



## OFFERING MEMORANDUM

# New Construction - Chevron Extra Mile with QSR/Drive-Thru

1101 Twin View Boulevard  
Redding, CA 96003

**\$8.10M**  
PRICE

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**ISTER & ASSOCIATES**  
REAL ESTATE GROUP

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## CONTENTS

- 3** Executive Summary
- 4** Investment Highlights
- 5** Location Highlights
- 8** Market Overview
- 9** Demographics
- 10** Closing



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# Executive Summary

1101 Twin View Boulevard  
Redding, CA 96003

## Exceptional New Construction Investment Opportunity – Chevron Extra Mile with QSR/Drive-Thru

We are proud to present a **rare opportunity to acquire a brand-new Chevron Extra Mile with QSR and Drive-Thru**, strategically located at **1101 Twin View Boulevard in Redding, California**, immediately adjacent to **Interstate 5**, the region's primary north-south transportation corridor.

This **newly constructed, institutional-quality asset** features a **3,200-square-foot Chevron Extra Mile convenience store** combined with a **1,668-square-foot quick-service restaurant with dedicated drive-thru**, totaling **4,868 square feet** of modern, purpose-built improvements. The property is situated on an expansive **±0.88-acre parcel**, allowing for excellent ingress/egress, strong vehicle stacking, and efficient fuel and foodservice operations.

Positioned in one of Redding's most competitive and heavily trafficked trade areas, the site benefits from **exceptional freeway visibility, strong daily traffic counts, and proven fuel demand**. The Chevron Extra Mile brand—coupled with a high-performing QSR and drive-thru component—creates multiple revenue streams and a compelling consumer draw that differentiates the property from surrounding fuel-only and legacy c-store competitors.

  
**\$8,100,000**  
ASKING PRICE

  
**\$1663.93**  
PRICE/SF

  
**4868**  
BUILDING SF

  
**2026**  
YEAR BUILT

### PROPERTY DATA

Building SqFt	4868
Year Built	2026
Lot Size (Acres)	0.88
Parcel ID	073-080-066-000
Zoning	Commercial
County	Shasta
Frontage	—
Coordinates	40.624809,-122.364738

# Investment Highlights

- **Brand-New Chevron Extra Mile with QSR & Drive-Thru**

Newly constructed, institutional-quality fuel and convenience asset featuring the nationally recognized **Chevron Extra Mile** brand and a dedicated **QSR with drive-thru**, providing multiple, diversified revenue streams.

- **Strategic Interstate 5 Location**

Positioned at **1101 Twin View Boulevard** with immediate access to **I-5**, offering excellent visibility, strong traffic exposure, and one of Redding's most desirable fuel corridors.

- **Modern, Purpose-Built Improvements**

Approximately **4,868 SF total building area**, including a **3,200 SF convenience store** and **1,668 SF QSR/drive-thru**, situated on a **±0.88-acre parcel** designed for efficient circulation, strong stacking, and high-volume operations.

- **Compelling Food & Fuel Synergy**

Chevron Extra Mile's food-forward c-store model combined with a drive-thru QSR enhances visit frequency, increases average ticket size, and captures multiple dayparts.

- **New Construction / Zero Deferred Maintenance**

Turnkey asset with brand-new improvements, minimizing near-term capital expenditures and operational risk.




- **Strong Market Fundamentals**

Located in a dense, highly trafficked trade area with demonstrated fuel demand and limited new competitive development, supporting long-term performance.

- **Flexible Buyer Profile**

Ideal for **owner-operators or passive investors** seeking durable cash flow, strong branding, and long-term appreciation in a supply-constrained market.

## KEY METRICS

 Asking Price	<b>\$8,100,000</b>
 Price/SF	<b>\$1663.93</b>
 Building SF	<b>4868</b>
 Year Built	<b>2026</b>

# Location Highlights

- Prime Interstate 5 Positioning**

Strategically located at **1101 Twin View Boulevard**, the property benefits from **immediate access to Interstate 5**, the West Coast's primary north-south transportation corridor connecting California, Oregon, and Washington.

- High-Visibility, Freeway-Oriented Site**

The site offers excellent frontage, visibility, and accessibility along Twin View Boulevard, a key commercial artery serving interstate travelers, regional commuters, and local traffic.

- Strong Interstate & Tourist Traffic Drivers**

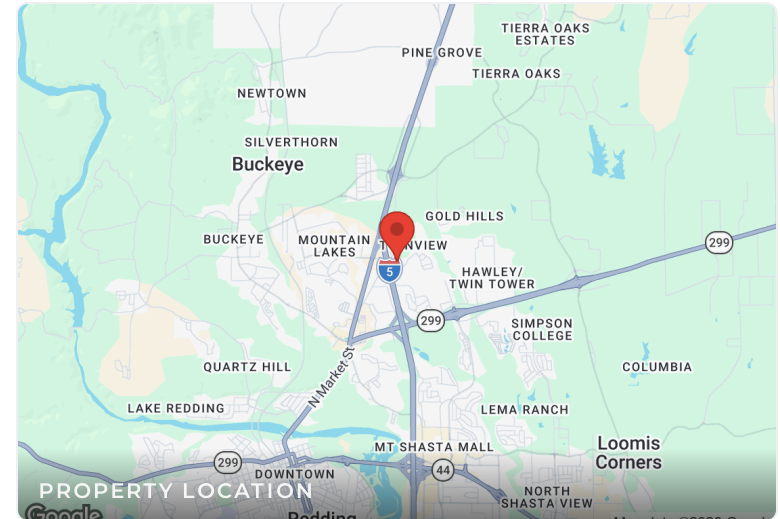
The location benefits from **consistent year-round interstate and tourist traffic**, including travelers heading to **Shasta Lake, Mount Shasta, and surrounding recreational destinations**, supporting sustained fuel and convenience demand.

- Established Commercial Corridor**

Surrounding area is anchored by established retailers and destination users, reinforcing the site's long-term commercial viability and positioning within a proven retail environment.

- Irreplaceable Freeway-Adjacent Real Estate**

Limited availability of freeway-adjacent parcels, combined with modern entitlements and new construction, creates a **high barrier to entry** for competing fuel and foodservice developments along this stretch of I-5.



## LOCATION

Address	<b>1101 Twin View Boulevard</b>
City	<b>Redding</b>
State	<b>California</b>
Zip Code	<b>96003</b>
County	<b>Shasta</b>
APN / Parcel #	<b>073-080-066-000</b>
Coordinates	<b>40.624809,-122.364738</b>

### TRANSIT

Caterpillar at Grand	<b>0.2 mi</b>
Caterpillar Rd at Prestige Way	<b>0.4 mi</b>
Twin View Blvd at Midway Dr	<b>0.4 mi</b>

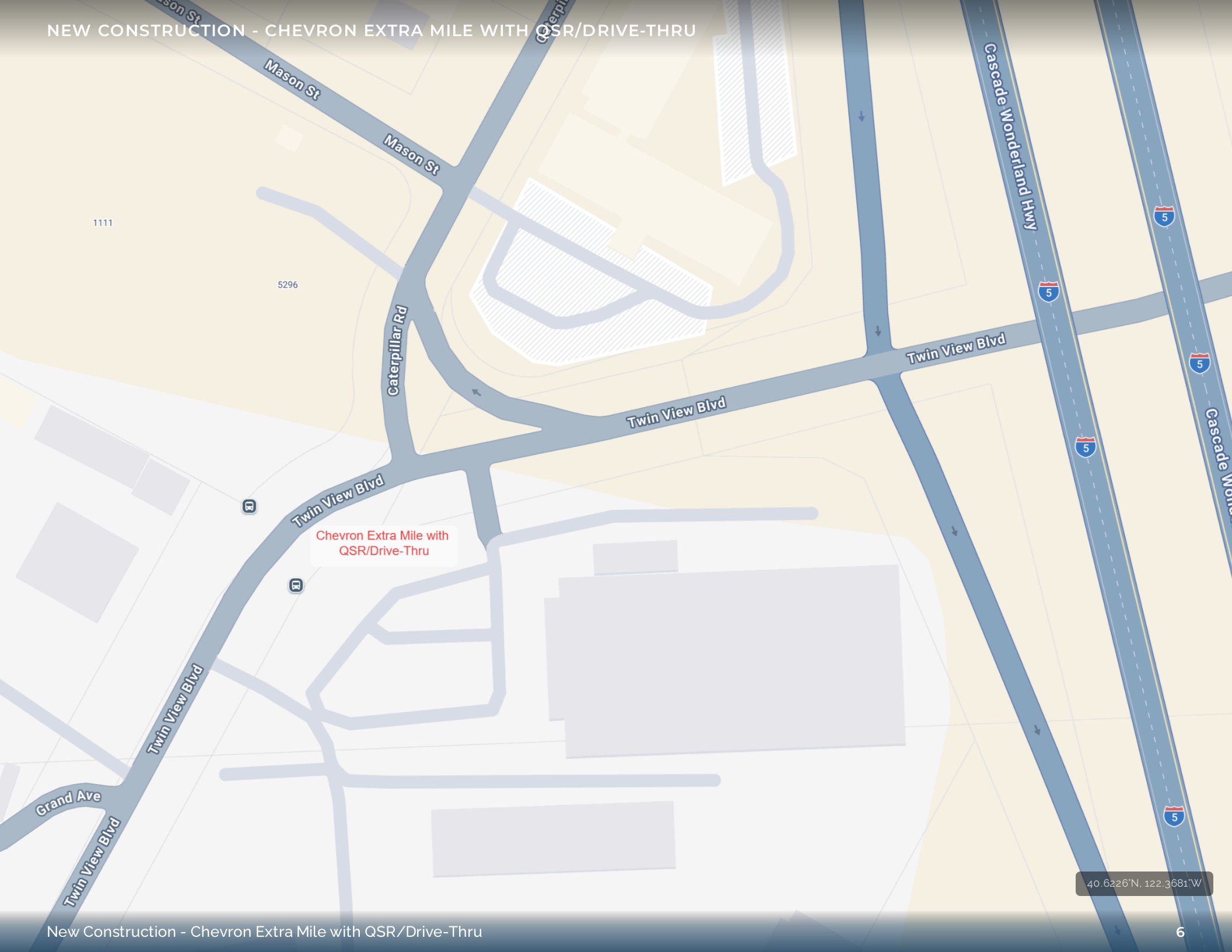
### AIRPORTS

Redding Regional Airport	<b>8.9 mi</b>
Benton Airpark/Cardan Aircraft Services	<b>4.0 mi</b>
Helipad	<b>2.9 mi</b>

### HIGHWAYS

Cascade Wonderland Highway	<b>0.2 mi</b>
US 99 Hist	<b>0.3 mi</b>
Trinity Scenic Byway	<b>0.9 mi</b>
CA 299	<b>2.0 mi</b>

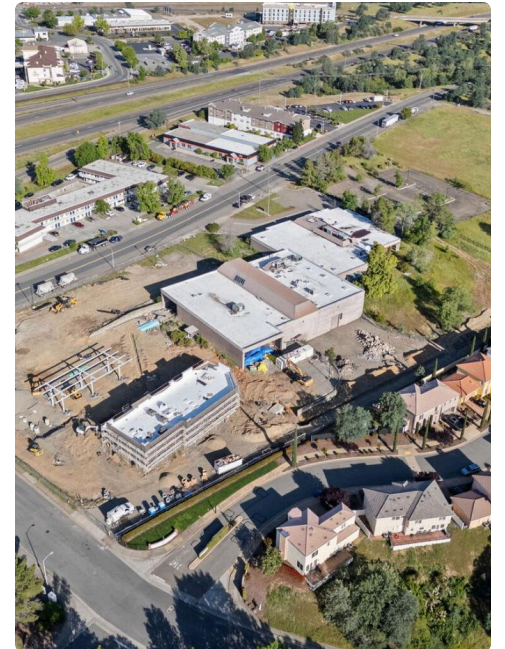
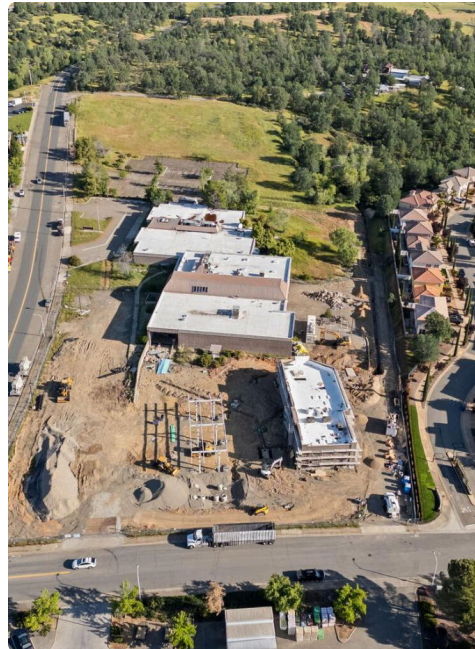
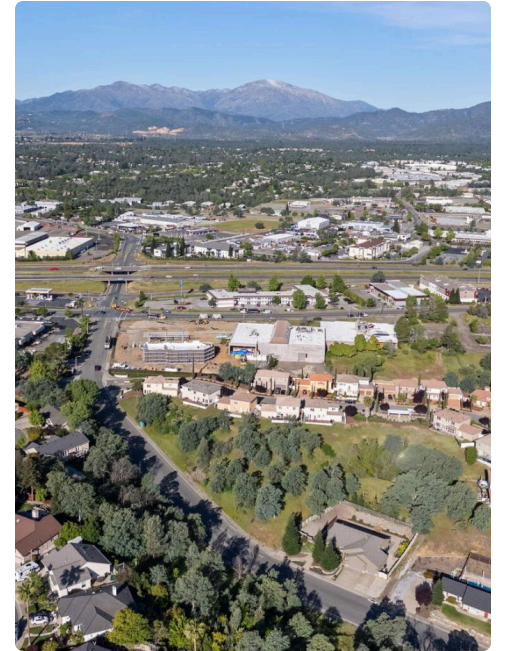
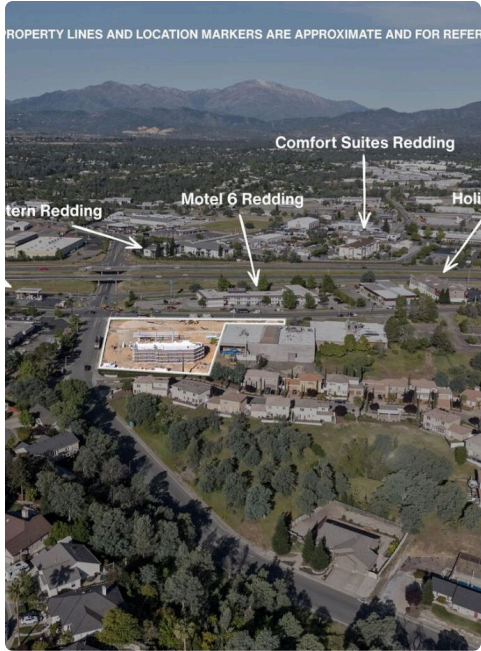
NEW CONSTRUCTION - CHEVRON EXTRA MILE WITH QSR/DRIVE-THRU



Chevron Extra Mile with  
QSR/Drive-Thru

40.6226°N, 122.3681°W

# Photo Gallery



# Market Overview

## Market Overview: Redding, CA

Redding is a city in and the county seat of Shasta County, California, and the economic and cultural capital of the Shasta Cascade region of Northern California. Redding lies along the Sacramento River, 162 miles (261 km) north of Sacramento, and 120 miles (190 km) south of California's northern border with Oregon. Its population was 93,611 at the 2020 census.

This offering is ideally suited for **owner-operators seeking long-term cash flow** as well as **absentee investors** looking to acquire a **new, nationally branded fuel and convenience asset** with significant upside through modern design, branded fuel loyalty, and food-forward retail strategy.

With **new construction, zero deferred maintenance, strong brand recognition,** and **irreplaceable Interstate 5 frontage,** this Chevron Extra Mile represents a **trophy asset in a supply-constrained market** and a compelling addition to any retail or fuel-focused portfolio.



### KEY FACTS

Population	89,861
Area	61.2 sq mi
Elevation	564 ft
Time Zone	Pacific Time Zone
County	Shasta County
Incorporated	1887
State	California

### DEMOGRAPHIC SNAPSHOT

#### 1-MILE RADIUS

Population	<b>4,072</b>
Median HH Income	<b>\$73,882</b>
Households	<b>1,694</b>

#### 3-MILE RADIUS

Population	<b>32,887</b>
Median HH Income	<b>\$71,291</b>
Households	<b>14,130</b>

#### 5-MILE RADIUS

Population	<b>82,306</b>
Median HH Income	<b>\$72,881</b>
Households	<b>34,271</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,244	27,407	73,596
2010 Population	3,905	31,562	81,182
2025 Population	4,072	32,887	82,306
2030 Population	4,005	32,612	81,714
2025-2030 Growth Rate	-0.33 %	-0.17 %	-0.14 %
2025 Daytime Population	4,684	34,191	95,558

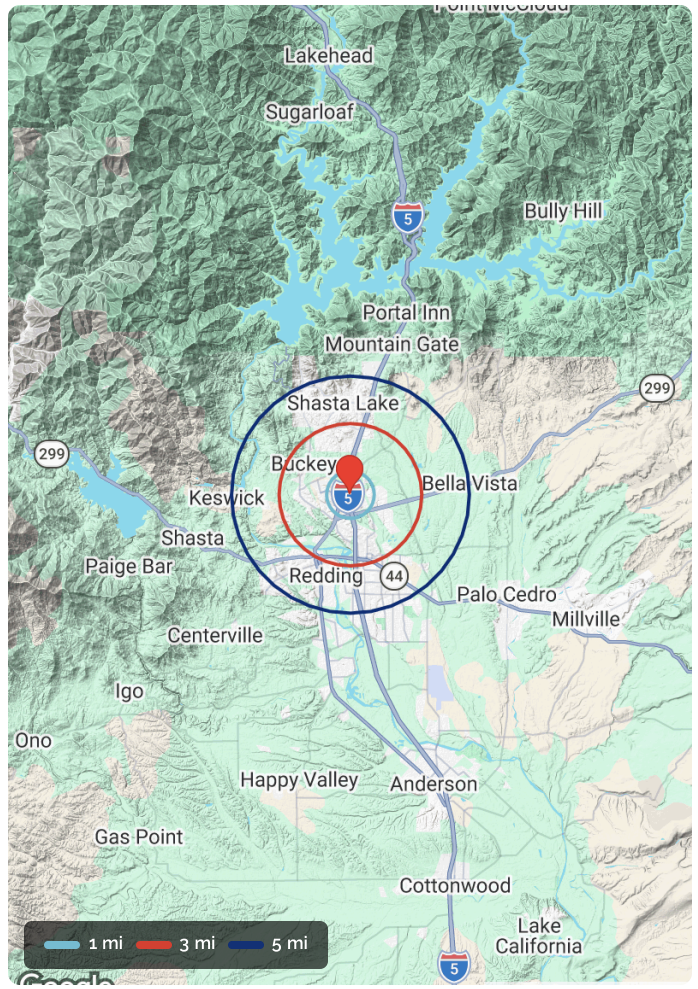
  

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,388	11,532	29,534
2010 Total Households	1,654	13,427	32,874
2025 Total Households	1,694	14,130	34,271
2030 Total Households	1,686	14,164	34,427
2025 Avg. Household Size	2.37	2.28	2.34
2025 Owner Occupied Housing	1,084	7,680	18,508
2030 Owner Occupied Housing	1,099	7,884	19,040
2025 Renter Occupied Housing	610	6,450	15,763
2030 Renter Occupied Housing	587	6,280	15,387
2025 Vacant Housing	124	1,132	2,677
2025 Total Housing	1,818	15,262	36,948

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	219	1,609	3,722
\$15,000-\$24,999	104	1,046	2,206
\$25,000-\$34,999	140	823	2,204
\$35,000-\$49,999	138	1,405	3,661
\$50,000-\$74,999	254	2,436	5,705
\$75,000-\$99,999	174	1,940	5,192
\$100,000-\$149,999	260	2,310	5,648
\$150,000-\$199,999	178	1,105	2,607
\$200,000 or greater	227	1,457	3,325
Median HH Income	\$73,882	\$71,291	\$72,881
Average HH Income	\$106,338	\$95,482	\$94,320

<b>\$73,882</b> MEDIAN HH INCOME	<b>\$106,338</b> AVG HH INCOME
<b>64.0%</b> OWNER OCCUPIED	<b>36.0%</b> RENTER OCCUPIED
<b>6.8%</b> VACANCY RATE	<b>-0.33 %</b> 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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