



OFFERING MEMORANDUM

7965 STATE HIGHWAY 99W

GERBER, CA 96035

\$1.5M

PRICE

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GERBER, CA 96035

PRICE

\$1,499,999

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Executive Summary

7965 STATE HIGHWAY 99W · GERBER, CA 96035

 ASKING PRICE

\$1,499,999

 PRICE/SF

\$79.31

 BUILDING SF

18,912 SqFt

 YEAR BUILT

1985,2002,

We are pleased to present 7965 State Highway 99W , this self-storage investment opportunity in Northern CA between the greater Chico and Red Bluff metro area. U-Lok Mini Storage enjoys a prime location close to Highway 5 and facing Old Highway 99W and offers exclusively drive-up units. This business has been established since the 1980s with a history of high occupancy and 4.8-star Google review. U-Haul rental sales have grown 5 times in our 2nd year of operation. This will be a great passive income property for multiple types of investors, whether it is retirees by living onsite and collecting stable monthly income streams or multifamily investors hybrid into a mature self-storage investment.

PROPERTY DATA

Building SqFt	18,912 SqFt
Year Built	1985,2002,
Lot Size	4.47 AC
Parcel ID	063-160-008-000, 063-160-026-000
Zoning Code	General Commercial
County	Tehama
Coordinates	40.028130,-122.172212
Occupany	90%

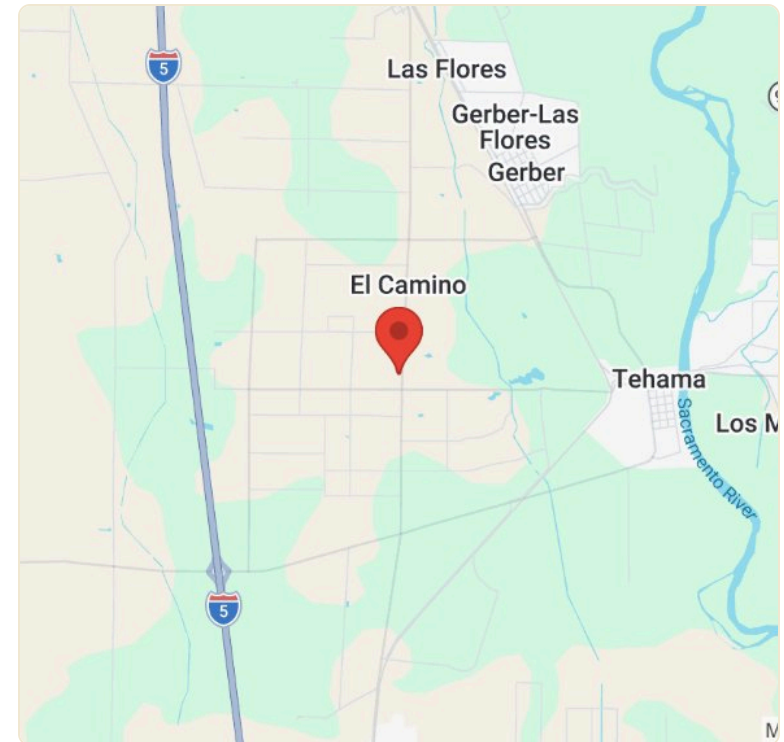
Investment Highlights

- 18,538 net rentable square feet with total 124 storage units, 8 outdoor RV 15x40 parking spaces (expandable), and 3 acres of additional land for expansion.
- A fully renovated 2 story apartment consists of one 2 bed 2 bath unit and one 1 bed 1 bath manager's unit both are rented. With the potential to apply for the 2-car garage conversion to create another 1 bed 1 bath unit.
- U-Haul Authorized Dealer business with trucks rental and moving supply sales.
- Free from flood and fire zones with very affordable commercial property and casualty insurance cost
- Free from flood and fire zones with very affordable commercial property and casualty insurance cost
- Please refer to the Location Highlights for all the improvements completed in the last 18 months.

Asking Price	\$1,499,999
Price/SF	\$79.31
Building SF	18,912 SqFt
Year Built	1985,2002,

Location Highlights

- U-Lok Mini Storage has had major renovations between 2023 & 2024 below are some highlights of the renovations:
- Brand new electrical installed to most of the storage buildings. All buildings are equipped with electricity.
- Brand new septic tanks with sewer clean out station and water station for RV storage. Plus new water line installed and leach field improvements.
- Fresh facility painting for the apartment and all white color storage buildings.
- New 3 ton heat pump heating and air condition system installed for both apartment units and rental office.
- New Full HD Hikvision and Ring security cameras (best in the industry) and CAT-6 ethernet wiring installed for the facility with Starlink internet service.
- 10k watt gas generator and 50 amp power inlet to operate the facility, rental office and apartment during power outage.
- Modern desktop and mobile websites hosted by GoDaddy and Google with secured instant online booking and payment through Web Self Storage (WSS)
- Rental management software (Operating by U-Haul) fully integrated with U-Haul.com with instant online booking and secure online payment with lowest credit card processing fee in the industry as well as U-Haul Call Center service on instant U-Haul truck and storage unit rental 365 days



LOCATION

City	GERBER
State	California

TRANSIT

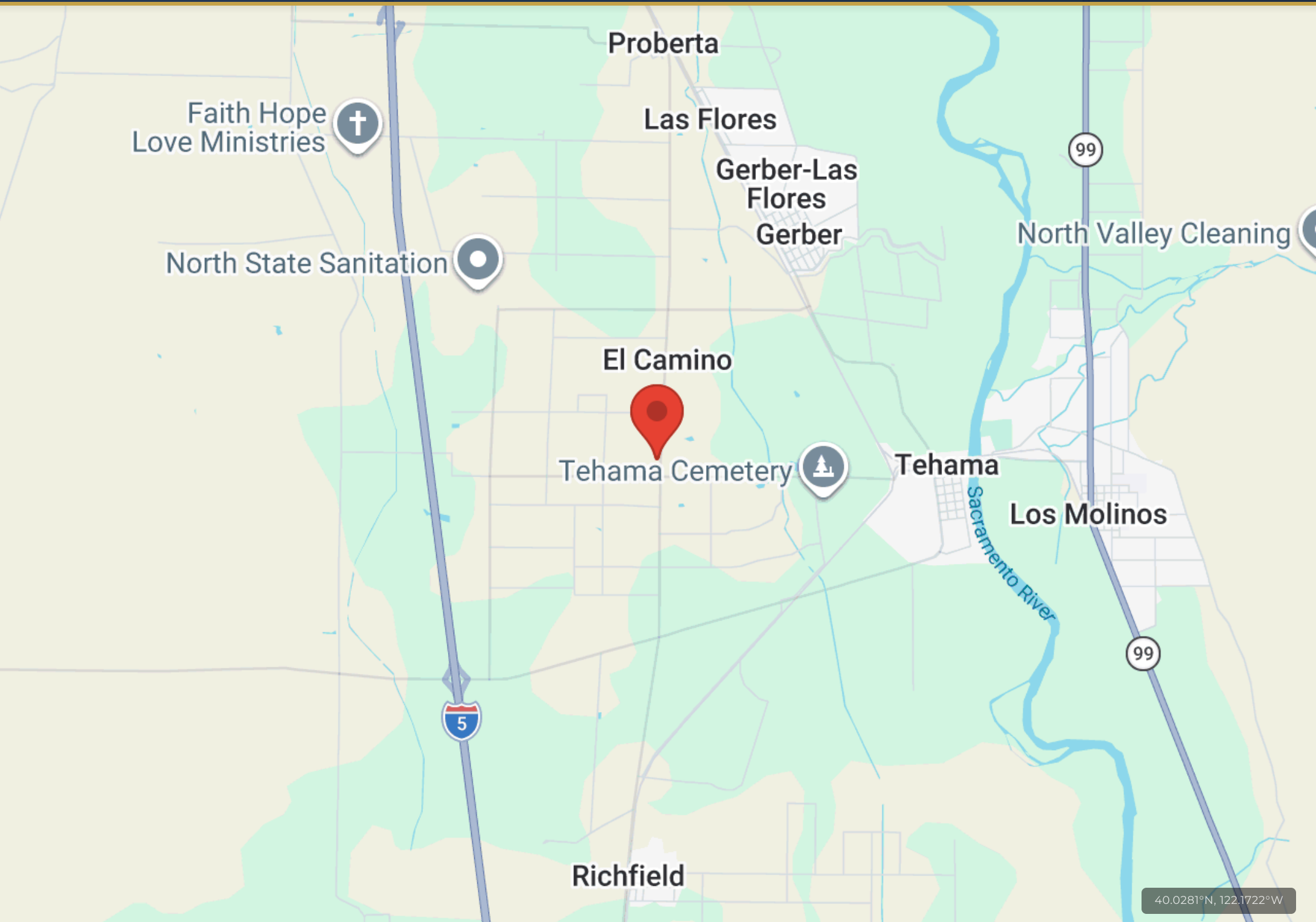
99W & Gyle **1.5 mi**

AIRPORTS

Chico Regional Airport	23.1 mi
Orland Airport	21.4 mi
PJ Helicopters, Inc.	8.9 mi

HIGHWAYS

Westside Freeway	2.0 mi
Railroad Avenue	3.8 mi
CA 99	3.8 mi
Cascade Wonderland Highway	8.7 mi



40.0281°N, 122.1722°W









Gallery Page 1



Sales Comparables

Weed Mini Storage

800 Shastina Dr, Weed, California

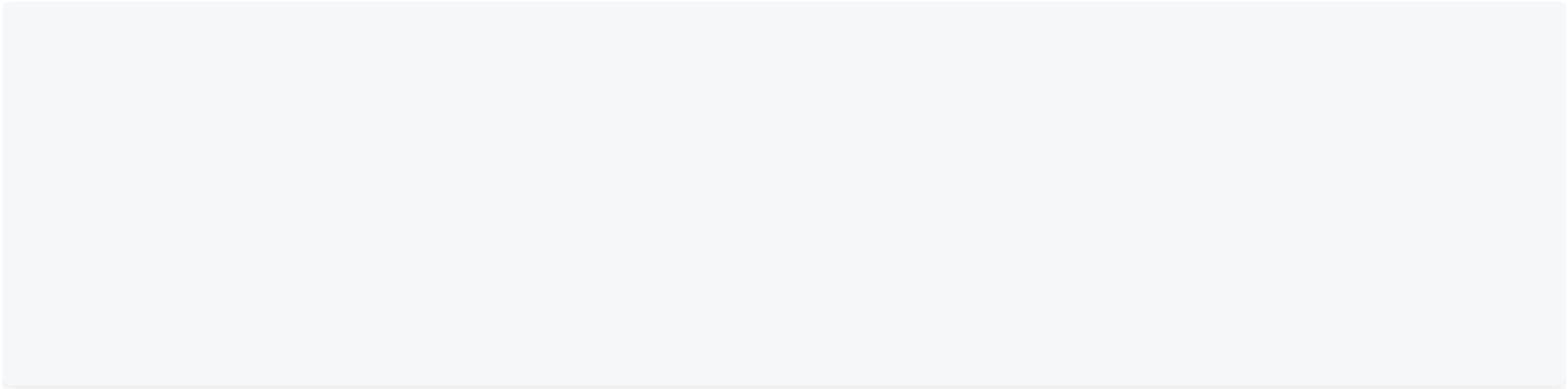
SALE PRICE	BUILDING SF	PRICE/SF	UNITS	SALE DATE
\$1,500,000	18,400	\$81.52	90	Aug 2024

Self Storage Property in Santa Maria

1745 S Lincoln St, Santa Maria, California

SALE PRICE	BUILDING SF	PRICE/SF	UNITS
\$2,499,000	45,100	\$55.41	205

Market Overview



12/31/1969

Gerber is a census-designated place (CDP) in Tehama County, California. Gerber sits at an elevation of 226 feet (69 m). The 2020 United States census reported Gerber's population was 1,044.

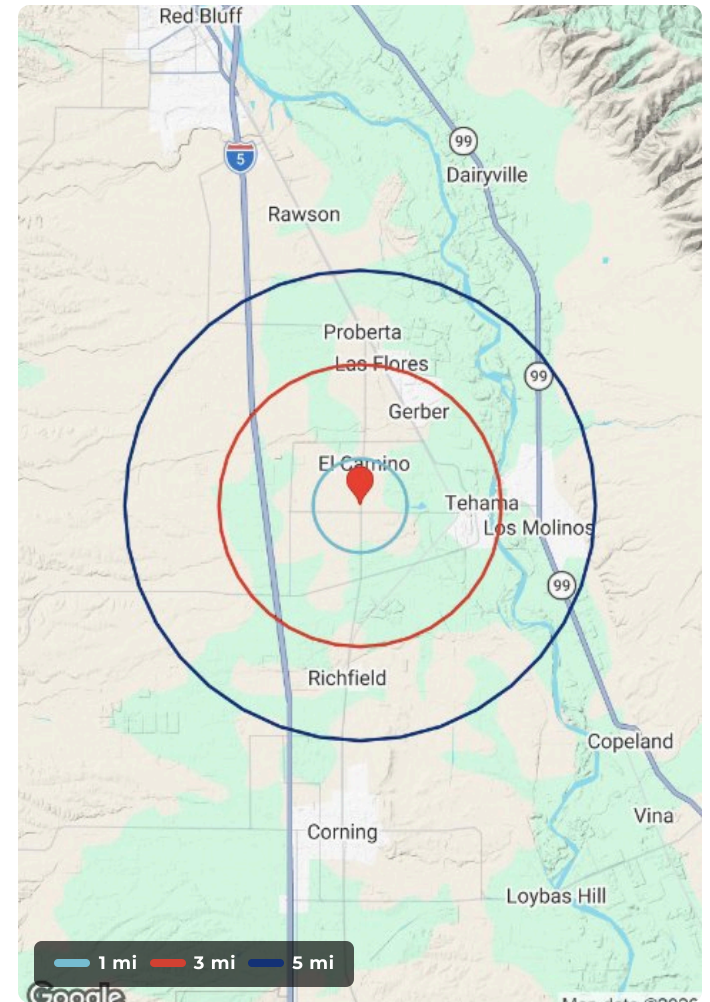
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	456	Population	3,135	Population	7,946
Median HH Income	\$40,000	Median HH Income	\$47,744	Median HH Income	\$48,185
Households	169	Households	1,146	Households	3,034

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	413	3,125	7,584
2010 Population	476	3,190	7,950
2026 Population	456	3,135	7,946
2031 Population	452	3,135	7,964
2026-2031 Growth Rate	-0.18 %	0.00 %	0.05 %
2026 Daytime Population	299	2,464	6,886
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	156	1,094	2,741
2010 Total Households	174	1,131	2,926
2026 Total Households	169	1,146	3,034
2031 Total Households	169	1,155	3,074
2026 Avg. Household Size	2.7	2.74	2.61
2026 Owner Occupied Housing	117	770	2,018
2031 Owner Occupied Housing	117	778	2,050
2026 Renter Occupied Housing	52	376	1,016
2031 Renter Occupied Housing	51	377	1,024
2026 Vacant Housing	14	146	339
2026 Total Housing	183	1,292	3,373
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	15	147	465
\$15,000-\$24,999	19	77	203
\$25,000-\$34,999	48	262	602
\$35,000-\$49,999	9	102	270
\$50,000-\$74,999	18	138	380
\$75,000-\$99,999	17	123	386
\$100,000-\$149,999	22	135	345
\$150,000-\$199,999	6	55	148
\$200,000 or greater	16	105	236
Median HH Income	\$40,000	\$47,744	\$48,185
Average HH Income	\$78,272	\$79,318	\$76,613



\$40,000
MEDIAN HH INCOME (1-MI)

69.2%
OWNER OCCUPIED (1-MI)

7.7%
VACANCY RATE (1-MI)

\$78,272
AVG HH INCOME (1-MI)

30.8%
RENTER OCCUPIED (1-MI)

-0.18 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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