

1639

HIGHWAY 99

GRIDLEY | CA

For Sale

±1,608 Square Feet

Standalone building
with direct Highway 99
frontage in Gridley, CA

- Signalized corner location offering convenient ingress and egress
- Mixed-use commercial and residential potential with two bedrooms and one bathroom upstairs
- Adjacent to national retailers driving consistent consumer traffic



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EXECUTIVE SUMMARY

1639
HIGHWAY 99
GRIDLEY | CA

PROPERTY OVERVIEW

Ideally situated along Highway 99, this highly visible standalone building offers prominent frontage and benefits from a signalized corner location, providing easy access and maximum exposure. The ±1,608 square foot building has live-work space potential with two bedrooms and a single bathroom upstairs. On-site parking provides convenience for both customers and employees. Offering exclusive signage opportunities and flexibility, the property is well-suited for service-based businesses.

Located next door to Starbucks and directly across the street from ARCO and AutoZone, the building is surrounded by national retailers that drive consistent daily traffic. Its position along Highway 99 supports visibility to both local and regional traffic traveling through the area.

OFFERING

Address: 1639 Highway 99 | Gridley, CA 95948
Building Size: ±1,608 square feet
Price: \$325,000



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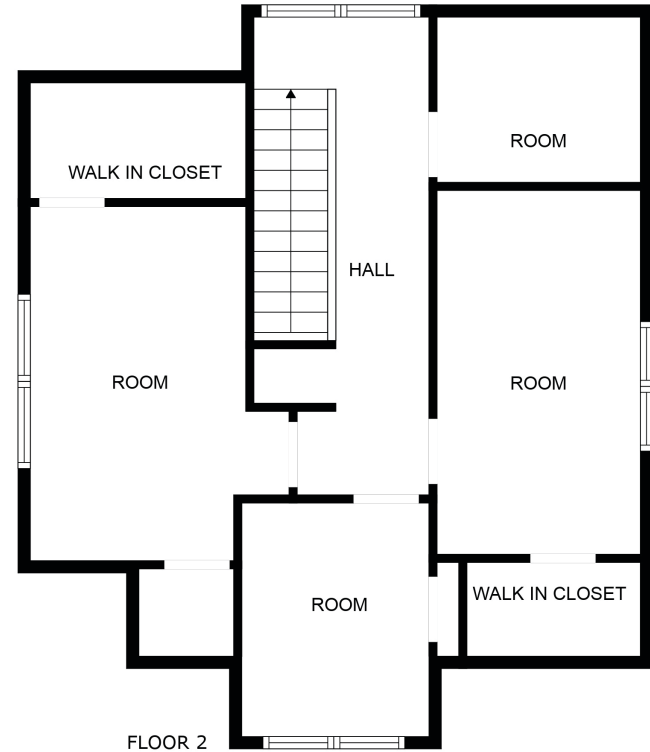
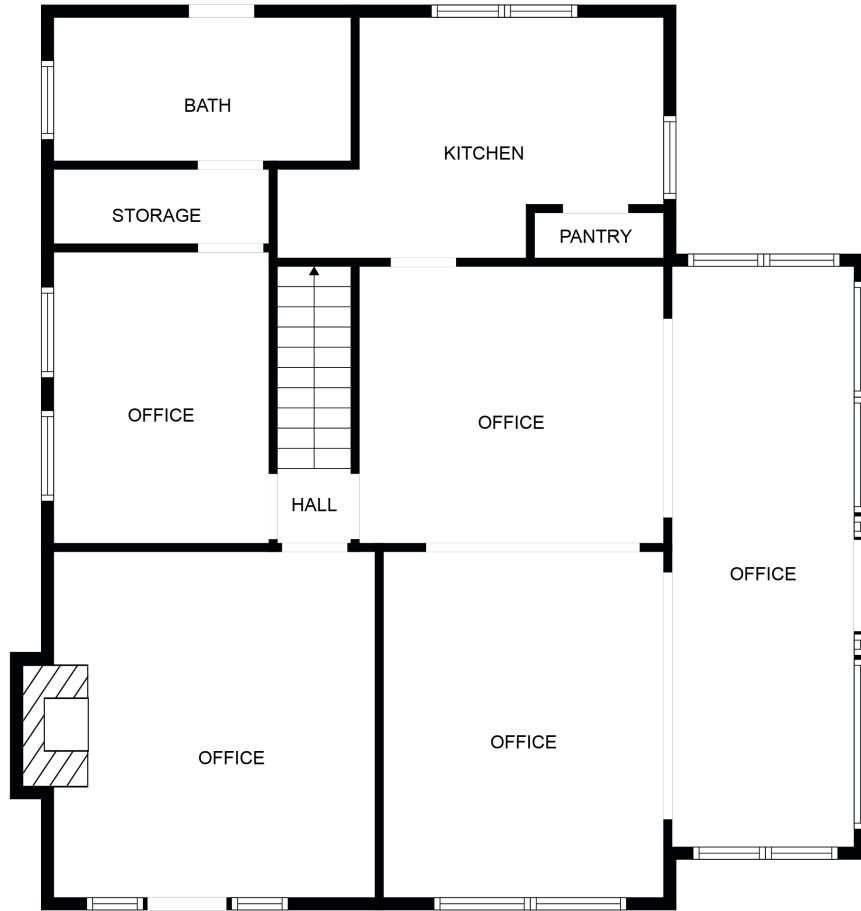
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FLOOR PLAN

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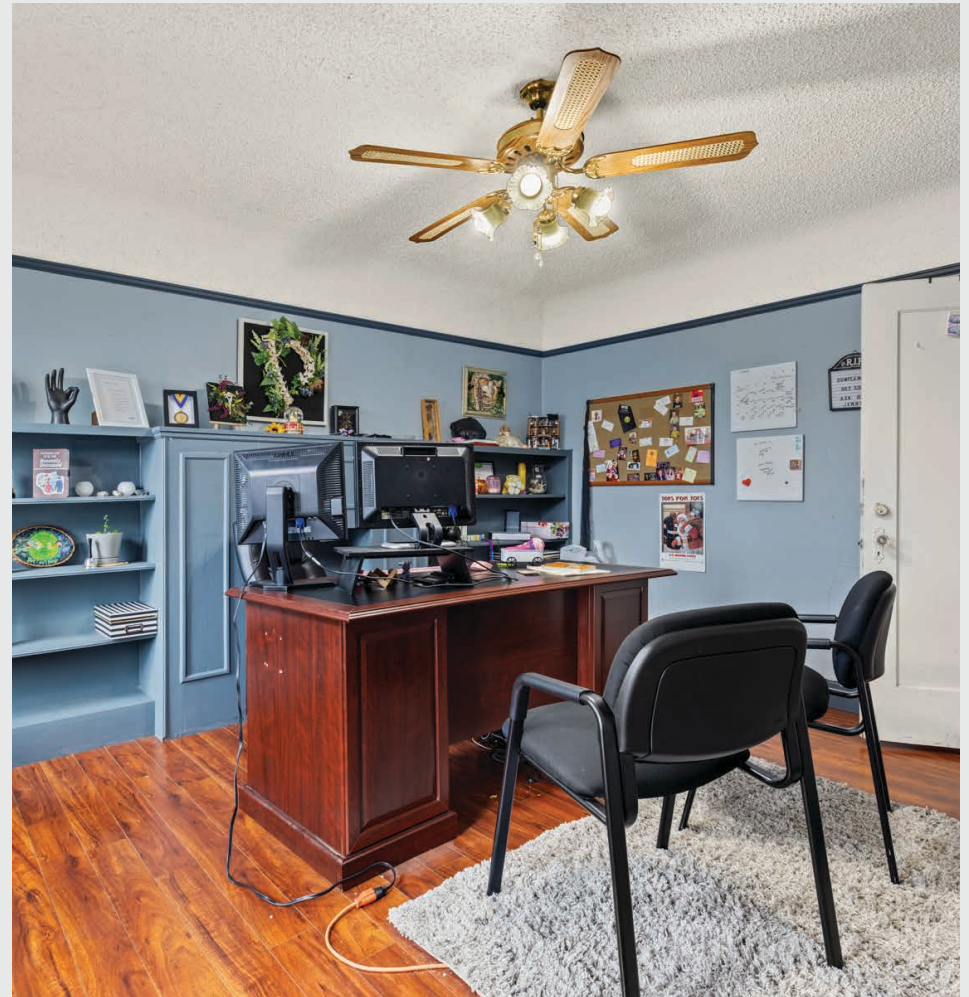
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PROPERTY PHOTOS

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RETAIL AREA

1639
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CVS
pharmacy

Starbucks

Tires LES SCHWAB

1639
HIGHWAY 99
GRIDLEY | CA

ACE Hardware

Auto Zone

\$SAV-MOR\$ FOODS

7 ELEVEN

ARCO

ampm

WELLS FARGO

RITE AID

Gridley Ice Burgie

GROCERY OUTLET

ANYTIME FITNESS

O'Reilly AUTO PARTS

SAFWAY

Little Caesars

DOLLAR TREE

BMO

HOCKEYBETTS

McDonald's

SUBWAY eat fresh.

TACO BELL

DOLLAR GENERAL

Round Table PIZZA

BURGER KING

GRIDLEY INDUSTRIAL PARK

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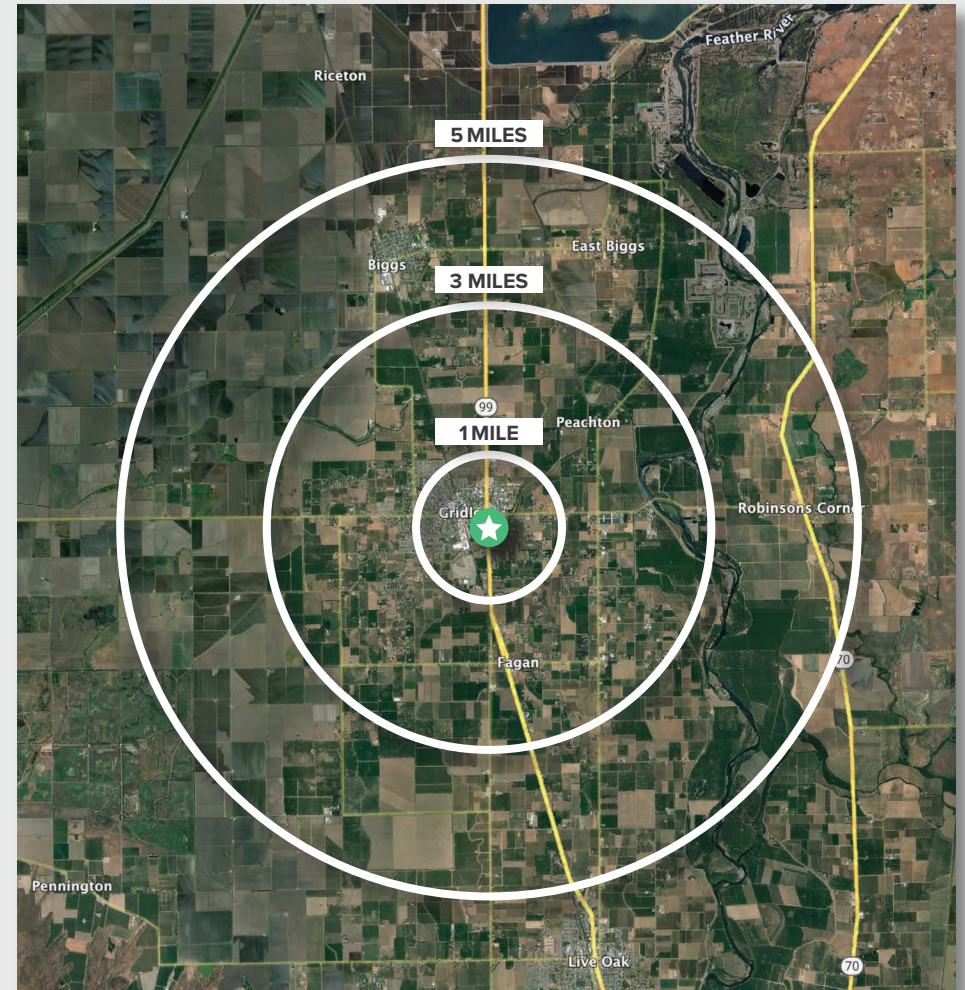


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REGIONAL DEMOGRAPHICS

1639
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	6,318	11,357	14,617
2020 Census Population	6,347	11,536	15,028
2010 Census Population	5,735	10,792	14,067
2025 Median Age	34.9	35.5	35.6
HOUSEHOLDS			
2025 Estimated Households	2,075	3,769	4,858
2020 Census Households	2,102	3,866	5,030
2010 Census Households	1,921	3,639	4,739
INCOME			
2025 Estimated Average Household Income	\$83,856	\$96,140	\$96,769
2025 Estimated Median Household Income	\$57,732	\$72,995	\$75,693
BUSINESS			
2025 Estimated Total Businesses	245	349	411
2025 Estimated Total Employees	1,818	2,631	3,046



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

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