

NOW LEASING

# Former Grocery Store

915 S. MAIN STREET, YREKA, CALIFORNIA 96097

±37,000 SQ. FT. FREESTANDING BUILDING (DIVISIBLE TO ±10,000 SQ. FT.)

RETAIL



## CONTACT US

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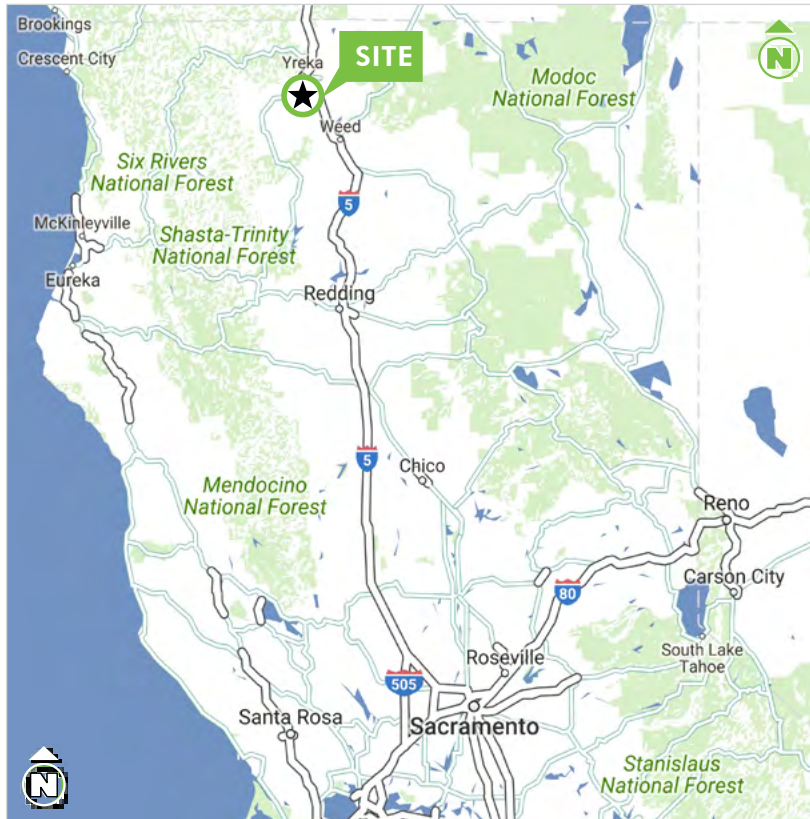
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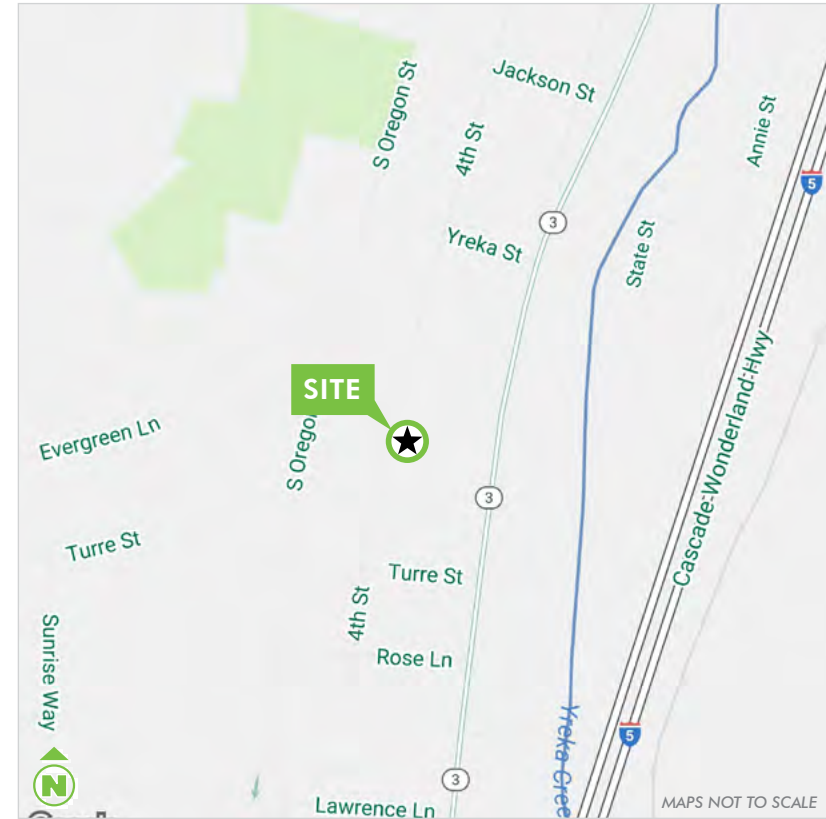
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## AREA MAP



## LOCATION MAP



## IN THE AREA

- + Near Downtown Yreka
- + Siskiyou County Offices & Library
- + Fairchild Medical Center

## RETAIL IN THE IMMEDIATE AREA INCLUDE:



...and more

## CONTACT US

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First Vice President

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## PROPERTY INFORMATION

Yreka is Siskiyou County's biggest town and is located 22 miles south of the California/Oregon border along Interstate 5. Nestled in the northernmost corner of the majestic Shasta Valley, it offers panoramic views of Mount Shasta and the Trinity Mountains, and benefits from significant tourist activity stemming from the area's proximity to the mountains and Klamath National Forest, with abundant recreational opportunities including golf, tennis, world class fishing, white water rafting, gliding, hiking/backpacking/camping, skiing at two nearby ski parks, bicycling and snowmobiling. Being the largest town in the county—and the county seat—Yreka provides shopping, medical services and entertainment serving Yreka, Mt. Shasta, Weed, Dunsuir, McCloud and Tulelake as well as Butte Valley, Scott Valley, Shasta Valley and the Klamath River Corridor.

This ±37,000 sq. ft. former grocery store is located on S. Main Street/ Highway 3, just off Interstate 5 in Yreka, CA. The property is a freestanding building adjacent to Sears Home Store and Rite Aid and may be divided to ±10,000 sq. ft.

## PROPERTY FEATURES

- + ±37,000 sq. ft. former grocery space available
- + Divisible to ±10,000 sq. ft.
- + Rent: Negotiable, contact broker for details
- + Adjacent to Sears Home Store and Rite Aid
- + Easy access to Interstate 5

### Traffic Counts (2014)

Interstate 5	14,700 ADT
S. Main Street (Highway 3)	8,900 ADT

Source: Caltrans

## DEMOGRAPHICS (2016 est.)

### Population

3-mile radius	8,692
5-mile radius	9,820
Trade Area	46,075

### Average Household Income

3-mile radius	\$49,890
5-mile radius	\$51,548
Trade Area	\$51,978

### Median Household Income

3-mile radius	\$32,421
5-mile radius	\$33,648
Trade Area	\$36,594

### Daytime Employment (5-mile radius)

Employees	7,097
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### Significant Employers (3-mile radius)

Employers	# Employees
Fairchild Medical Center	430
Accenture Limited	390
Siskiyou County Coroner	200
Nor-Cal Products Inc	200
Walmart Supercenter	200
Siskiyou County Sheriff	150
Klamath National Forest Svc	110
Fairchild Medical Clinic	100

Source: Nielsen

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