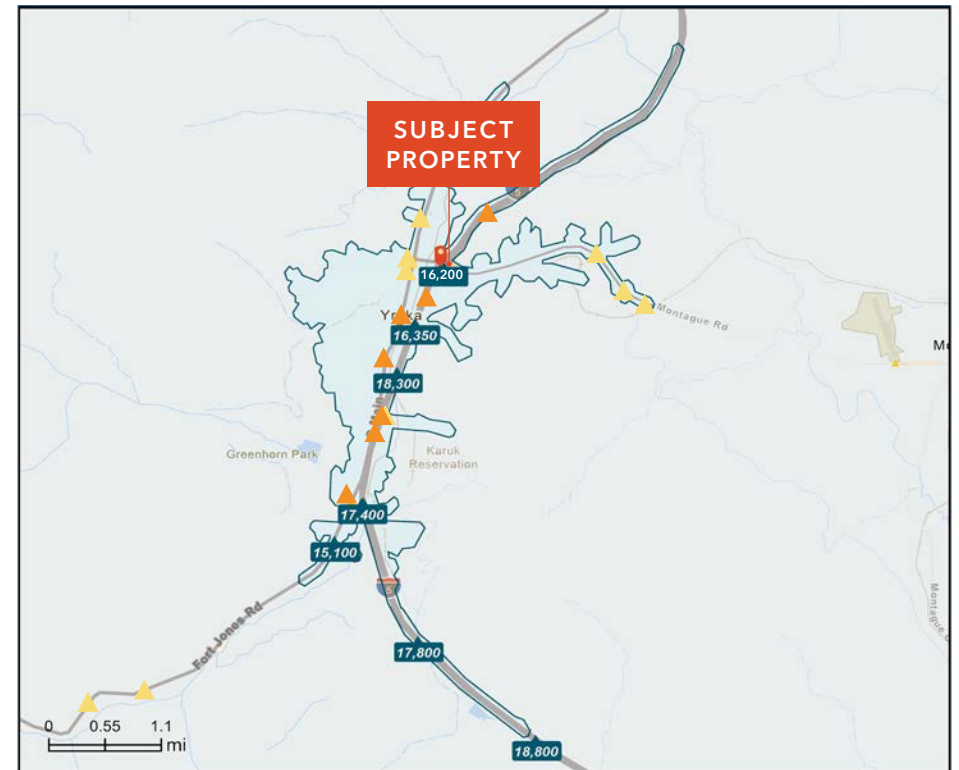
### LIFESTYLE & FITNESS

- 01 Yreka RV Park & Truck Stop
- 02 Grocery Outlet
- 03 Yreka High School
- 04 Central Business District
- 05 Fairchild Medical Center and Hospital
- 06 Tractor Supply
- 07 Greenhorn Park & Reservoir
- 08 College of the Siskiyous,  
Rural Health Science Institute,  
Nursing School
- 09 Siskiyou Fairgrounds
- 10 Starbucks
- 11 Yreka Junction Shopping  
Center Tenants include:  
Walmart, Raley's, Dollar Tree,  
Carl's Jr., Shell, Taco Bell, &  
McDonald's
- 12 Auto Zone
- 13 Rain Rock Casino Resort Hotel
- 14 Yreka Splash & Dash Car Wash
- 15 Yreka Ford & Honda

## TRAFFIC COUNT PROFILE

| Distance | Street                 | Closest Cross-street            | Year of Count | Count  |
|----------|------------------------|---------------------------------|---------------|--------|
| 0.50     | Montague Rd            | Deer Creek Way (0.02 miles E)   | 2021          | 15,200 |
| 0.50     | 5                      | (0.0 miles )                    | 2018          | 15,800 |
| 0.50     | Montague Rd            | I-5 (0.0 miles SE)              | 2022          | 16,200 |
| 0.50     | 3                      | W Blake St (0.04 miles S)       | 2018          | 4,750  |
| 0.60     | Tebbe St               | N Main St (0.0 miles SE)        | 2022          | 5,700  |
| 0.20     | I-5                    | W Center St (0.29 miles S)      | 2004          | 14,700 |
| 1.00     | N Main St              | Yreka Creek (0.29 miles N)      | 2004          | 1,900  |
| 0.20     | N Main St              | North St (0.03 miles N)         | 2004          | 10,100 |
| 0.10     | Cascade Wonderland Hwy | (0.0 miles )                    | 2022          | 17,200 |
| 0.10     | I-5                    | W Center St (0.0 miles NW)      | 2021          | 16,350 |
| 0.20     | 3                      | (0.0 miles )                    | 2018          | 8,600  |
| 0.20     | West Center St         | S Main St (0.0 miles SE)        | 2022          | 8,200  |
| 1.20     | I-5                    | Montague Rd (0.69 miles SW)     | 2004          | 14,200 |
| 0.60     | S Main St              | Yreka St (0.08 miles N)         | 2004          | 10,800 |
| 0.70     | 5                      | (0.0 miles )                    | 2018          | 18,300 |
| 0.80     | I-5                    | W Oberlin Rd (0.41 miles SW)    | 2004          | 16,100 |
| 1.80     | State Route 263        | N Main St (0.09 miles SW)       | 2004          | 1,650  |
| 1.80     | Montague Rd            | Helwig Ct (0.13 miles W)        | 2021          | 2,775  |
| 2.00     |                        | (0.0 miles )                    | 2022          | 1,050  |
| 2.00     | Hawkinsville Humbug Rd | State Hwy 263 (0.01 miles SE)   | 2021          | 1,375  |
| 1.20     | 3                      | (0.0 miles )                    | 2018          | 6,900  |
| 1.20     | I-5 Business/CA 3      | W Oberlin Rd (0.0 miles S)      | 2021          | 8,350  |
| 1.20     | East Oberlin Rd        | (0.0 miles )                    | 2022          | 6,600  |
| 1.30     | Fort Jones Rd          | Greenhorn Rd (0.22 miles S)     | 2004          | 11,300 |
| 2.00     | Montague Rd            | N Phillipe Ln (0.31 miles SE)   | 2022          | 2,300  |
| 2.20     | State Route 3          | Fiock Rd (0.33 miles SE)        | 2004          | 2,600  |
| 2.10     | Cascade Wonderland Hwy | (0.0 miles )                    | 2022          | 18,200 |
| 2.10     | I-5                    | Moonlit Oaks Ave (0.02 miles N) | 2021          | 17,400 |
| 2.10     | Moonlit Oaks Ave       | S Main St (0.0 miles SE)        | 2022          | 6,300  |
| 2.20     | 3                      | (0.0 miles )                    | 2018          | 7,000  |

## TRAFFIC COUNT HEAT MAP

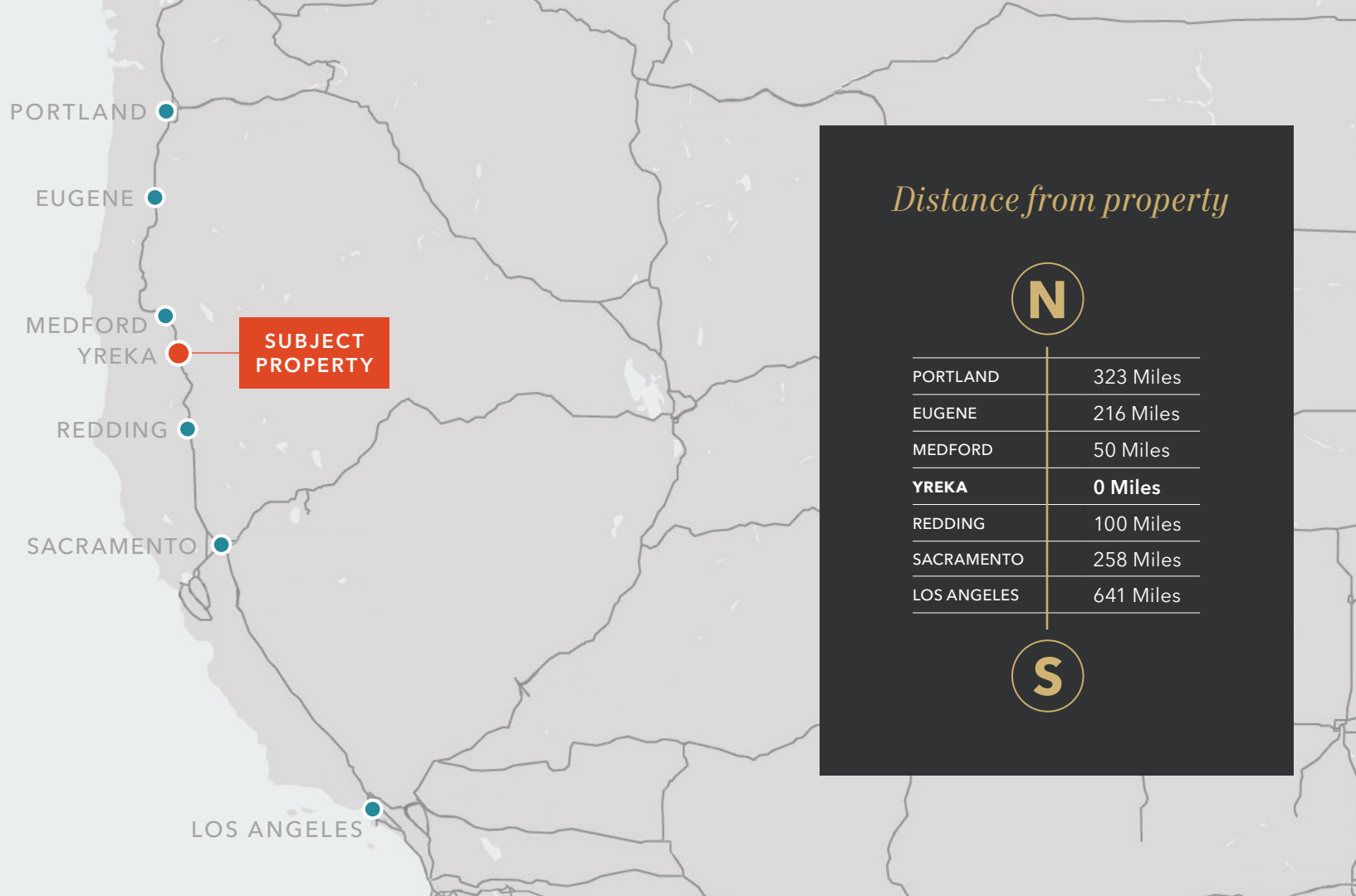


### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day







## Exclusively listed by

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