

Development Land For Sale



SUTTER
EQUITIES



99-97 CUTOFF

OLD HWY 99

PROPERTY HIGHLIGHTS



PRICE:
\$2,700,000

PRICE PSF:
\$4.18

SIZE:
± 14.83 ACRES
(645,994 sq.ft)

LOCATION: SEC of Old Highway 99 and I-5 (Exit #766) Grenada, CA

COUNTY: Siskiyou

SIZE: ± 14.83 ACRES (645,994 sq.ft)

PARCELS: 6

APN #: 038-110-140, 150, 160, 170, 180, 038-150-080

FRONTAGE: 1,600 ft of I-5

UTILITIES: Electric- Pacific Power & Light Co. Gas – Natural

TOPOGRAPHY: Levelled

ACCESS: Exit and Entrance ramp directly off Exit # 766

ZONING: Highway Commercial

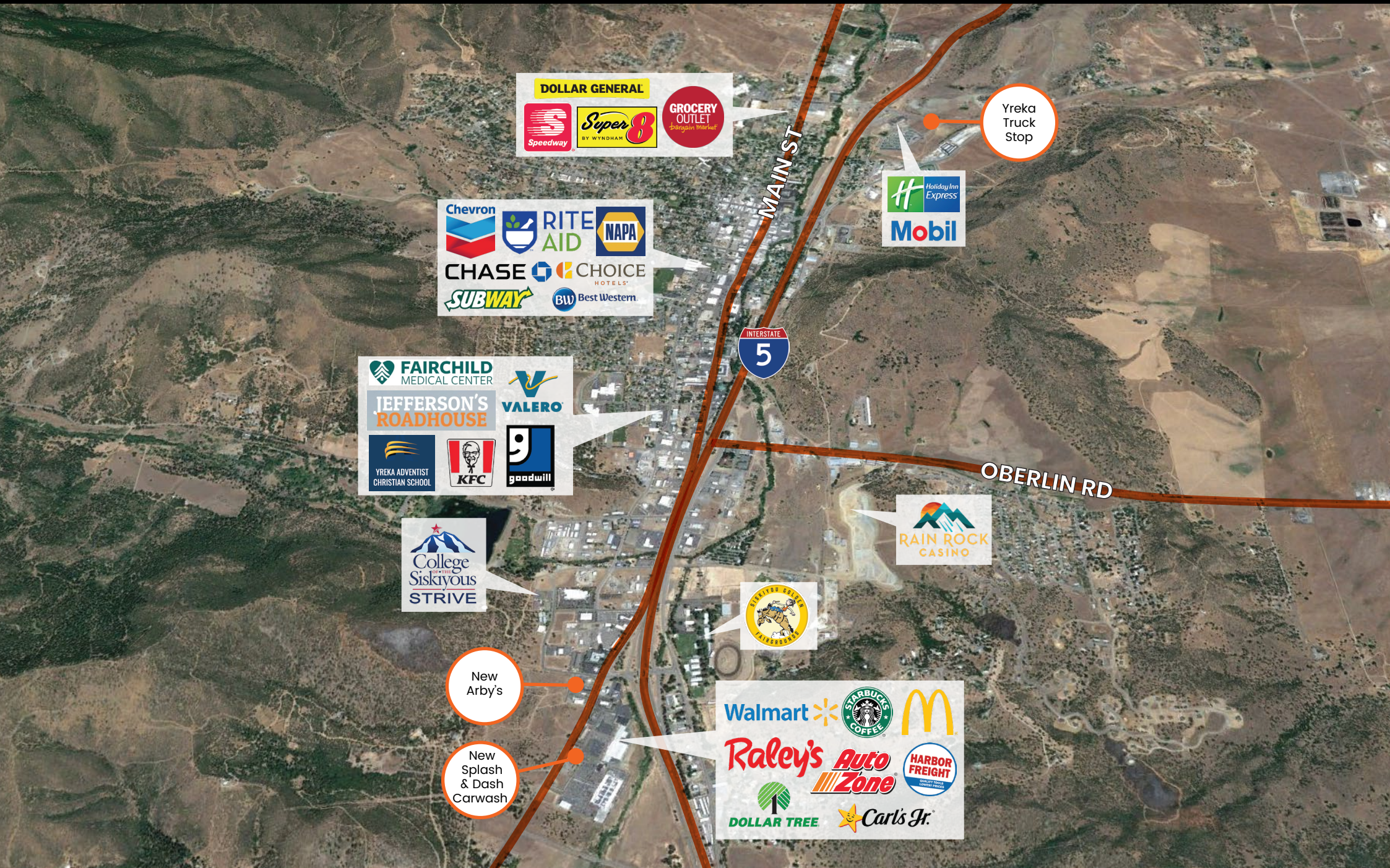
POSSIBLE USES: Truck Stop with Fueling, Travel Store, Truck Parking, Quick Serve Restaurant, Truck Wash, Truck Repair Shop, Hotel, RV Parking, Electrical Charging Station, Industrial Warehouse, Certified Scale, Etc.



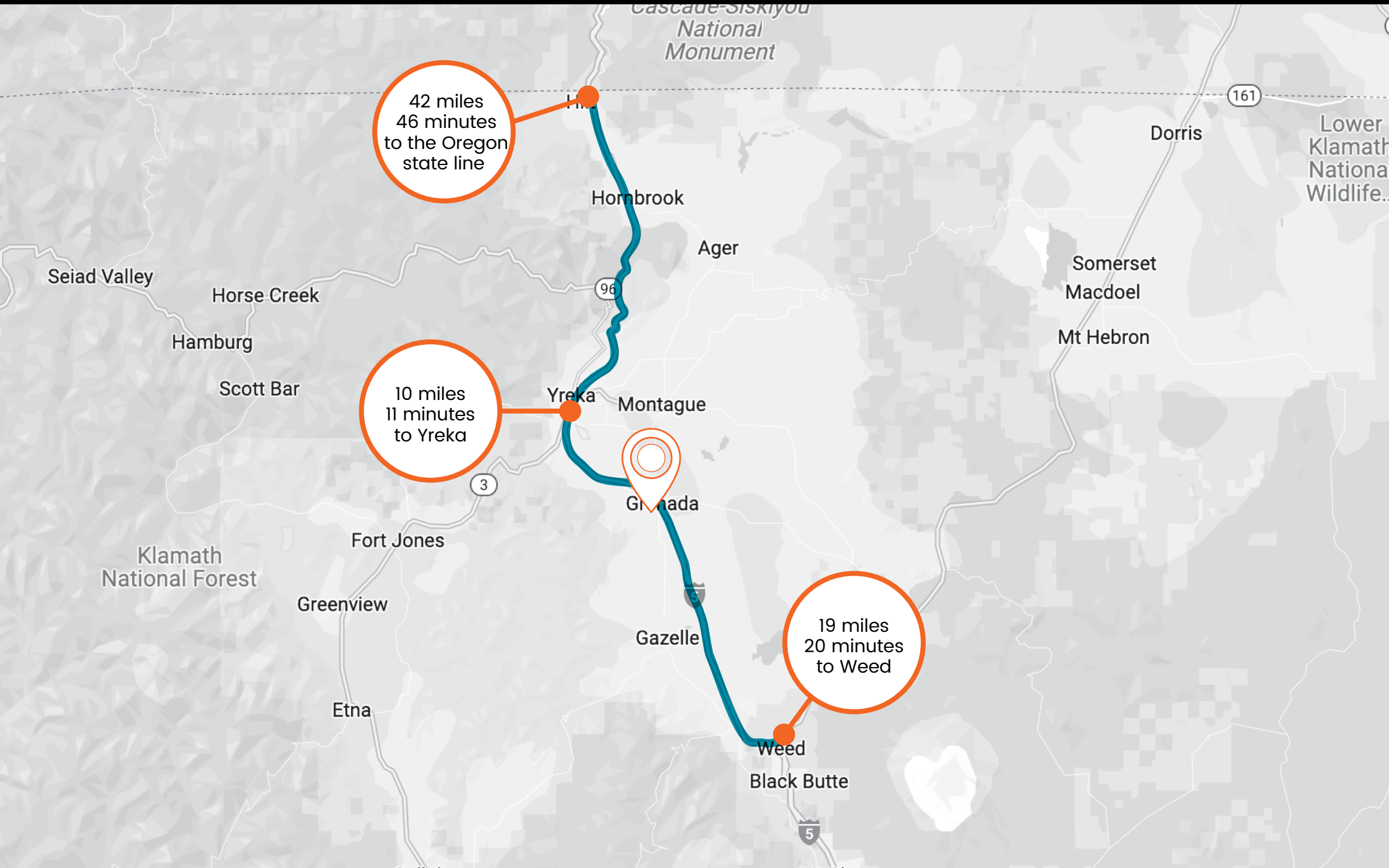
GRENADA AMENITIES MAP



YREKA AMENITIES MAP



LOCATION OVERVIEW





GRENADA

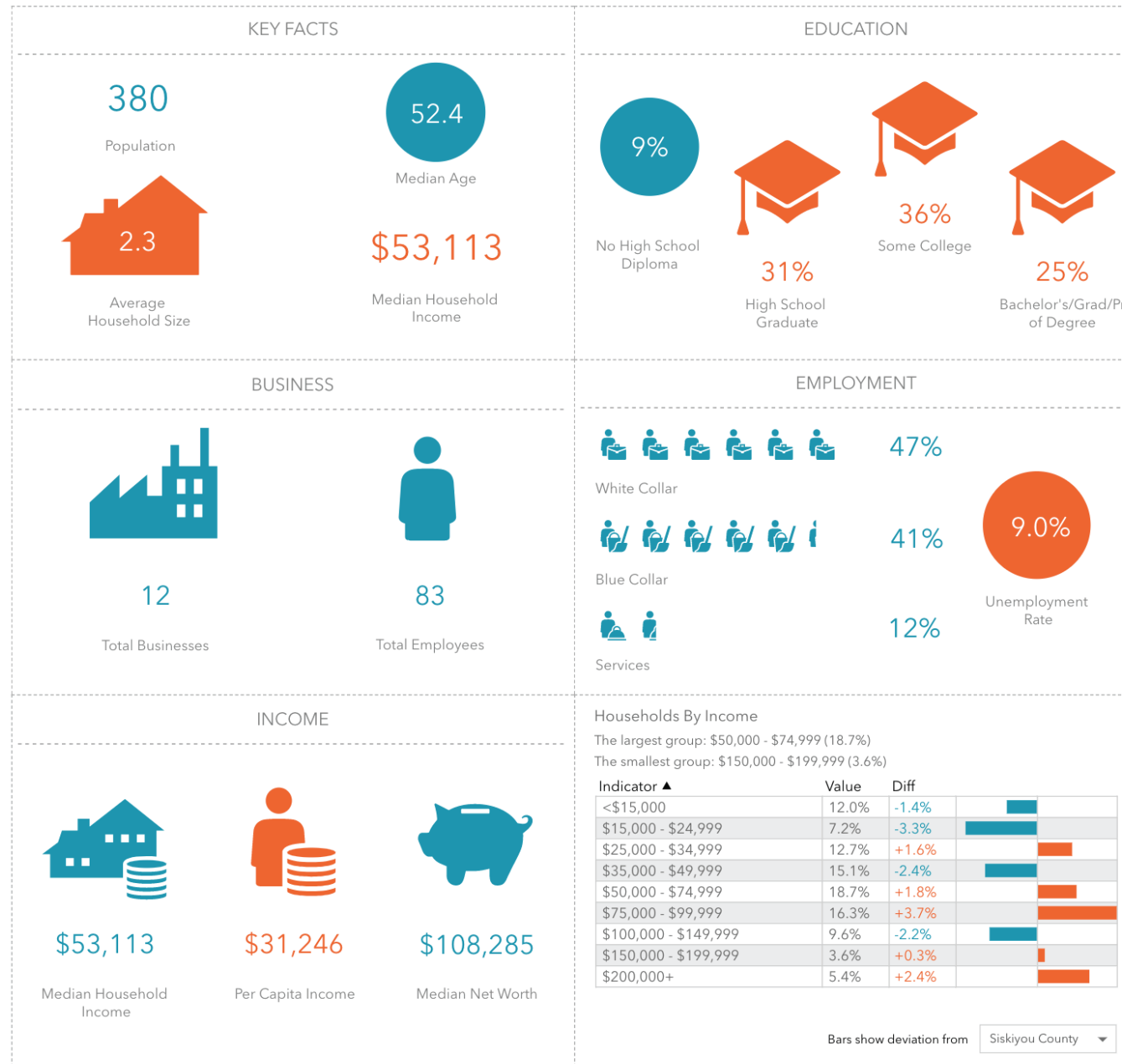
Grenada is a small town located off I-5 in Siskiyou County. Its small population of 400 residents brings in a small-town feel, promise to safety, quality education and affordable housing. Located minutes away from Yreka, Grenada is a great area to stop for travelers and truckers because of the quick access from I-5.

YREKA

Yreka is the county seat of Siskiyou County, California. It is located 10 Miles North of Grenada 98 Miles North of Redding. The population is 7,800 as of 2020. Tourists visit Yreka because of its Northern edge of Shasta Cascade area of the Northern, CA and 25 miles from the Oregon border. Visitors enjoy local campgrounds, museums, parks, Rain Rock Casino, and rivers.

SISKIYOU COUNTY, YREKA COURTHOUSE

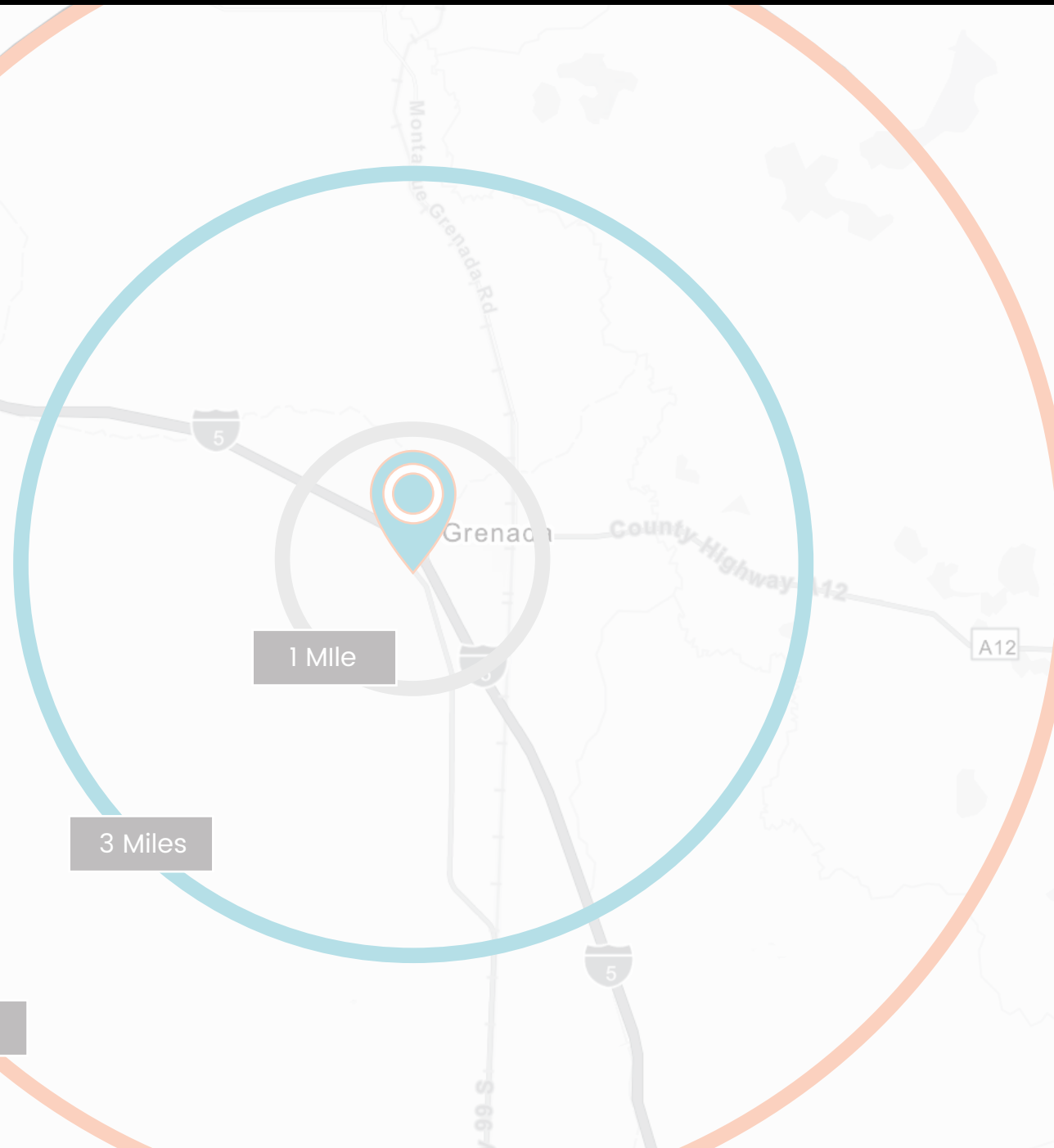
New courthouse was constructed in 2021 located 411 4th Street, Yreka, CA. The new building consists of five courtrooms, total of 67,459 square feet, the project budget was \$77 Million.



DEMOGRAPHICS

2021 Summary	1 Mile	3 Miles	5 Miles
Population	380	839	1,767
Households	166	349	746
Families	103	226	497
Average Household Size	2.29	2.40	2.37
Owner Occupied Housing Units	102	237	552
Renter Occupied Housing Units	64	112	195
Median Age	52.4	52.3	53.1
Median Household Income	\$53,113	\$60,038	\$65,756
Average Household Income	\$73,386	\$83,677	\$87,453

2026 Summary	1 Mile	3 Miles	5 Miles
Population	370	825	1,748
Households	161	342	737
Families	100	222	491
Average Household Size	2.30	2.41	2.37
Owner Occupied Housing Units	99	233	546
Renter Occupied Housing Units	62	109	191
Median Age	53.5	53.2	53.9
Median Household Income	\$55,987	\$65,781	\$75,299
Average Household Income	\$80,027	\$91,996	\$96,582



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Amar Cheema, CCIM

Partner

P: 530.777.3269

M: 530.218.4768

acheemay@gmail.com

DRE # 01445711

1110 Civic Center
Ste 106 D
Yuba City, CA 95993

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