



COMMERCIAL LAND WITH I-5 EXPOSURE

DESCHUTES RD, ANDERSON, CA 96007

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PROPERTY SUMMARY

I-5 AND DESCHUTES RD, ANDERSON, CA 96007



PROPERTY DESCRIPTION

Prime commercial lot ready for development! This 4.9-acre site boasts unparalleled I-5 exposure and benefits from its proximity to Shasta Gateway Shopping Center, Walmart, and other high-traffic retailers. Situated within the City of Anderson, this property offers access to a pro-business environment and cooperative city staff eager to support your project. With more than 54,000 cars passing daily on I-5 and Deschutes Rd/Factory Outlets Drive, the site is ideal for capitalizing on high visibility and traffic. With I-5 topography supporting high visibility of signage to north-bound I-5 traffic, this is your first stop for gas, food, and retail shopping for miles, and the southern entry to the Anderson and Redding, CA markets. Zoned Highway Commercial, the property is perfect for a wide array of uses, including service stations, general retail, hotels, restaurants, and more, making it an exceptional opportunity to develop the next major I-5 adjacent project in a growing commercial hub.

OFFERING SUMMARY

Sale Price:	\$1,650,000
Price/SF:	\$7.73/SF
Acres:	4.9
Lot SF:	213,444
Zoning:	Highway Commercial
Parcel Number:	202-500-039

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,414	6,732	11,234
Total Population	3,276	15,454	25,843
Average HH Income	\$43,913	\$57,139	\$64,191

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PROPERTY SUMMARY

I-5 AND DESCHUTES RD



PROPERTY HIGHLIGHTS

- I-5 Traffic Exposure: AADT 54,000 at Factory Outlets/Deschutes Exit
- Potential for up to 100' high signage visible from I-5
- \$7.73/SF - Excellent value for I-5 Exposure!
- First major exit from south to Anderson/Redding communities
- Easy off-ramp access from I-5 for northbound traffic
- Ideal Service/Truck Fueling Station, QSR, vehicle/trailer sales, or other interstate-dependent retail location!
- Strategically positioned within the City of Anderson, known for its business-friendly development support
- Sharrah Dunlap Sawyer Engineering's initial site layout designs
- Cal Trans and the City of Anderson agreeable to left-in and right out at Locust and ingress/egress off of Barney
- Zoned Highway Commercial: Service stations, retail centers, hotels, restaurants, and auto sales
- Utilities: Water access available on the south side of the parcel
- Sewer manhole conveniently located across Barney Road
- Curb, gutter, and sidewalk in place at the west corner, facing the roundabout
- PG&E power lines are adjacent to the parcel along Barney Rd.
- Parcel across Locust St is being developed for a service station and QSR
- US Offsite Headquarters, being constructed nearby, is projected to create 500+ jobs and massive economic growth in Anderson



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SITE OUTLINE

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IMMEDIATE NEARBY RETAILERS

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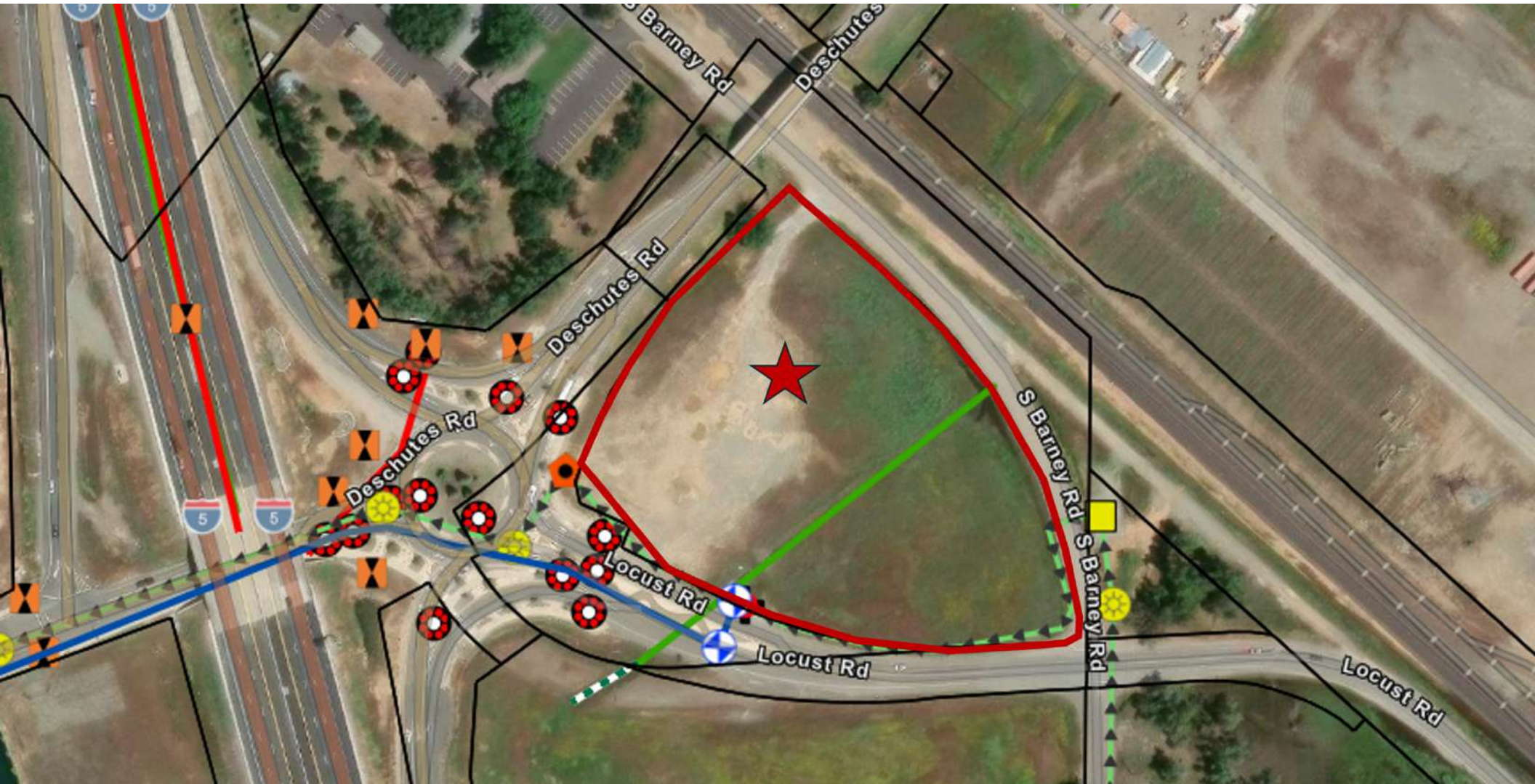
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LAND FOR SALE

UTILITY LOCATIONS

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Key: Green - Sewer Line Yellow - Man Hole Blue - Water Line Red - Storm Water Line

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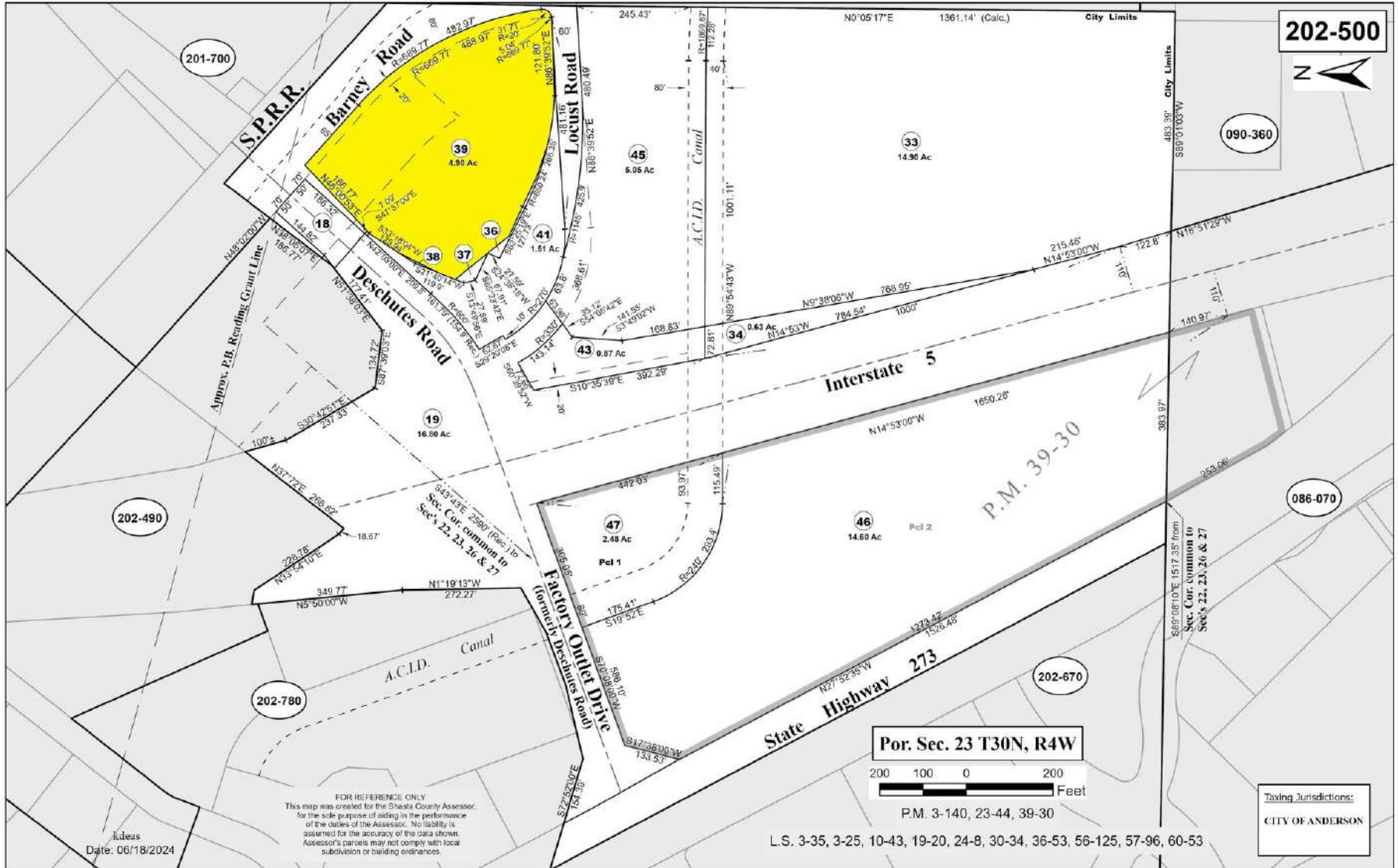
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PARCEL MAP

I-5 AND DESCHUTES RD, ANDERSON, CA 96007



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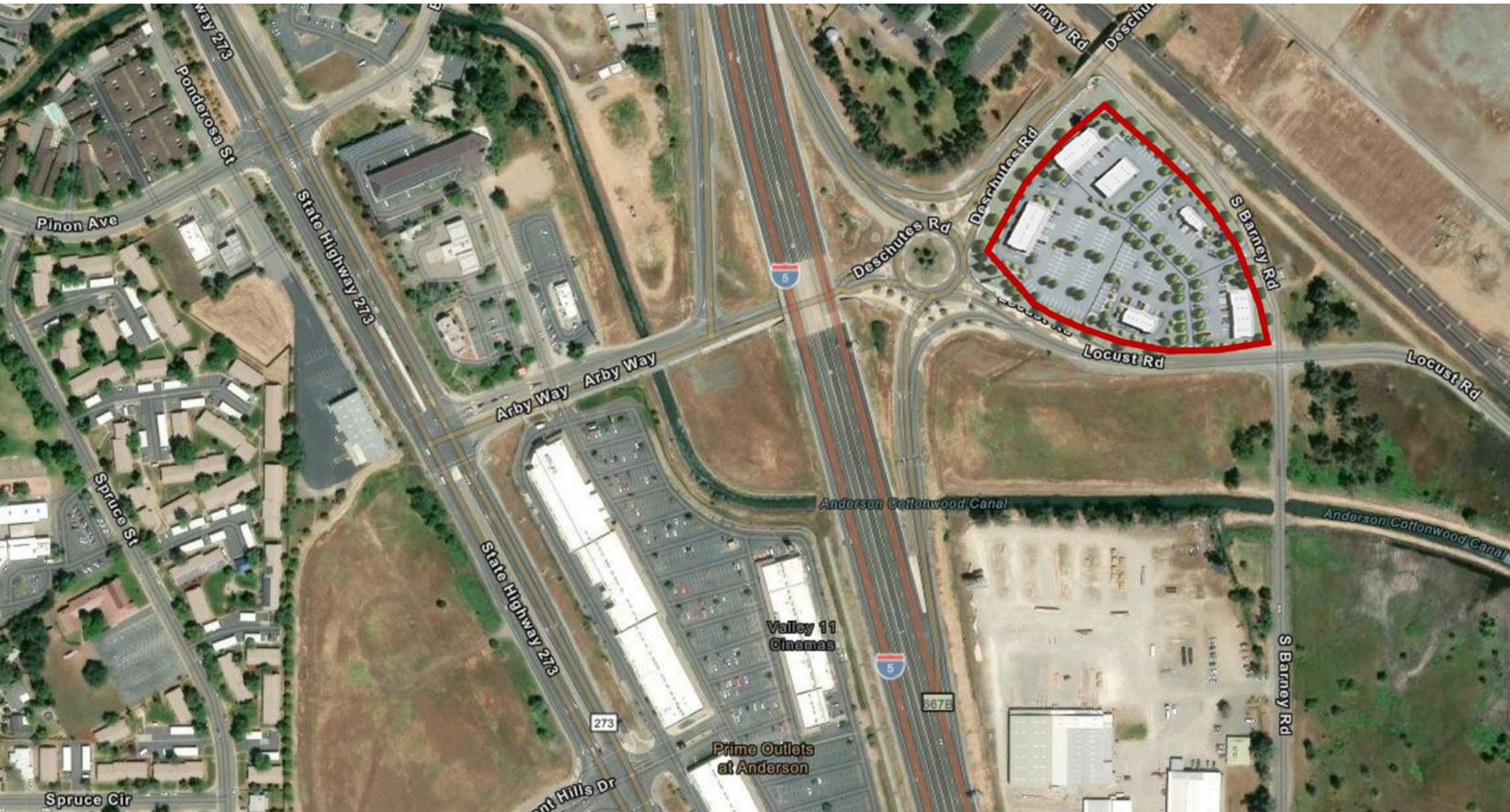
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LAND FOR SALE

SITE PLAN OVERLAY

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COMMUNITY MARKET SUMMARY - 20 MILE RADIUS

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DEMOGRAPHIC PROFILE

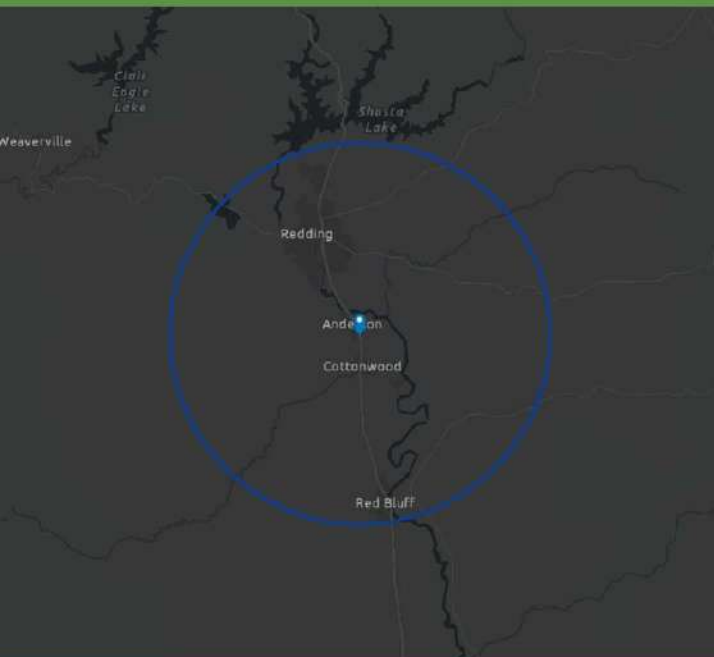
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DEMOGRAPHIC PROFILE

Locust St, Anderson, California, 96007

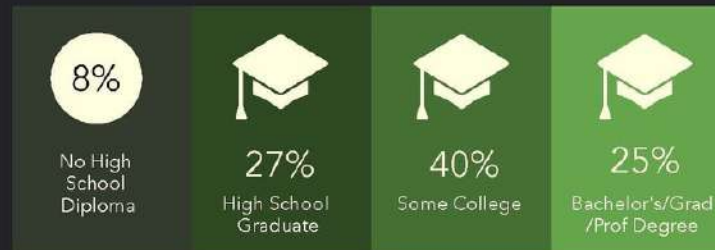
Ring of 20 miles



This infographic contains data provided by Esri. The vintage of the data is 2023, 2028.

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EDUCATION



EMPLOYMENT



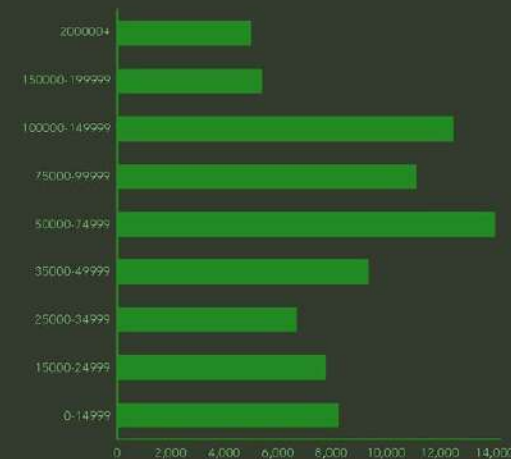
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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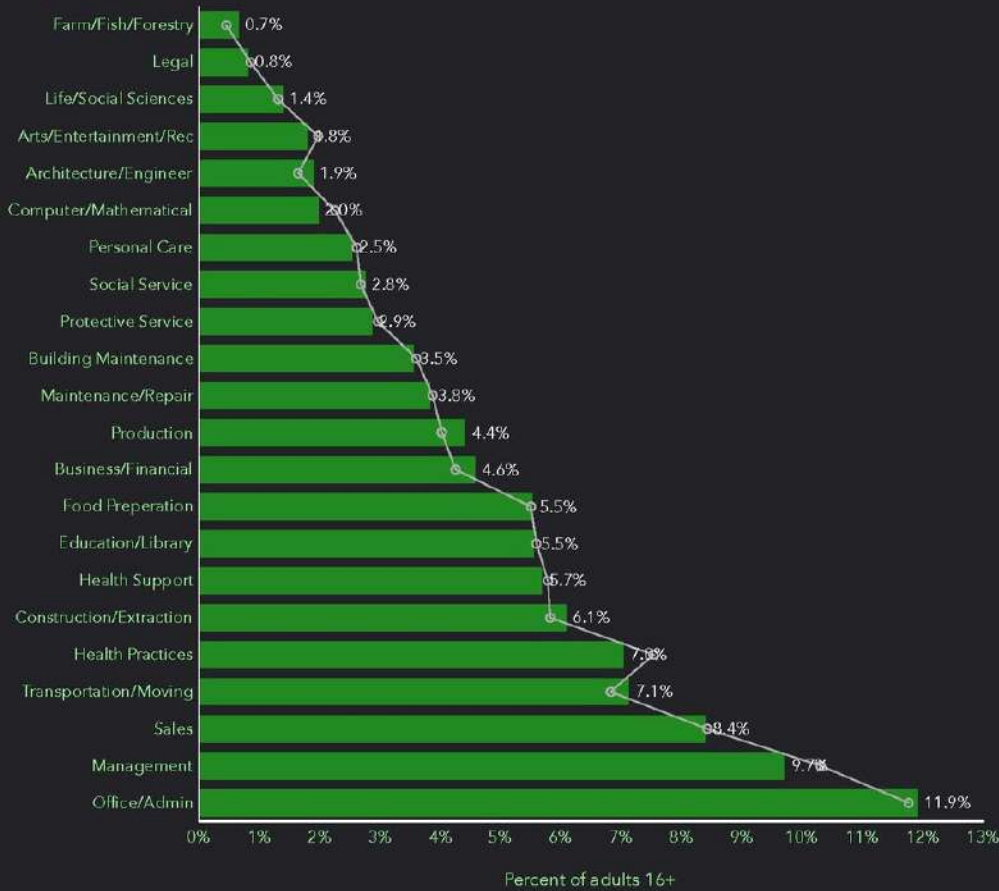
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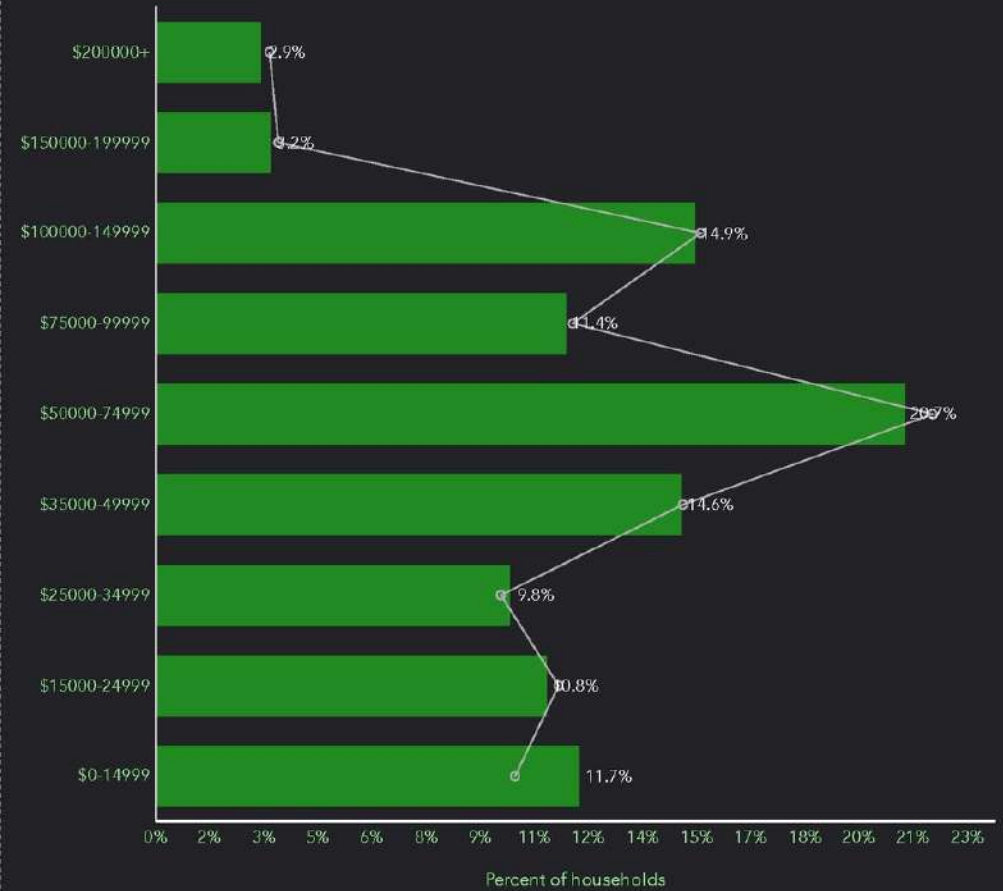


Labor Force by Occupation (%)



Dots show comparison to 06089 (Shasta County)

Disposable Income (%)



Dots show comparison to 06089 (Shasta County)

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MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with over 20 years of industry experience and a strong background in property management. Since beginning her career in Santa Barbara, she has worked across the Los Angeles, Phoenix, and Redding markets, bringing both broad market perspective and deep local expertise to every transaction.

Raised in Redding California, Jess possesses an in-depth understanding of the Northern California regional market and is consistently recognized as one of the most active commercial real estate brokers in the Shasta County Region. Her clients value her professionalism, responsiveness, and unwavering commitment to exceptional service, as well as her ability to navigate complex transactions with clarity and precision.

Jess is passionate about commercial real estate for its collaborative nature and the opportunity it provides to work closely with investors, local businesses, and nonprofit organizations. She is known for helping clients identify creative, practical solutions to overcome challenges specific to tertiary markets and achieve their real estate and investment goals.

Jess is a Certified Commercial Investment Member (CCIM), and a member of the International Council of Shopping Centers (ICSC) and a member of the local Shasta Association of Realtors (SAOR), Jess leverages a strong professional network to deliver effective solutions for her clients.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

Cox Real Estate Consultants - Jess Whitlow

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