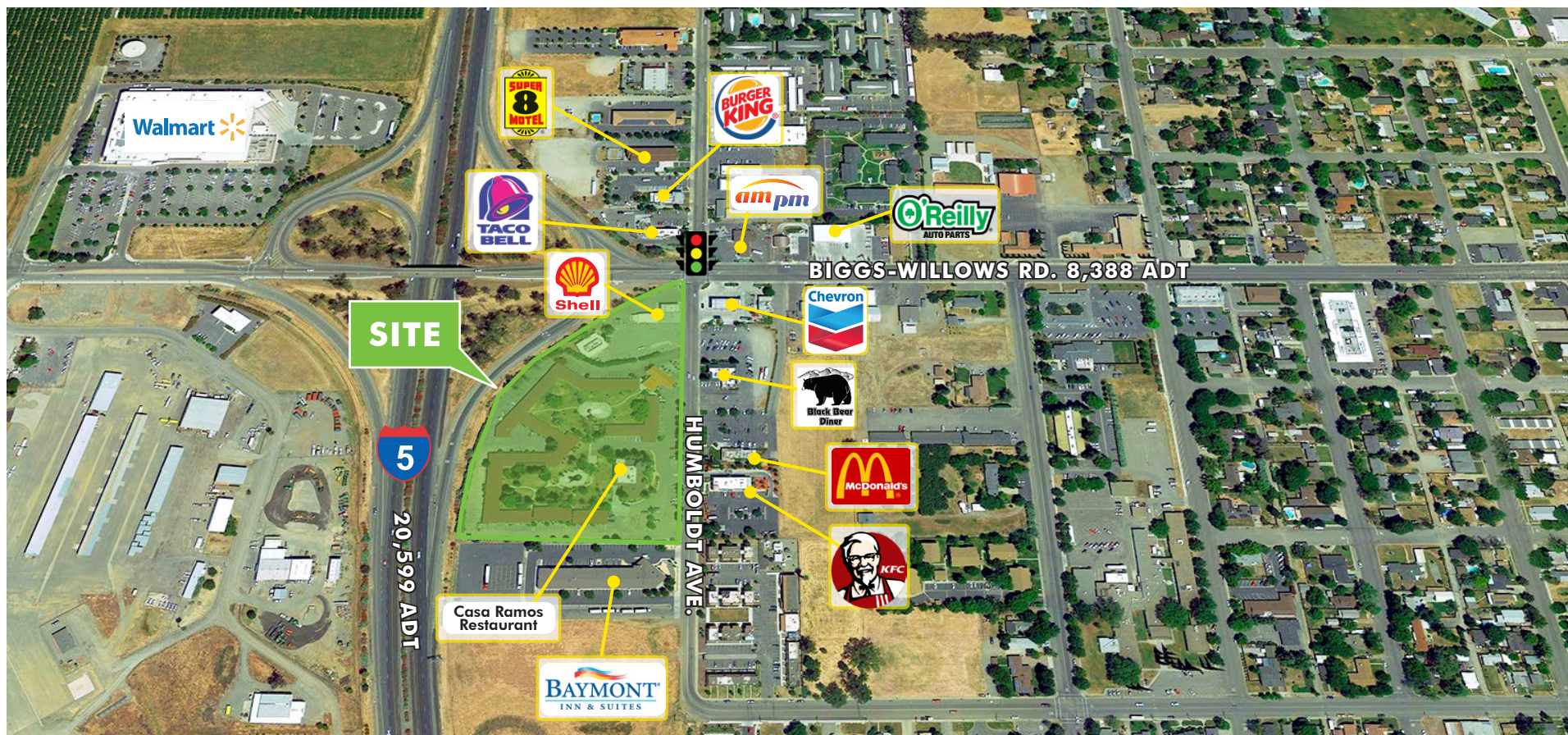


AVAILABLE FOR SALE

Freeway Visible Development Site

249-343 N. HUMBOLDT AVE, WILLOWS, CA 95988

RETAIL



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CBRE

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Freeway Visible Development Site

249-343 N. HUMBOLDT AVE, WILLOWS, CA 95988

RETAIL



AVAILABILITY - FOR SALE

- + ±8.14 Acres on four parcels
- + APN 001-032-016-000 (±0.46 ACRES)
- + APN 001-032-018-000 (±0.63 ACRES)
- + APN 001-032-025-000 (±0.95 ACRES)
- + APN 001-032-026-000 (±6.10 ACRES)

PRICING

- + \$8.00 PSF (Entire Site)

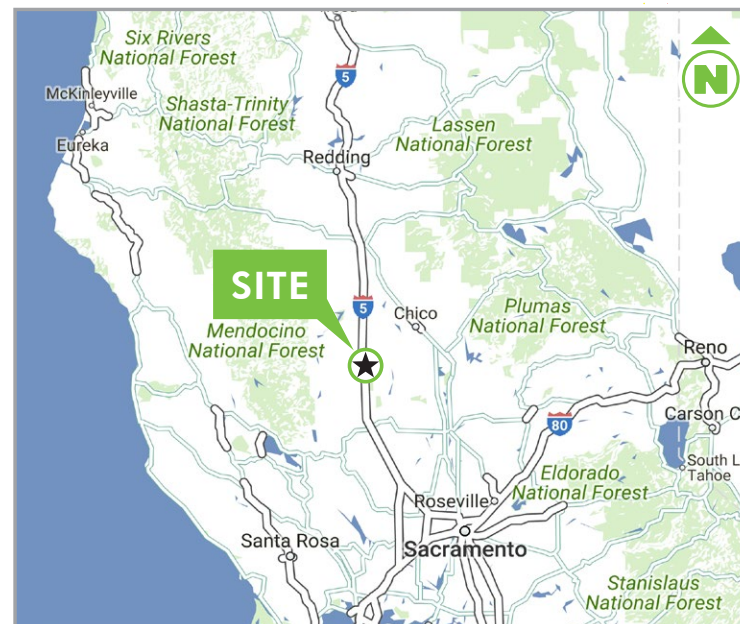
PROPERTY HIGHLIGHTS

- + Situated just off Interstate 5 at Highway 162 with excellent freeway visibility and exposure
- + Located at the halfway point between two major cities, Sacramento and Redding/Red Bluff, making Willows the mid-way stopping point for commuters
- + Surrounded by a large mix of food users that has created a central hub for travelers to stop and eat in Willows

EXISTING TENANTS

	Annual Rent	Lease Expiration
Northgate Petroleum (Shell)	\$35,115 NNN	December 31, 2026*
Casa Ramos Restaurant	\$48,000 NNN	December 31, 2024

*Subject to annual CPI increases



MAPS NOT TO SCALE.

SURROUNDING TENANTS

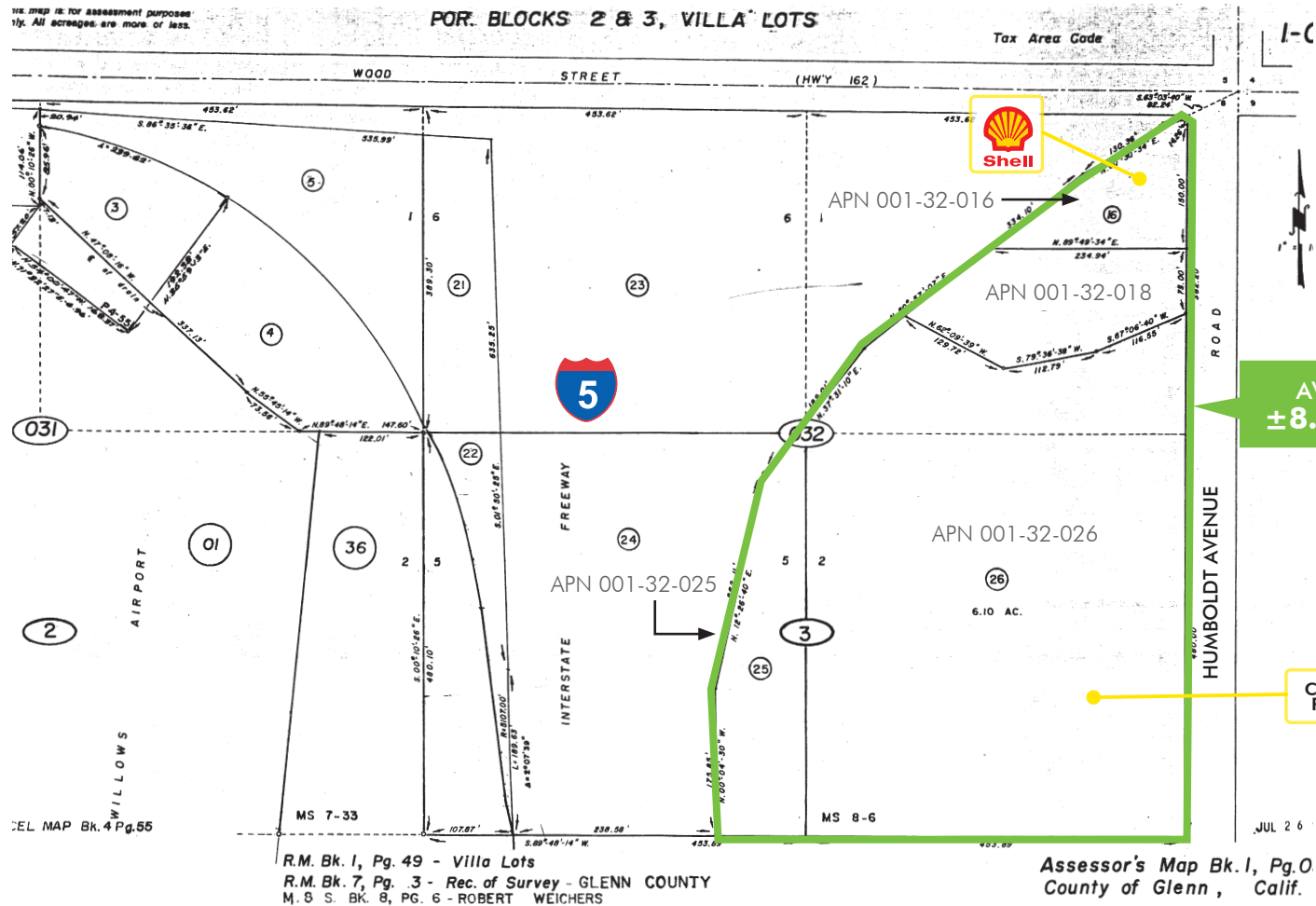


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2019 ESTIMATED DEMOGRAPHICS

Radius	1-mile	3-mile	5-mile
Population	5,145	7,910	8,294
Avg. Household Income	\$60,103	\$59,699	\$60,939
Daytime Population	6,035	9,741	10,169

Source: Fast Report

2018 TRAFFIC COUNTS

Interstate 5 @ Highway 162	20,599 ADT
Biggs-Willows Rd. @ Humboldt Ave.	8,388 ADT

Source: CoStar

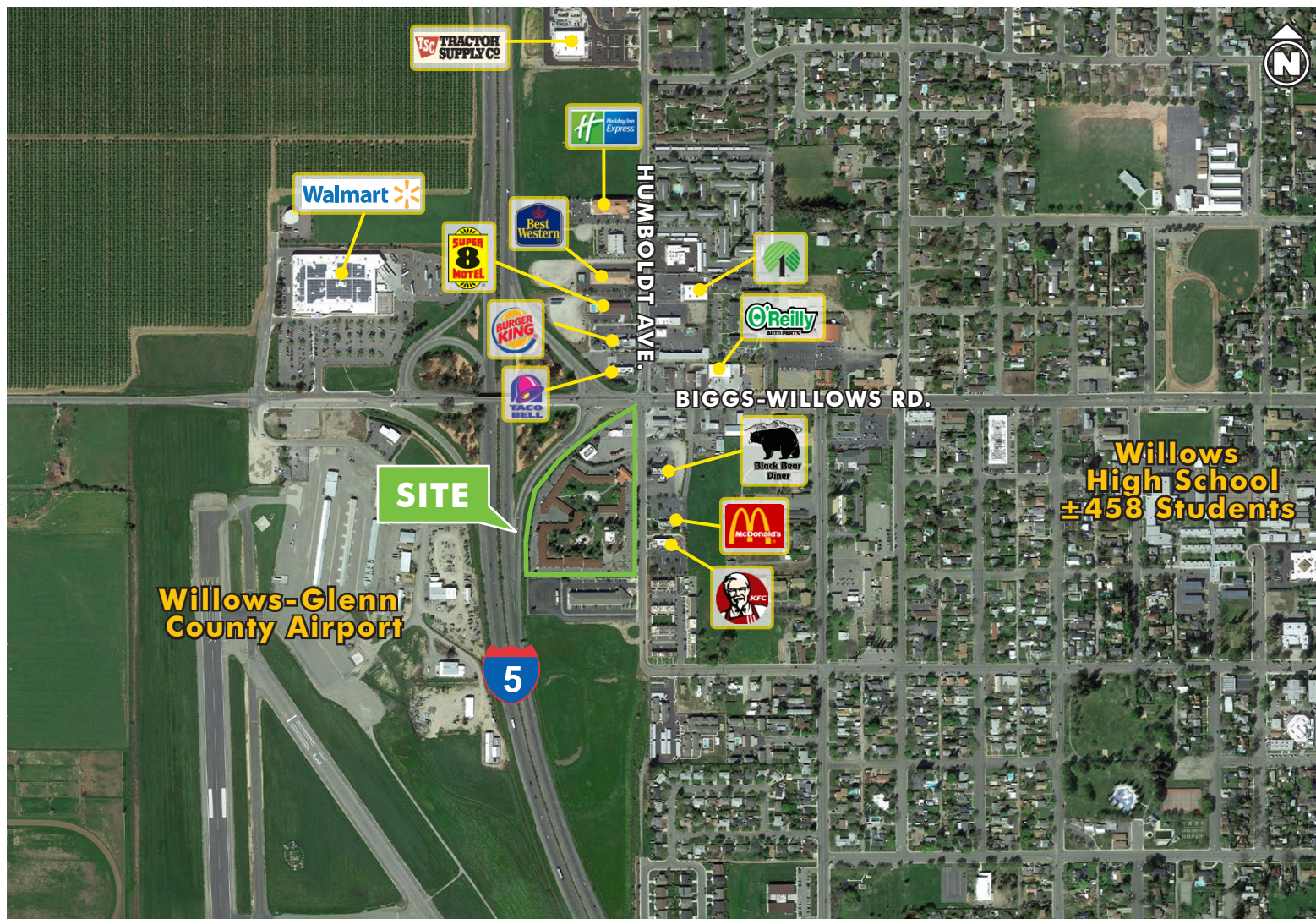
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