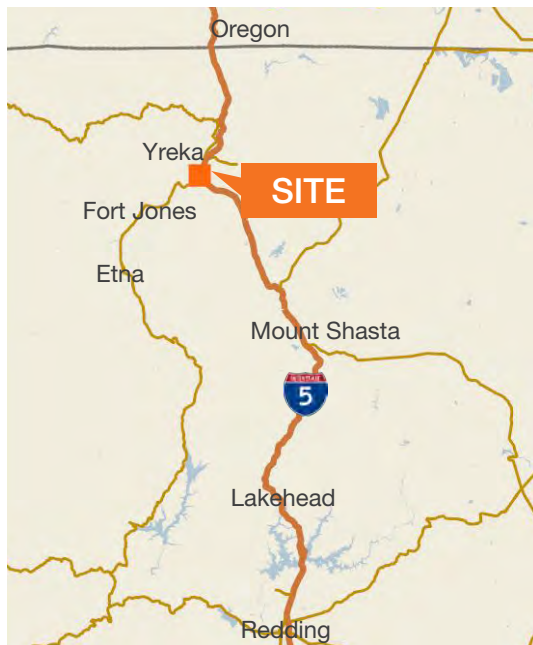


Walmart Anchored Outparcel



1902 Fort Jones Road
Yreka, CA



±1.13 Acres Available, Asking Sale Price: \$675,000

Located at the main entrance to Walmart in Yreka Junction
Regional Shopping Center, with easy access from I-5

APN: 062-131-120

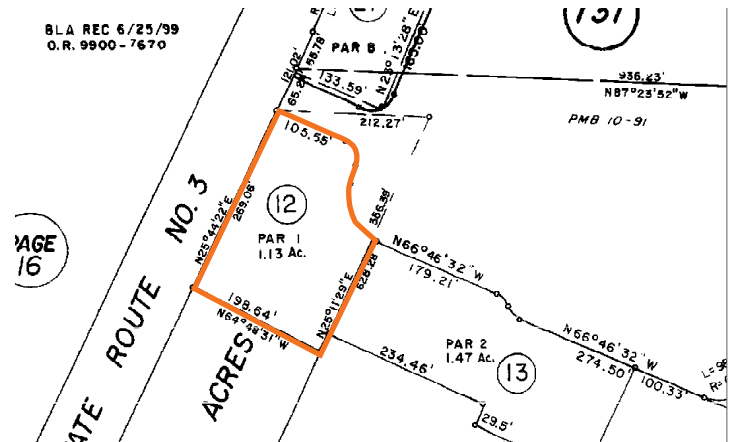
Owner financing with 30% down payment

±15,000 Car Per Day ADT to the center

Contact

Jay Richter, CCIM
Vice President
916.751.3609
jrichter@kiddermathews.com
LIC #01305696

Walmart & Anchored Outparcel



DEMOGRAPHICS

| | 10-mi | 30- mi | 50-mi |
|--------------------------|----------|----------|----------|
| Population | 13,530 | 32,109 | 211,171 |
| Average Household Income | \$52,168 | \$53,451 | \$60,204 |
| Daytime Population | 7,735 | 12,044 | 108,181 |

TRAFFIC COUNTS

| | |
|---|--------|
| Interstate 5 (South Yreka) NW of Walters Ln | 15,242 |
| Interstate 5 (South Yreka) SW of W Oberlin Rd | 14,547 |

Contact

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Vice President

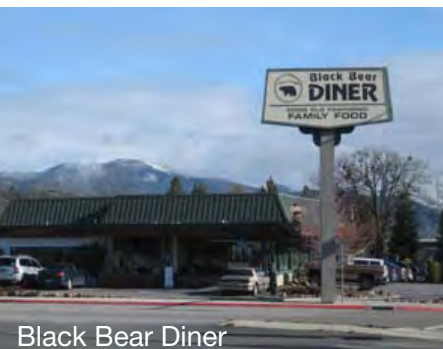
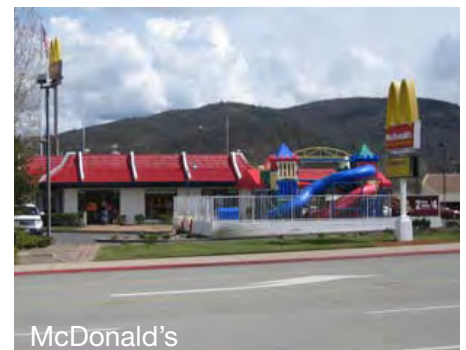
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Nearby National Retailers & Businesses



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Area Amenities



Within 3 Miles of Subject Property

- 1** Yreka Travel Plaza
- 2** Grocery Outlet
- 3** Yreka High School
- 4** Central Business District
- 5** Fairchild Medical Center
- 6** Tractor Supply
Now Open!
- 7** Greenhorn Park & Reservoir
- 8** College of the Siskiyous,
Rural Health Science,
Institute Nursing School
- 9** Siskiyou Fairgrounds
- 10** Starbucks
- 11** **Yreka Junction Shopping
Center Tenants include:**
Walmart, Raley's, JCPenney,
Dollar Tree, Carl's Jr., Shell,
Taco Bell, & McDonald's
- 12** Auto Zone

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Yreka Aerial



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