

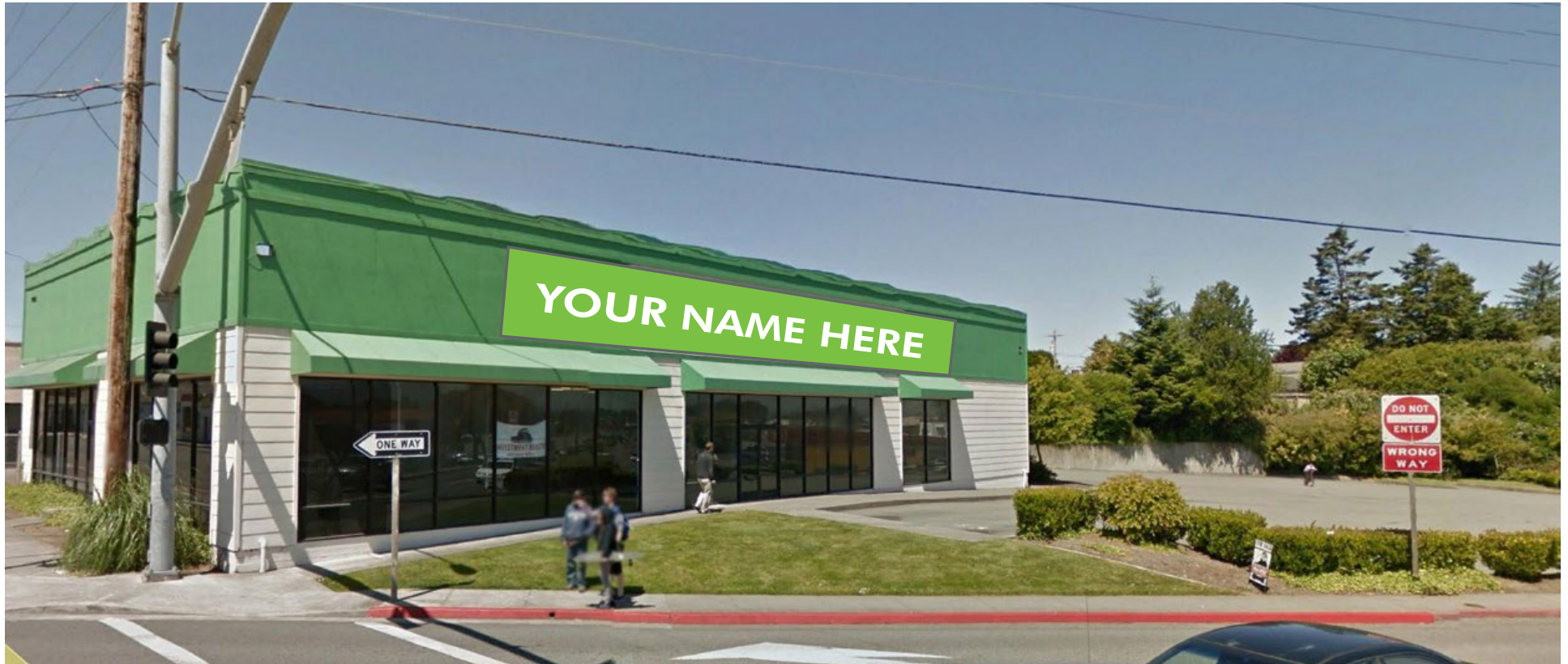
FOR SALE OR LEASE

# 1180 9th Street

CRESCENT CITY, CALIFORNIA 95531

±6,600 SQ. FT. FREESTANDING BUILDING

RETAIL



## CONTACT US

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## DEMOGRAPHICS (2016 est.)

### Population

1-mile radius	6,868
3-mile radius	14,783
Trade Area	24,962

### Average Household Income

1-mile radius	\$50,750
3-mile radius	\$53,910
Trade Area	\$57,871

### Median Household Income

1-mile radius	\$36,625
3-mile radius	\$38,932
Trade Area	\$42,404

### Daytime Employment (3-mile radius)

Employees	6,525
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### Significant Employers (3-mile radius)

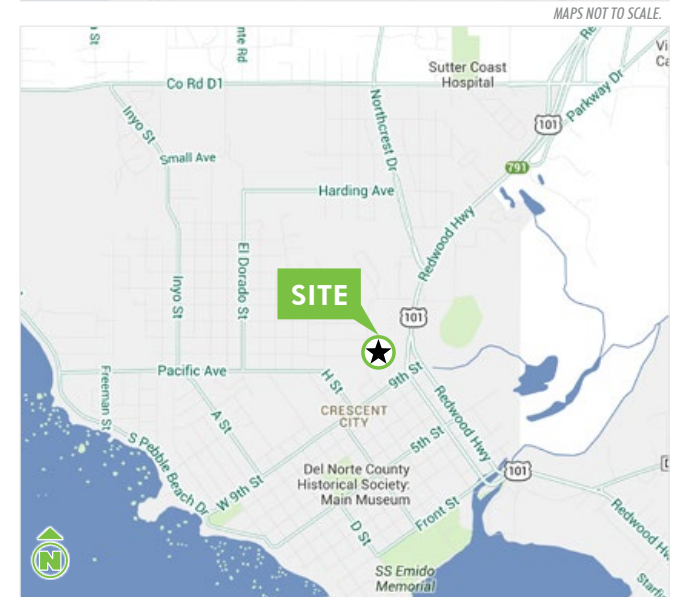
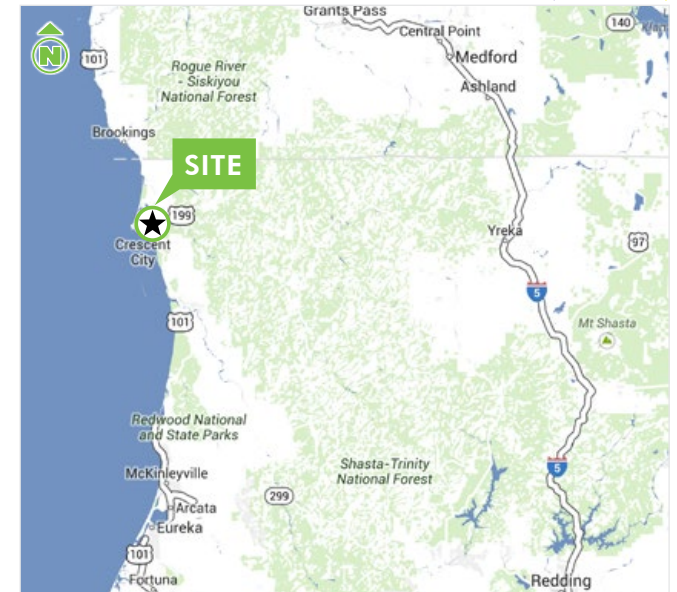
Employers	# Employees
Sutter Coast Hospital	400
Del Norte County Health Dept.	150
Crescent City Nursing & Rehab	150
Walmart	150
Hambro Forest Products Inc.	120
Elk Valley Casino	120
Home Depot	95
Redwood National Park	95

Source: Nielsen

### Traffic Count

Highway 101	14,400 ADT
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Source: Caltrans



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## PROPERTY INFO

Crescent City is located on the Pacific coast in the upper northwestern part of California, about 20 miles from the Oregon border. The county seat in Del Norte County, Crescent City is located on State Highway 101, approximately 80 miles north of Eureka, and is the last major town before reaching the Oregon border.

This ±6,600 Sq. Ft. freestanding building, located on the northwest corner of Highway 101 and 9th Streets with frontage to southbound Highway 101 and easy access to northbound 101 via 9th Street. The property is centrally located near Home Depot and the new, high-volume Walgreens and serves both local and interstate traffic from communities between Eureka and Brookings, and Grants Pass.



## PROPERTY HIGHLIGHTS

- + SALE PRICE: \$660,000
- + LEASE RATE: \$1.00 PSF / NNN
- + ±6,600 Sq. Ft freestanding building
- + Located on the northwest corner of Highway 101 and 9th Street
- + Excellent visibility, and access to Highway 101 north and south
- + Nearby Retailers Include: Home Depot, Walgreens, Safeway, Rite-Aid, McDonalds, Taco Bell, Jack in the Box, Denny's, and more
- + Regional draw
- + Benefits from the interstate and tourist traffic due to nearby Del Norte Coast Redwoods State Park, the beach, and the Pelican Bay Prison
- + Zoned C2 (Commercial)

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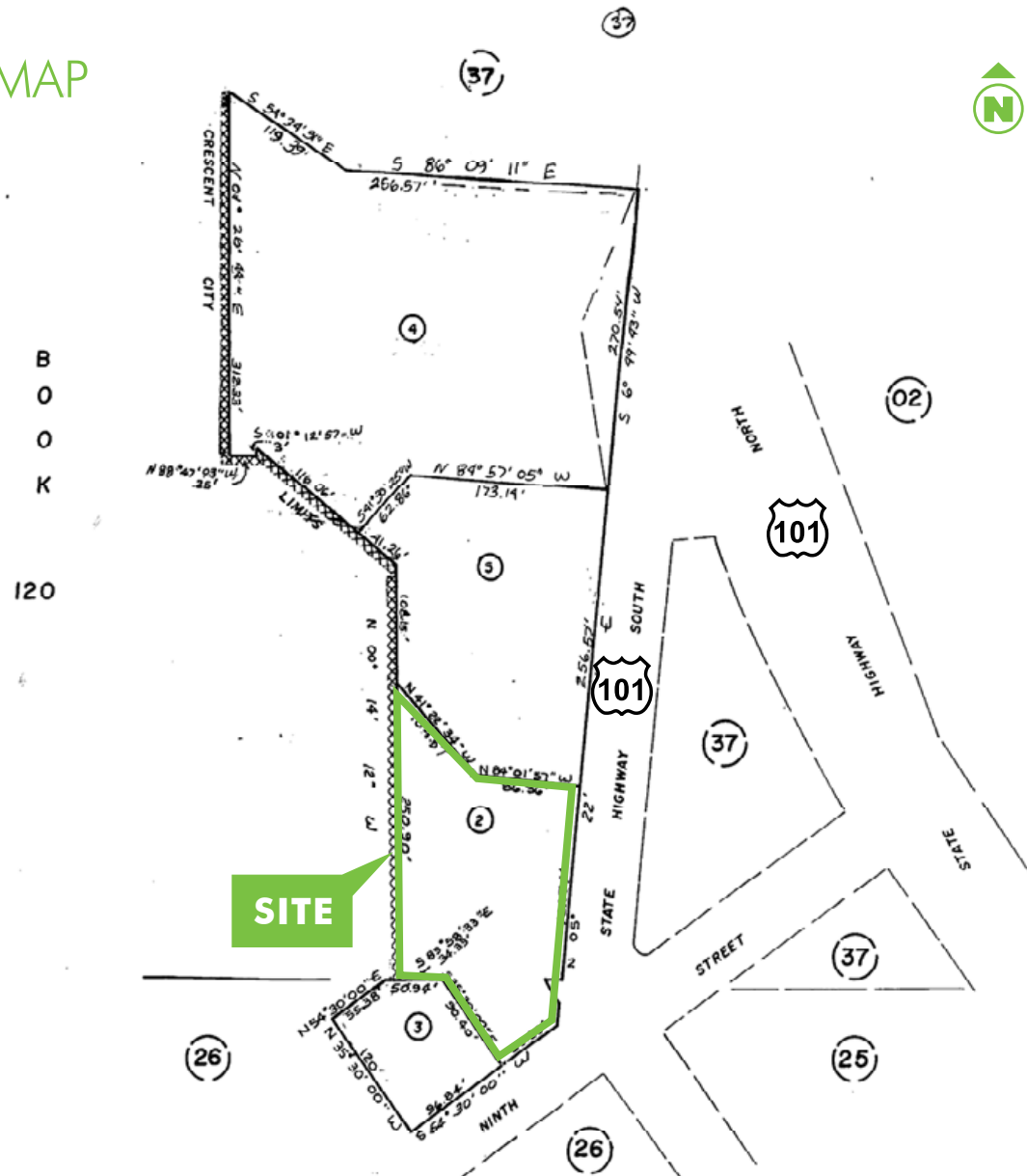
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## PARCEL MAP



PARCEL MAP IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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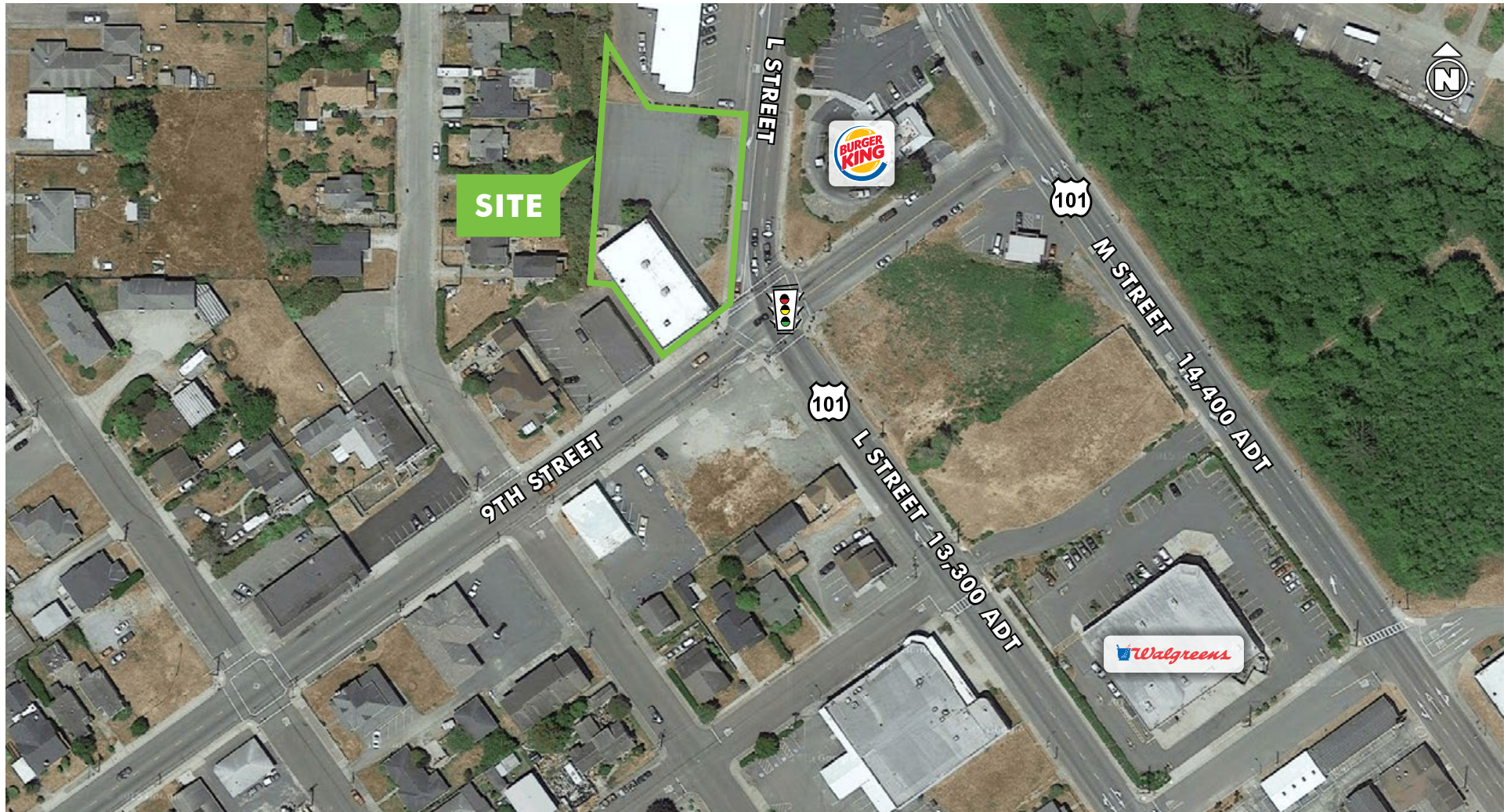


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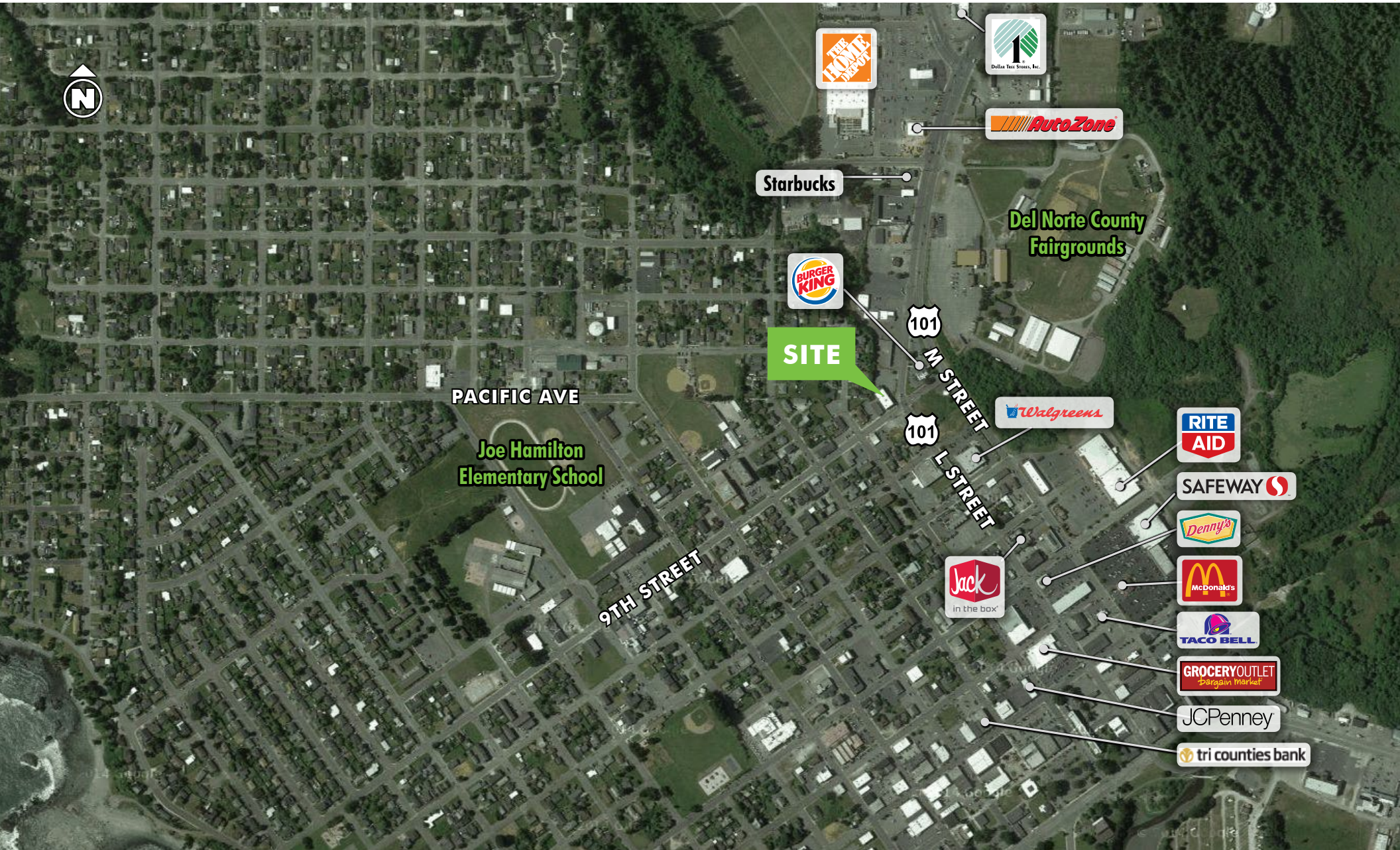


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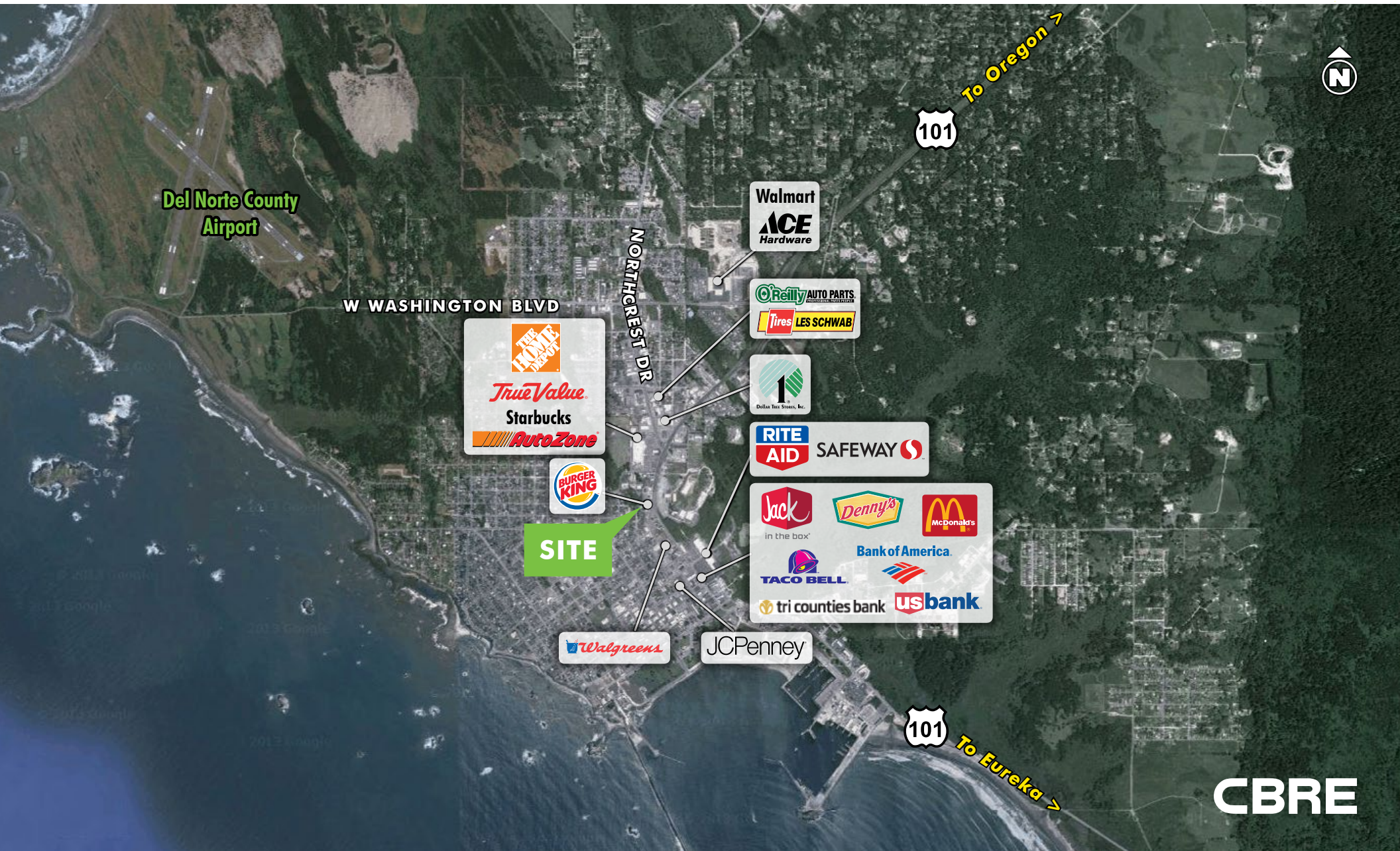


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