

# 37435 STATE HIGHWAY 299 E, Burney, CA 96013

±17,505 SF FREESTANDING FORMER DRUG STORE / AVAILABLE / FOR LEASE OR SALE



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## OVERVIEW

For Lease or Sale

### PREMISES

NEC State Highway 299 E & Enterprise Dr.

### AVAILABLE SPACE: ±17,505 SF FREESTANDING FORMER DRUG STORE

### LEASE TYPE

Direct

### ASKING RENT

Upon Request

### NEIGHBORS

Burney Sporting Goods,  
Subway, McDonald's,  
Grocery Outlet, Dollar  
General, Safeway and  
NAPA Auto Parts

### PROPERTY HIGHLIGHTS

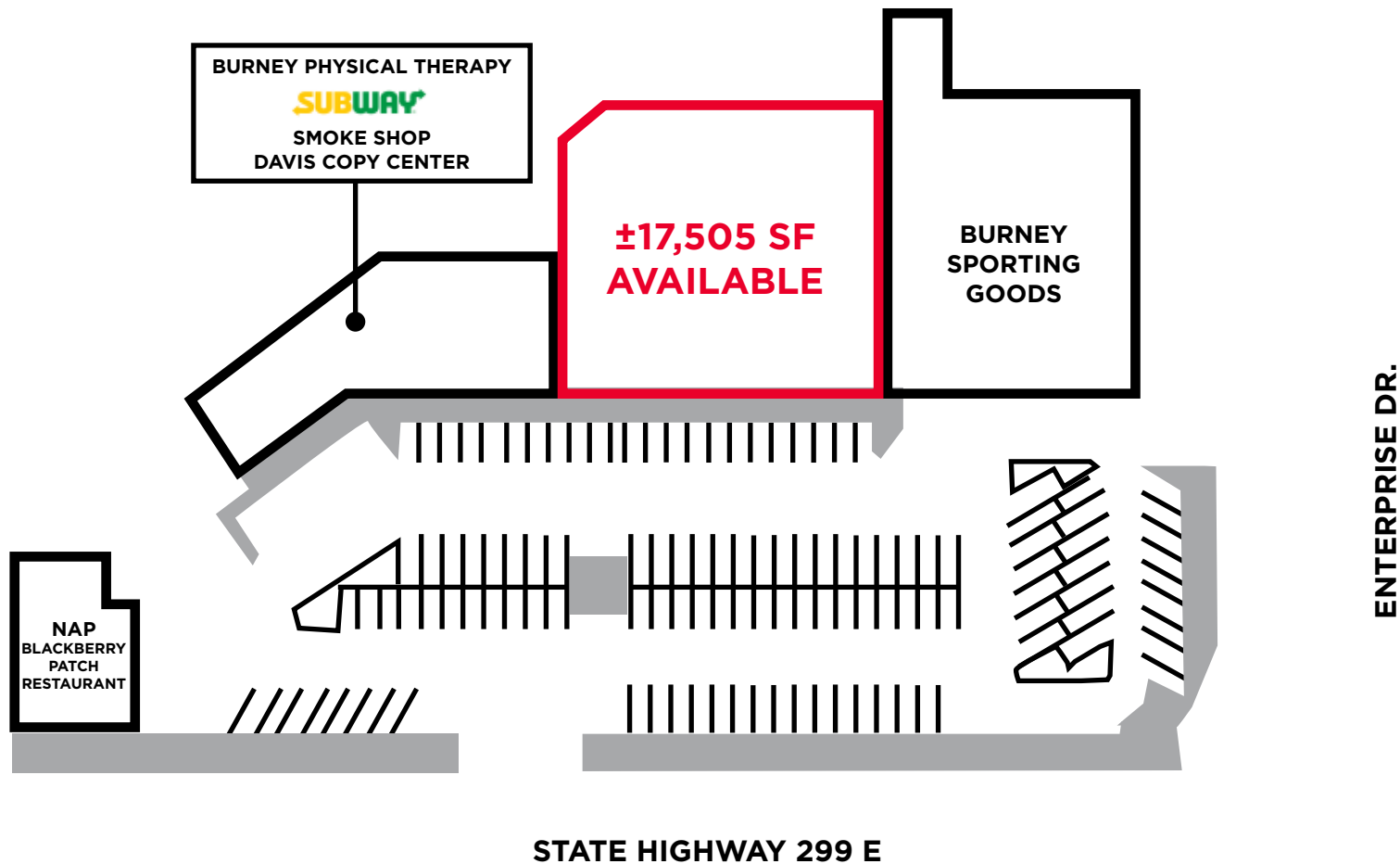
- High-visibility location along State Highway 299/Main Street; a major East/West California thoroughfare connecting Five Counties (Humboldt, Trinity, Shasta, Lassen and Modoc)
- In proximity to Burney Jr-Senior High School and Burney Elementary School
- Located within Burney's primary retail hub
- Surrounded by a strong mix of local and regional businesses



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SITE PLAN

For Lease or Sale



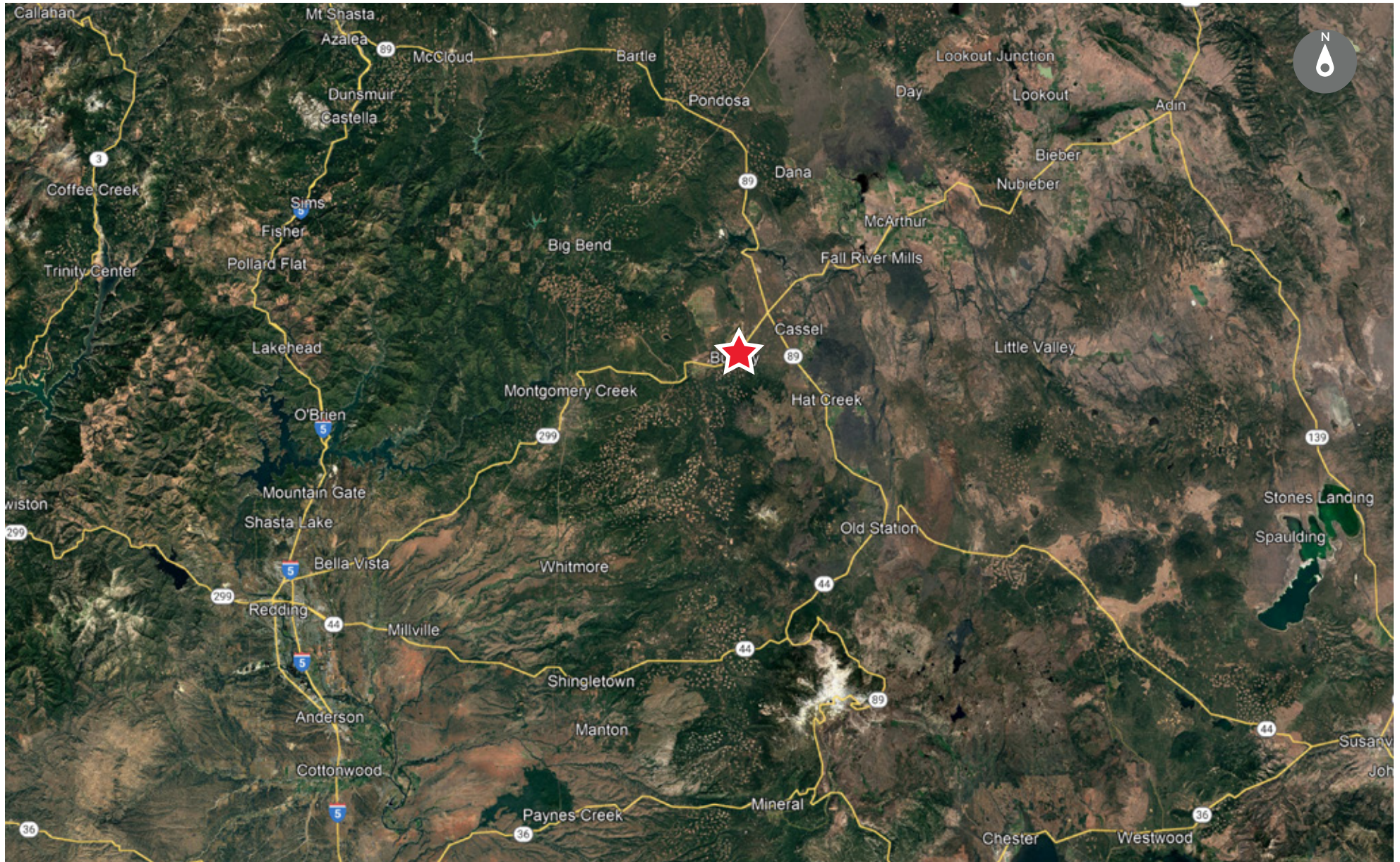
STATE HIGHWAY 299 E



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TRADE AREA MAP

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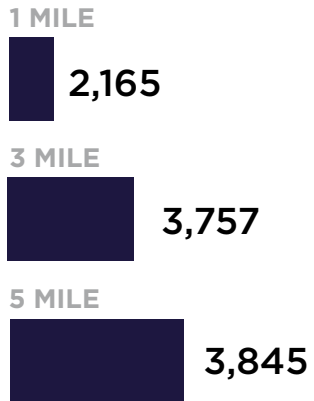


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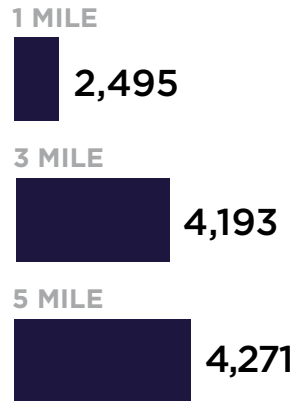
## DEMOGRAPHICS

For Lease or Sale

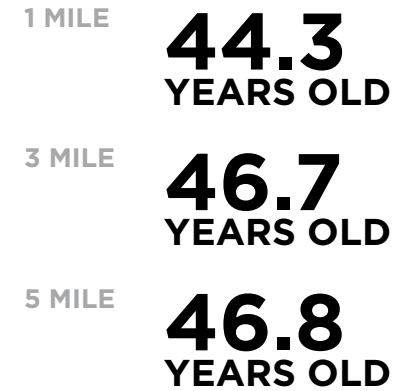
### TOTAL POPULATION



### DAYTIME POPULATION



### MEDIAN AGE



### MED. HOUSEHOLD INCOME



### TRAFFIC COUNTS



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±17,505 SF RETAIL / AVAILABLE / FOR LEASE OR SALE

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