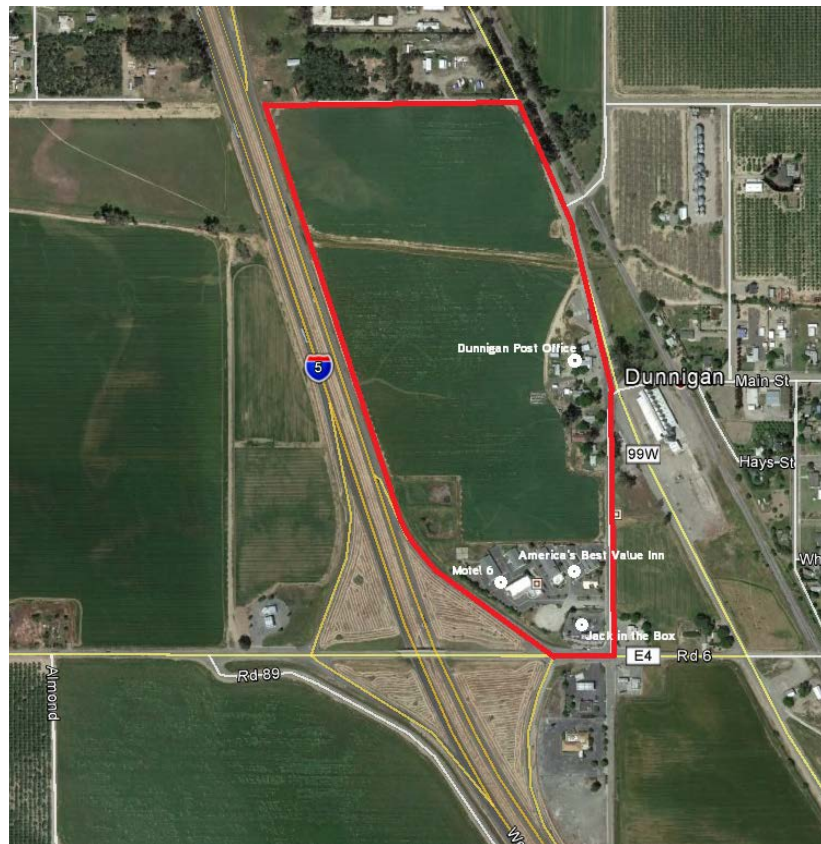
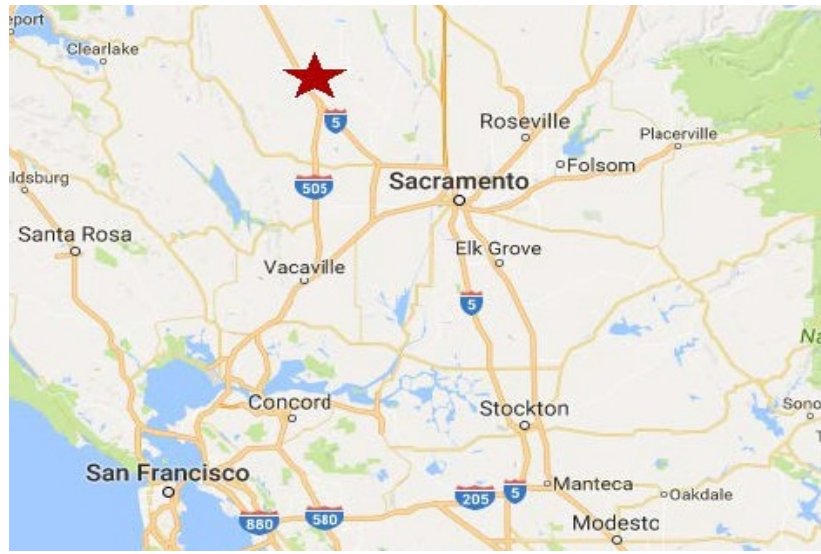


FOR SALE



±53 ACRES COMMERCIAL ZONED FREEWAY FRONTAGE I-5
PLUS LAND LEASES FOR JACK IN THE BOX, 2-MOTELS
DUNNIGAN, CA



- > Purchase Price: \$5,295,000
- > Located off of the Dunnigan exit on I-5
- > Leases with strong tenants providing stable cash flow including the U.S. Postal Service and Jack in the Box
- > Excellent development opportunity
- > Potential Uses: Truck Stop
Campground/RV Park
- > Traffic Count: 29,500 ADT
- > Distance from Woodland: 19 Miles
Sacramento: 37 Miles
Redding: 125 Miles

STEVE CHAMBERLAIN
Senior Vice President
916.563.3037
steve.chamberlain@colliers.com
CA DRE # 00813856

COLLIERS INTERNATIONAL
301 University Avenue
Sacramento, CA 95825
916.929.5999
www.colliers.com/sacramento

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**±53 ACRES COMMERCIAL ZONED FREEWAY FRONTAGE I-5
PLUS LAND LEASES FOR JACK IN THE BOX, 2-MOTELS
DUNNIGAN, CA**

THE OPPORTUNITY:

Colliers International is pleased to present this unique opportunity to purchase a portfolio of 6 parcels ideally located along I-5. The property is located in Dunnigan, California and has excellent freeway visibility with over 2,700 feet of highway frontage.

PROJECT SIZE:

+/- 62.63 Total Acres

PROPERTY INFORMATION:

APN	ADDRESS	TYPE	ACRES
051-160-013	3660-72 99W & 3702-80 CR 89	Vacant Land	53.73
051-160-012	2 Acres on Highway 5	Waste Water Pond	2
051-160-010	3930 County Road 89	Ground Lease (Motels)	6
051-160-009	3970 County Road 89	Ground Lease (JIB)	0.55
051-160-008	3746 County Road 89	Residential Property	0.21
051-160-007	3660 County Road 89	Land & Improvements	0.14

INCOME INFORMATION:

The income generated by each parcel is described in the following table:

ADDRESS	TENANT	TYPE	TERM FROM:	TERM TO:	MONTHLY INCOME	ANNUAL INCOME
3600-72 99W & 3702-80 CR 89	Agricultural Income	Vacant Land	Seasonal	N/A	N/A	\$10,000
2 Acres on Highway 5	N/A	Waste Water Pond (Serving all Properties)	N/A	N/A	\$0.00	\$0.00
3930 County Road 89	Motel 6 & America's Best Value Inn	Ground Lease	06/01/80	06/30/40	\$4,684	\$56,208
3970 County Road 89	Jack in the Box	Ground Lease	06/23/98	06/23/18	\$3,042	\$36,504
3746 County Road 89	Residential Property	Residential	N/A	N/A	\$1,000	\$12,000
3660 County Road 89	US Postal Services	Commercial	07/01/14	06/30/19	\$1,355	\$16,260

PURCHASE PRICE: \$5,295,000

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PLUS LAND LEASES FOR JACK IN THE BOX, 2-MOTELS
DUNNIGAN, CA**

1 Tenant: Jack in the Box (Land Lease)
Address: 3970 County Road 89
Location: Dunnigan, CA 95937
APN: 051-160-010-000
Lot size (Acres): 0.55 Acres
Use Category: Commercial
Use Description: Restaurant Food Service

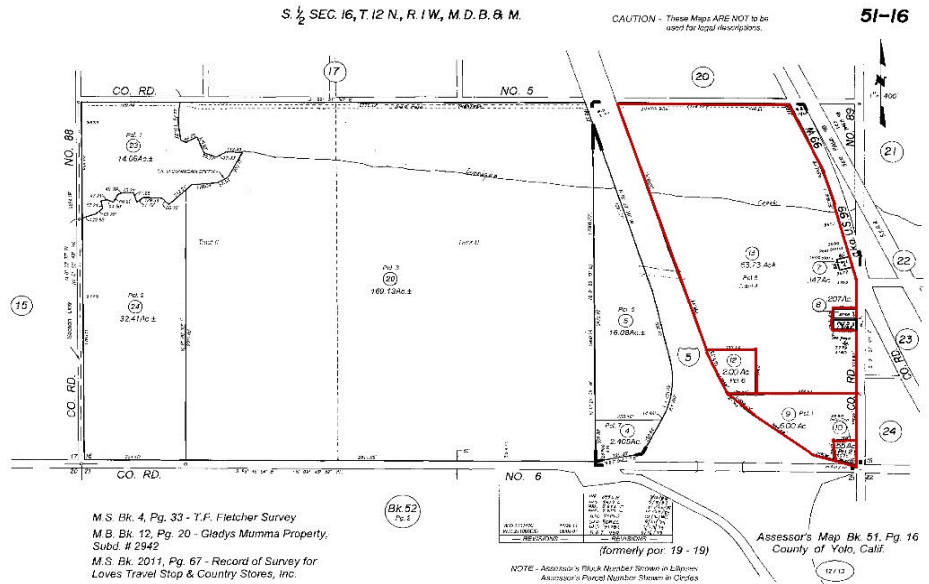
2 Tenant: 2-Motels (Land Lease)
Address: 3930 County Road 89
Location: Dunnigan, CA 95937
APN: 051-160-009-000
Lot size (Acres): 6 Acres
Use Category: Commercial
Use Description: Hotel, Motel

3 Tenant: Vacant Land
Address: 3600-72 99W
3702 – 80 CR #89
Location: Dunnigan, CA 95937
APN: 051-160-013-000
Lot size (Acres): 53.73 Acres
Use Category: Commercial
Use Description: Misc. Commercial

4 Tenant: Waste Water Pond
Address: Highway 5
Location: Dunnigan, CA 95937
APN: 051-160-012-000
Lot size (Acres): 2 Acres
Use Category: Vacant Land
Use Description: Sewer Ponds

5 Tenant: U.S. Postal Service
Address: 3660 County Road 99W
Location: Dunnigan, CA 95937
APN: 051-160-007-000
Lot size (Acres): 0.14 Acres
Use Category: Commercial
Use Description: US Post Office – Parking Lot

6 Tenant: Residence
Address: 3746 County Road 89
Location: Dunnigan, CA 95937
APN: 051-160-008-000
Lot Size (Acres): 0.21 Acres
Use Category: Residential
Use Description: Misc. Residential



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