

HERITAGE OAKS

GRIDLEY | CA

For Lease

±900 to ±6,450 SF

Dual grocery-anchored center and retail pad located in Gridley, CA.

- Positioned directly on State Route 99, providing easy access for commuters and residents traveling between Yuba City and Chico.
- Anchored by established national and local retailers, including Safeway, Dollar Tree, Grocery Outlet, and Anytime Fitness, ensuring steady customer traffic.
- ±1.34-acre retail pad available for ground lease or build-to-suit with direct frontage on State Route 99.



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EXECUTIVE SUMMARY

**HERITAGE
OAKS**
GRIDLEY | CA

PROPERTY OVERVIEW

Heritage Oaks is a dual 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 22,900 ATC.
- Population exceeds 32,000 within a 10-mile radius with an average household income over \$93,500.

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
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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	Available - Second Generation Medical	±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	Available - Second Generation Barbershop	±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
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PRIME SHOPPING CENTER IN GRIDLEY, CA

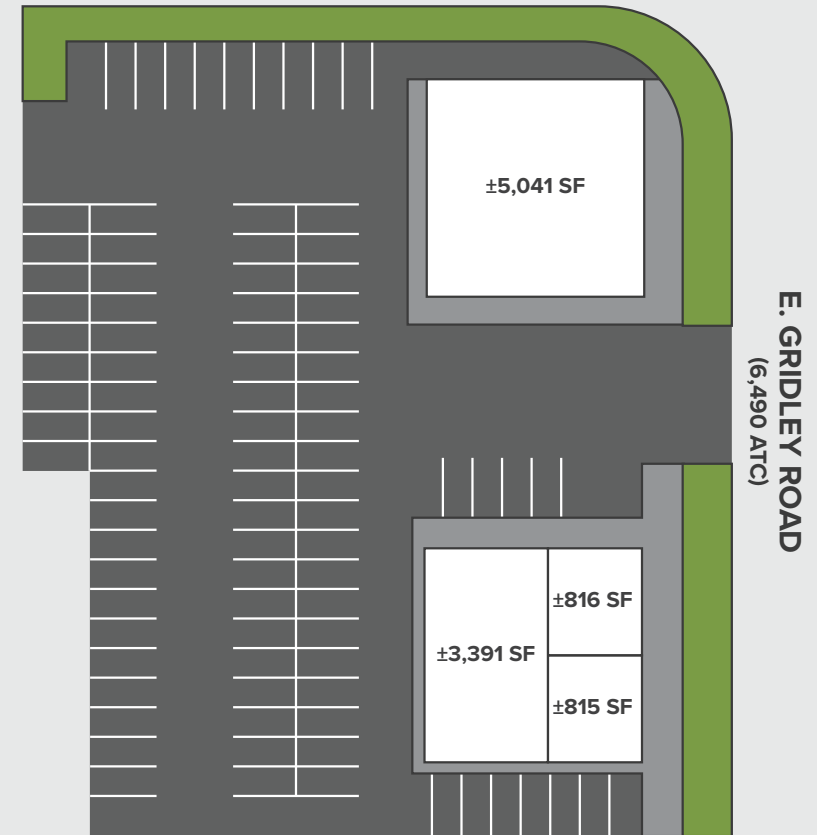
This pad at **Heritage Oaks Shopping Center**, covering approximately 1.34 acres, represents an outstanding redevelopment opportunity. Ideally situated on State Route 99 with a notable average traffic count (ATC) of 22,900 vehicles, this pad site is not only central to the local community but also offers 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 and 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
(22,900 ATC)



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±1.34 ACRE PAD AERIAL

**HERITAGE
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**E. GRIDLEY ROAD
(6,490 ATC)**



**STATE ROUTE 99
(22,900 ATC)**

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±1.34 ACRE PAD | QSR CONCEPT

**HERITAGE
OAKS**
GRIDLEY | CA

QSR PAD IN PRIME SHOPPING CENTER

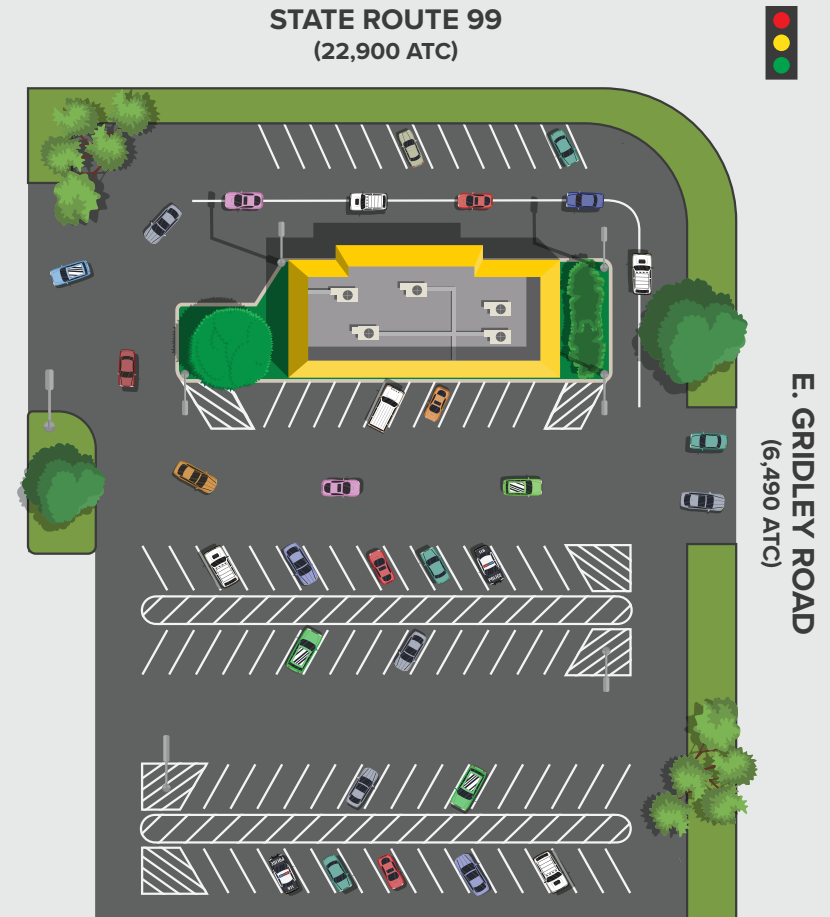
Fronting Highway 99 with 22,900 ATC, the pad at The Heritage Oaks Shopping Center in Gridley, offers a prime ground-lease or build-to-suit opportunity for a quick-serve restaurant brand, including the potential for a drive-thru. At ±1.34 acres, this retail pad presents a blank canvas for development, tailored to meet the specific needs of a modern fast-food establishment.

Pad Highlights:

- Located directly on State Route 99 with 22,900 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 dual 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.



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QSR CONCEPT | AERIAL

**HERITAGE
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**E. GRIDLEY ROAD
(6,490 ATC)**



**STATE ROUTE 99
(22,900 ATC)**

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±1.34 ACRE PAD | GAS CONCEPT

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GAS PAD IN PRIME SHOPPING CENTER

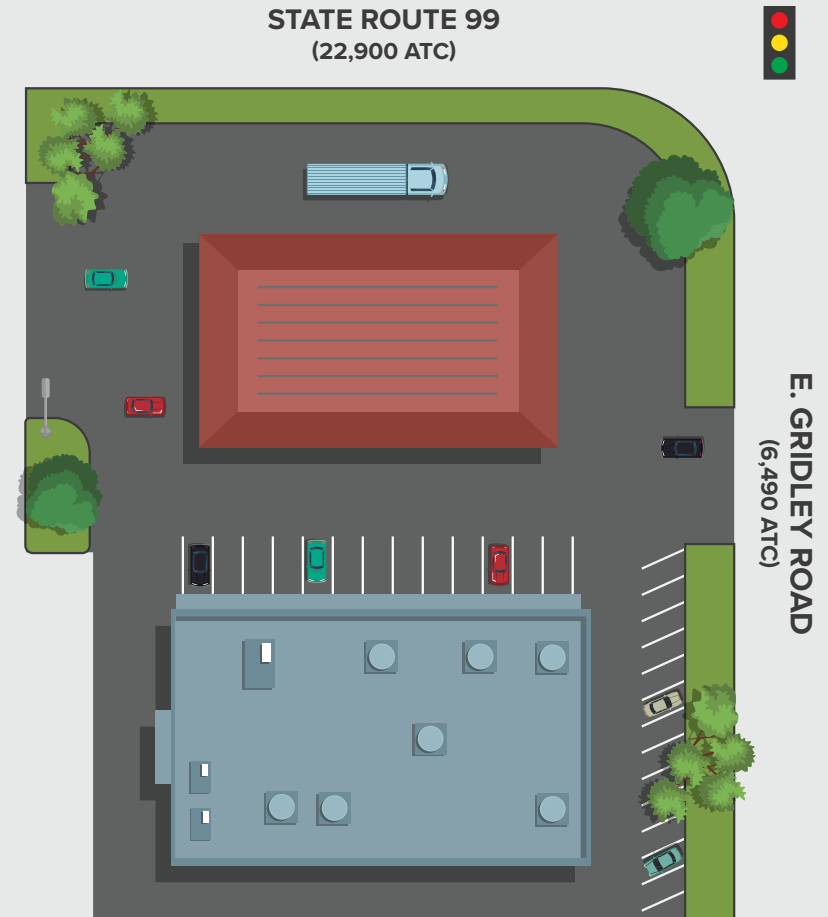
Fronting Highway 99 with 22,900 ATC, The Pads at The Heritage Oaks Shopping Center in Gridley offers a prime ground-lease or build-to-suit opportunity for a gas and convenience store brand, including potential for multiple fuel pumps. At ±1.34 acres, this retail pad presents a blank canvas for development, 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 22,900 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 dual 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

**HERITAGE
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**E. GRIDLEY ROAD
(6,490 ATC)**



**STATE ROUTE 99
(22,900 ATC)**

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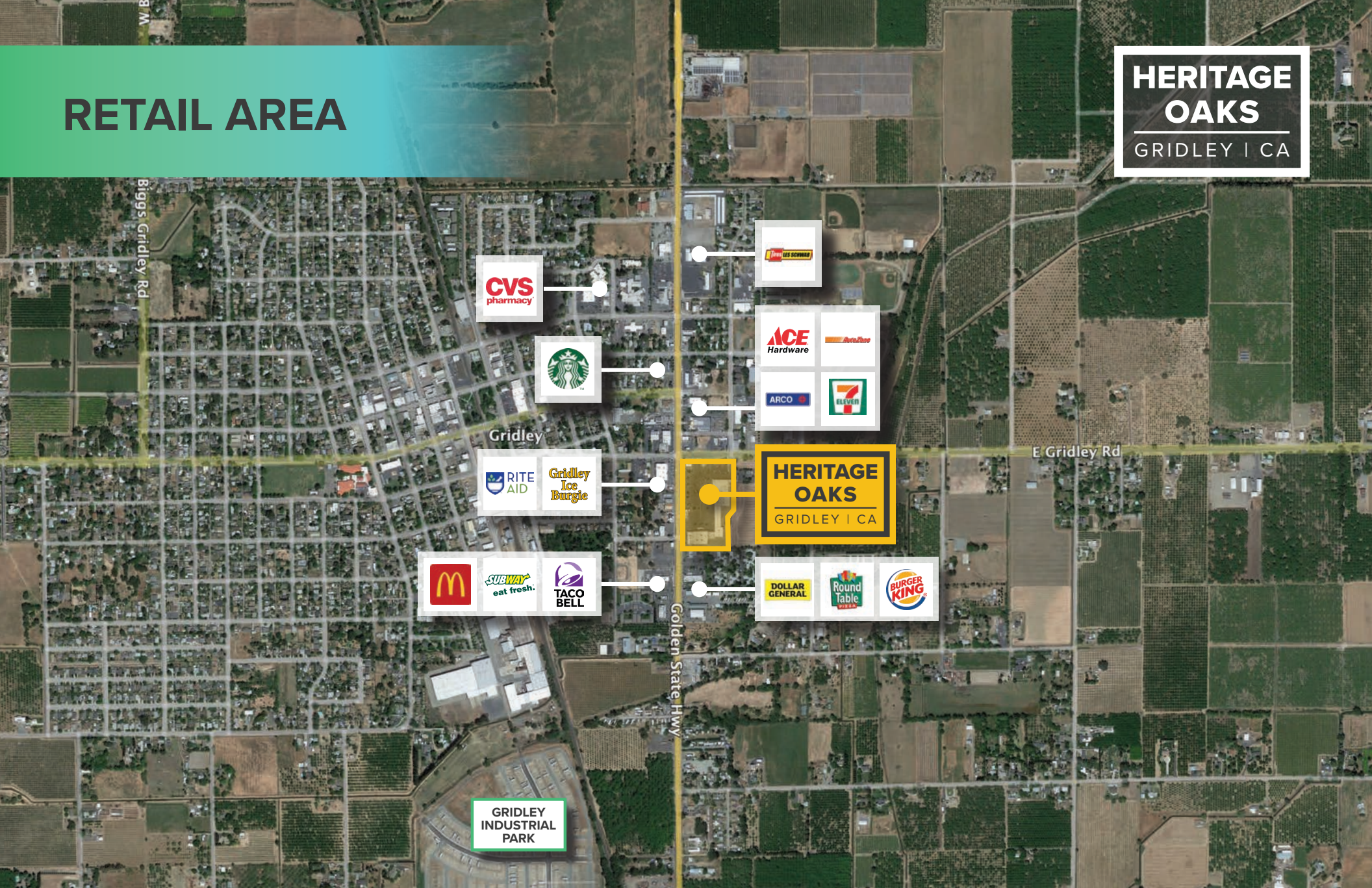
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RETAIL AREA

HERITAGE OAKS
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PROPERTY PHOTOS

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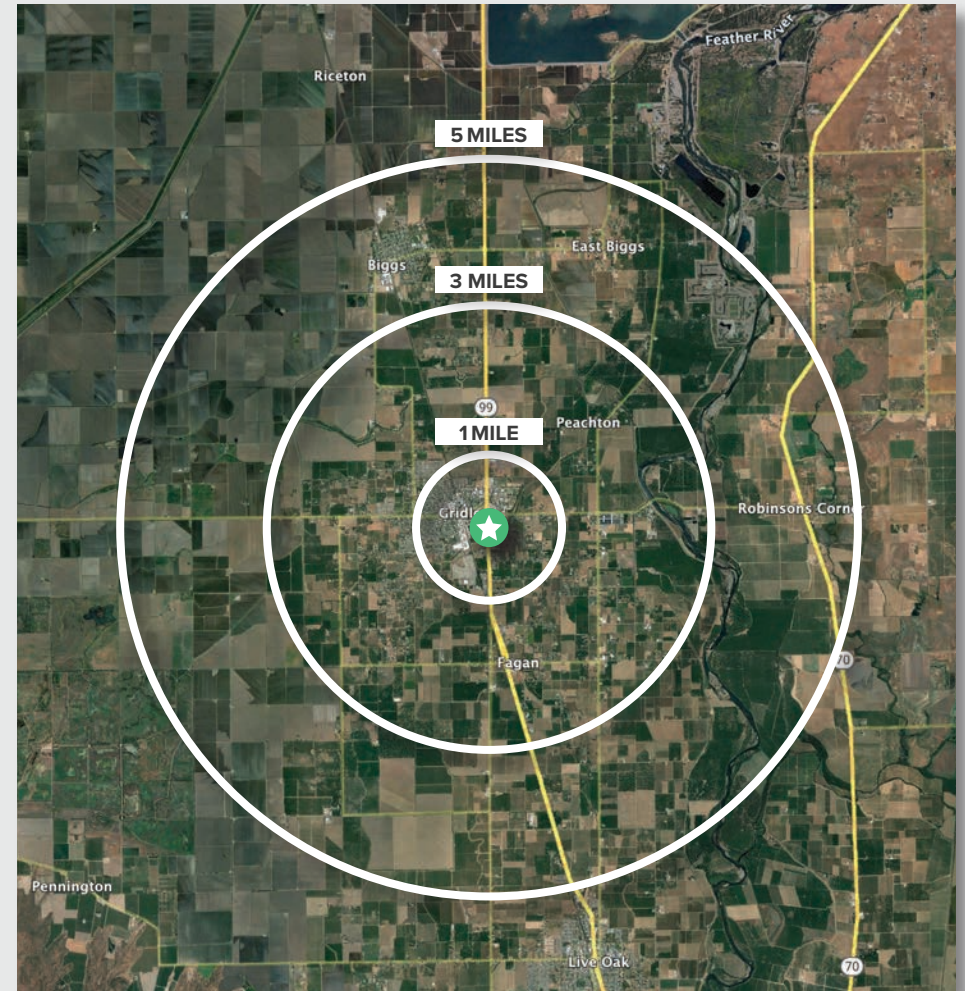


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REGIONAL DEMOGRAPHICS

**HERITAGE
OAKS**
GRIDLEY | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	5,791	11,349	14,719
2029 Projected Population	5,823	11,378	14,735
2020 Census Population	5,885	11,504	15,020
2010 Census Population	5,344	10,761	14,056
2024 Median Age	34.7	35.1	35.3
HOUSEHOLDS			
2024 Estimated Households	1,919	3,776	4,907
2029 Projected Households	1,993	3,911	5,071
2020 Census Households	1,954	3,853	5,026
2010 Census Households	1,796	3,626	4,733
INCOME			
2024 Estimated Average Household Income	\$84,046	\$94,995	\$95,909
2024 Estimated Median Household Income	\$55,694	\$70,106	\$72,905
2024 Estimated Per Capita Income	\$28,142	\$31,760	\$32,090
BUSINESS			
2024 Estimated Total Businesses	235	342	398
2024 Estimated Total Employees	1,792	2,602	2,991



Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

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