

AVAILABLE FOR SALE

\$6,100,000

**603 W 12TH
STREET**

ALTURAS, CA

FREE-STANDING
RETAIL BUILDING

GROCERYOUTLET
*bargain market*TM

EXCLUSIVE LISTING BROKER:

Sandra Weck

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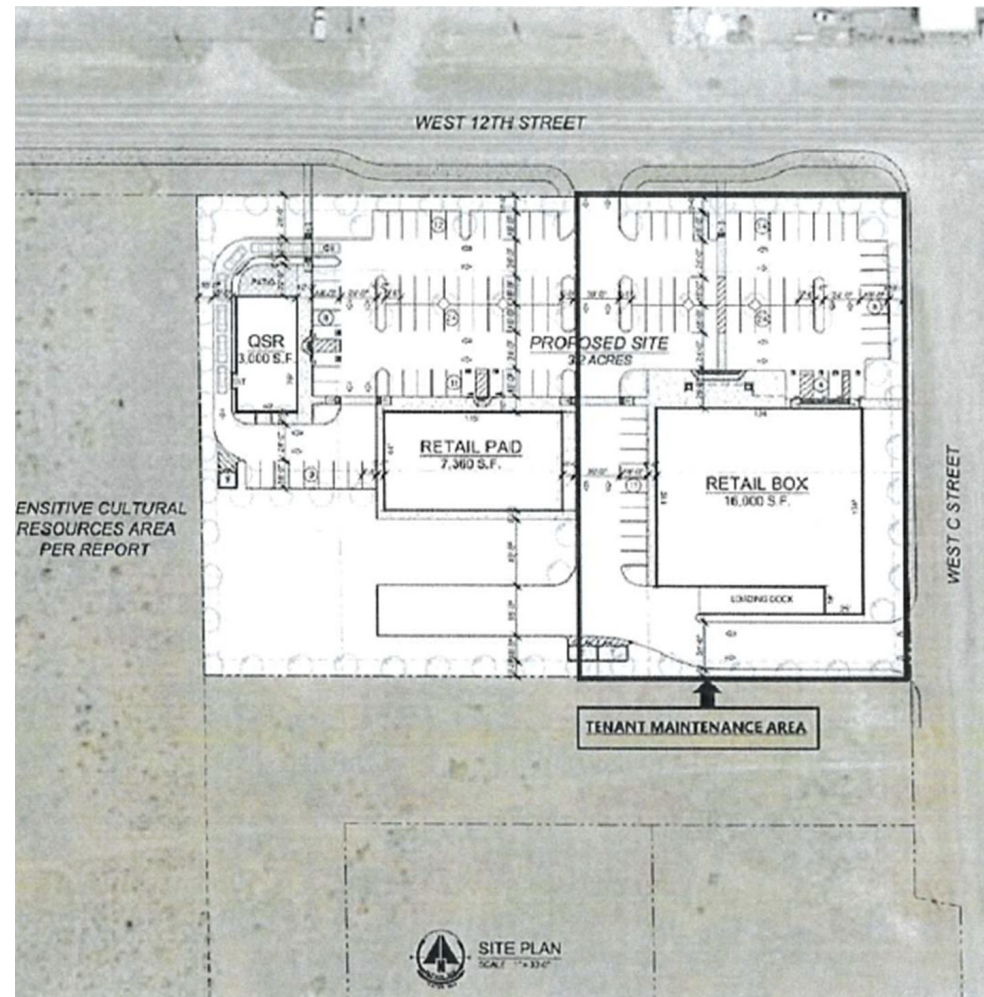


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INVESTMENT HIGHLIGHTS

Asking Price: \$6,100,000

- Absolute NNN Lease
- Five years left on primary term plus four 5-year options
- Annual income per year is \$308,000.04 on remaining initial term
- Single Tenant Corporate Grocery Outlet – NASDAQ:GO
- High Performing Store
- Grocery Outlet has approximately 510 stores nationwide with approximately 150 in Northern California
- The Alturas store is one of the highest ranked Northern California stores in customer approval and satisfaction
- Grocery Outlet describes itself as the nation's fastest-growing extreme-value grocery retailer



PROPERTY DETAILS

- Building Size: 16,000 SF
- Highly visible retail location
- Excellent opportunity for an investor
- Zoning: 8078 – Commercial
- APN: 001-090-049-000
- Built in 2019
- One-story, single-tenant

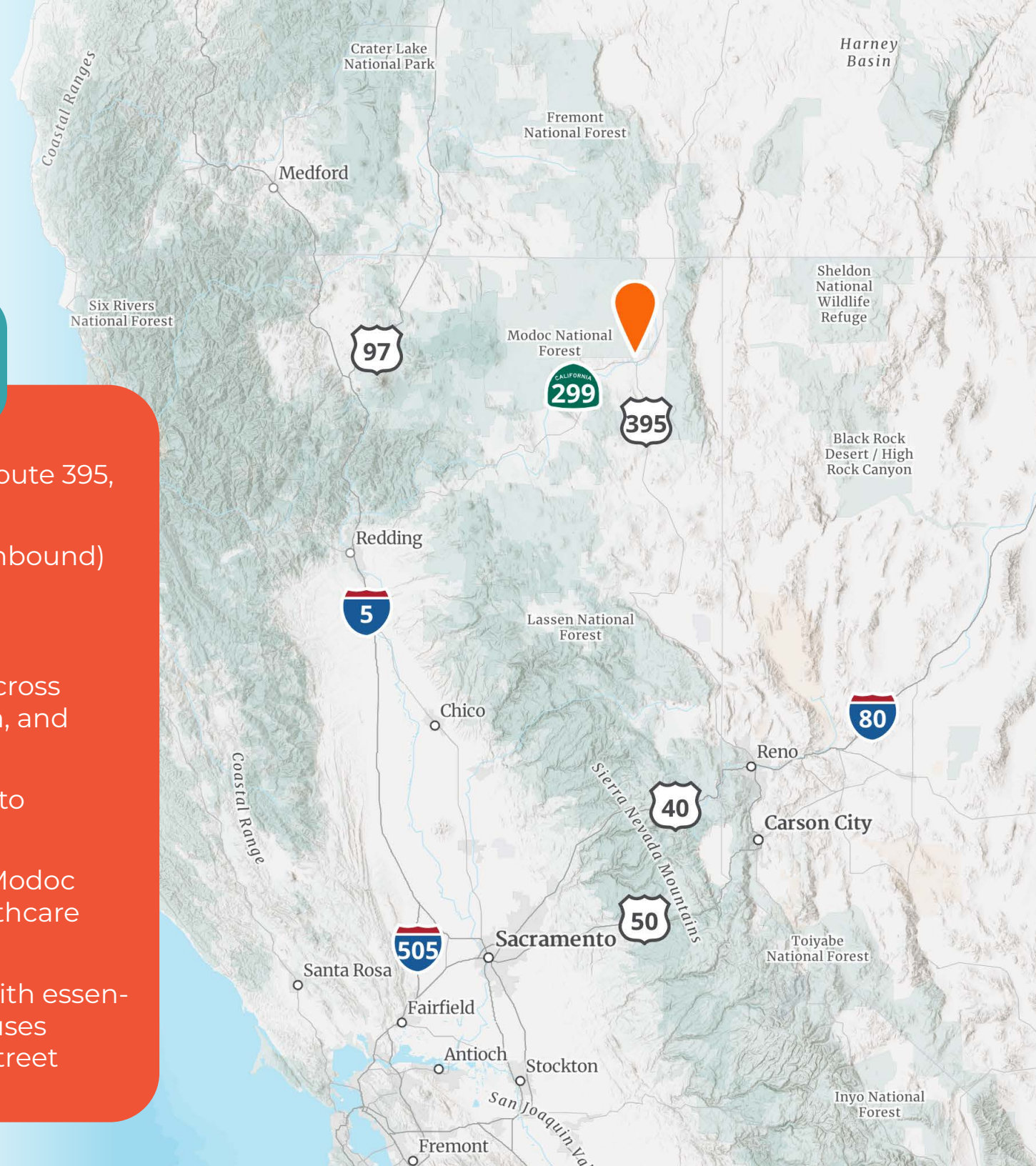
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LOCATION OVERVIEW

CONNECTIVITY

& Advantages

- Immediate access to U.S. Route 395, linking Alturas to:
 - Southern Oregon (northbound)
 - Reno, NV (southbound, regional airport access)
- Well-positioned for travel across Northern California, Nevada, and Oregon
- Short local drive times due to Alturas' compact size
- Nearby schools, including Modoc High School, and local healthcare services
- Small-town environment with essential retail, dining, and civic uses concentrated along Main Street



EXPLORING ALTURAS

Outstanding Natural Setting

Alturas sits at an elevation of about 4,370 feet, at the meeting point of the Modoc Plateau and the Warner Mountains, giving it wide-open vistas, clear high-desert air, and dramatic seasonal changes. The surrounding region includes access to the Modoc National Forest, wetlands, volcanic landscapes, and migration corridors. Alturas is frequently described as a gateway town for outdoor recreation. Hiking, fishing, wildlife viewing, hunting, and exploring backcountry lands are readily available nearby.

Strong Small-Town Community Feel

Alturas is consistently noted for its close-knit community. With a population of roughly 2,700 residents, many sources highlight strong civic engagement, volunteerism, and social familiarity where people know each other and community institutions still matter. This creates a sense of stability and belonging that appeals to families and retirees seeking quieter, relationship-driven living.

Peace, Space, and Quiet

Alturas is geographically remote, which many residents view as a positive: little traffic, minimal noise, dark night skies, and a slower pace of life. For those seeking relief from congestion and constant activity, this isolation is often considered a feature rather than a drawback.

Lower Cost of Living (Especially Housing)

Compared with most of California, Alturas offers significantly more affordable housing, particularly rental prices, which are well below state and national averages. For people priced out of urban California or working remotely, this affordability is often cited as a practical advantage.



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