



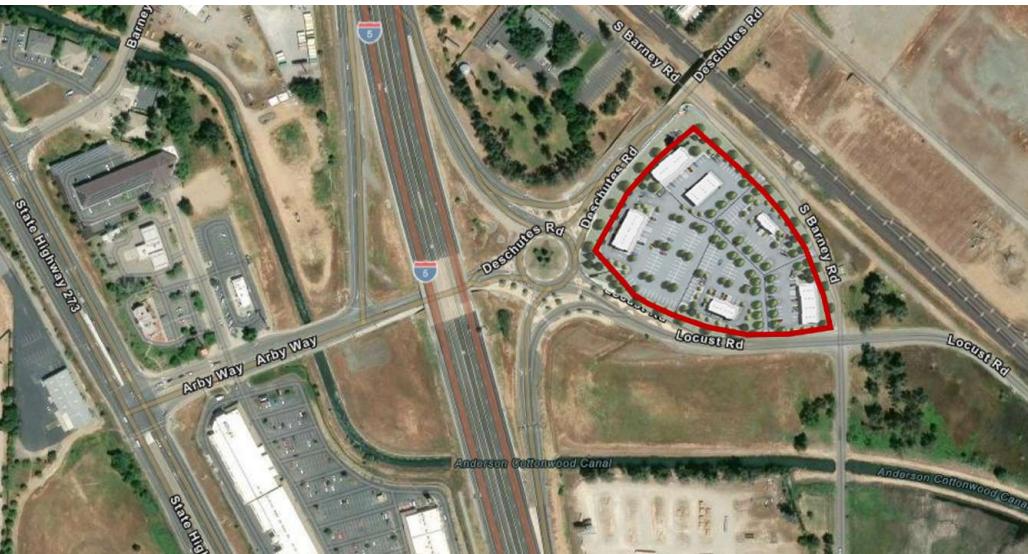
COMMERCIAL LAND WITH I-5 EXPOSURE
DESCHUTES RD, ANDERSON, CA 96007

Jess Whitlow, CCIM
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LAND FOR SALE

PROPERTY SUMMARY

I-5 AND DESCHUTES RD, ANDERSON, CA 96007



OFFERING SUMMARY

Sale Price:	\$1,650,000
Price/SF:	\$7.73/SF
Acres:	4.9
Lot SF:	213,444
Zoning:	Highway Commercial
Parcel Number:	202-500-039

PROPERTY DESCRIPTION

Prime commercial lot ready for development! This 4.9-acre site boasts unparalleled I-5 exposure and benefits from its proximity to Shasta Gateway Shopping Center, Walmart, and other high-traffic retailers. Situated within the City of Anderson, this property offers access to a pro-business environment and cooperative city staff eager to support your project. With more than 101,500 cars passing daily at I-5 and Factory Outlets Drive, the site is ideal for capitalizing on high visibility and traffic. Zoned Highway Commercial, the property is perfect for a wide array of uses, including service stations, general retail, hotels, restaurants, and more, making it an exceptional opportunity to develop the next major I-5 adjacent project in a growing commercial hub.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,414	6,732	11,234
Total Population	3,276	15,454	25,843
Average HH Income	\$43,913	\$57,139	\$64,191

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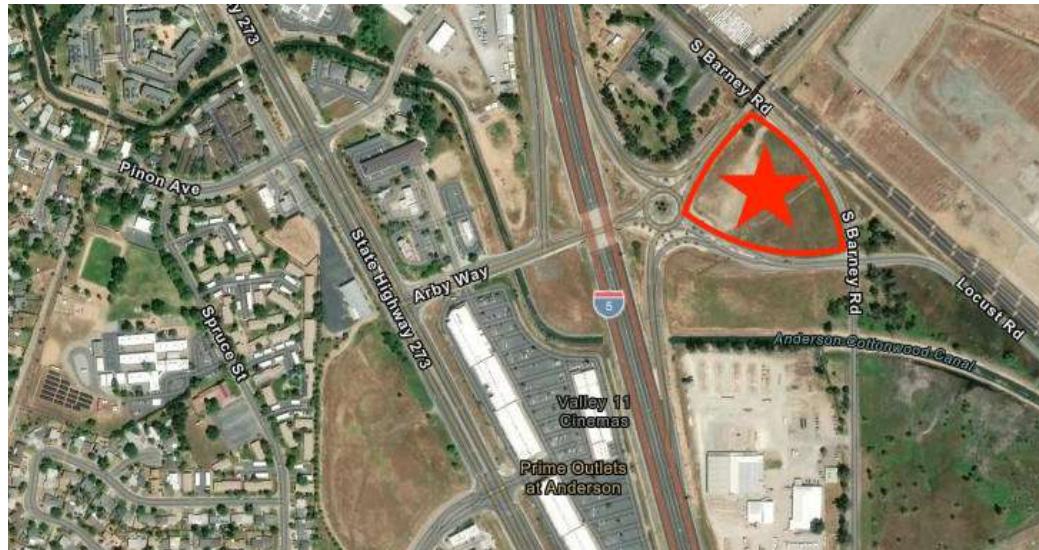
PROPERTY SUMMARY

I-5 AND DESCHUTES RD



PROPERTY HIGHLIGHTS

- I-5 Traffic Exposure: AADT 101,500 at Factory Outlets/Deschutes Exit
- Potential for up to 100' high signage visible from I-5
- \$7.73/SF - Excellent value for I-5 Exposure!
- First major exit from south to Anderson/Redding communities
- Easy offramp access from I-5 for northbound traffic
- Ideal Service/Truck Fueling Station, QSR, vehicle/trailer sales or other interstate dependent retail location!
- Strategically positioned within the City of Anderson, known for its business-friendly development support
- Sharrah Dunlap Sawyer Engineering initial site lay out designs
- Cal Trans and City of Anderson agreeable to left-in and right out at Locust and ingress/egress off of Barney
- Zoned Highway Commercial: Service stations retail centers, hotels, restaurants, and auto sales
- Utilities: Water access available on the south side of the parcel
- Sewer manhole conveniently located across Barney Road
- Curb, gutter, and sidewalk in place at the west corner, facing the roundabout
- PG&E power lines adjacent to the parcel along Barney Rd.
- Parcel across Locust St being developed for service station and QSR
- US Offsite Headquarters being constructed nearby projected to create 500+ jobs and massive economic growth to Anderson



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SITE OUTLINE

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IMMEDIATE NEARBY RETAILERS

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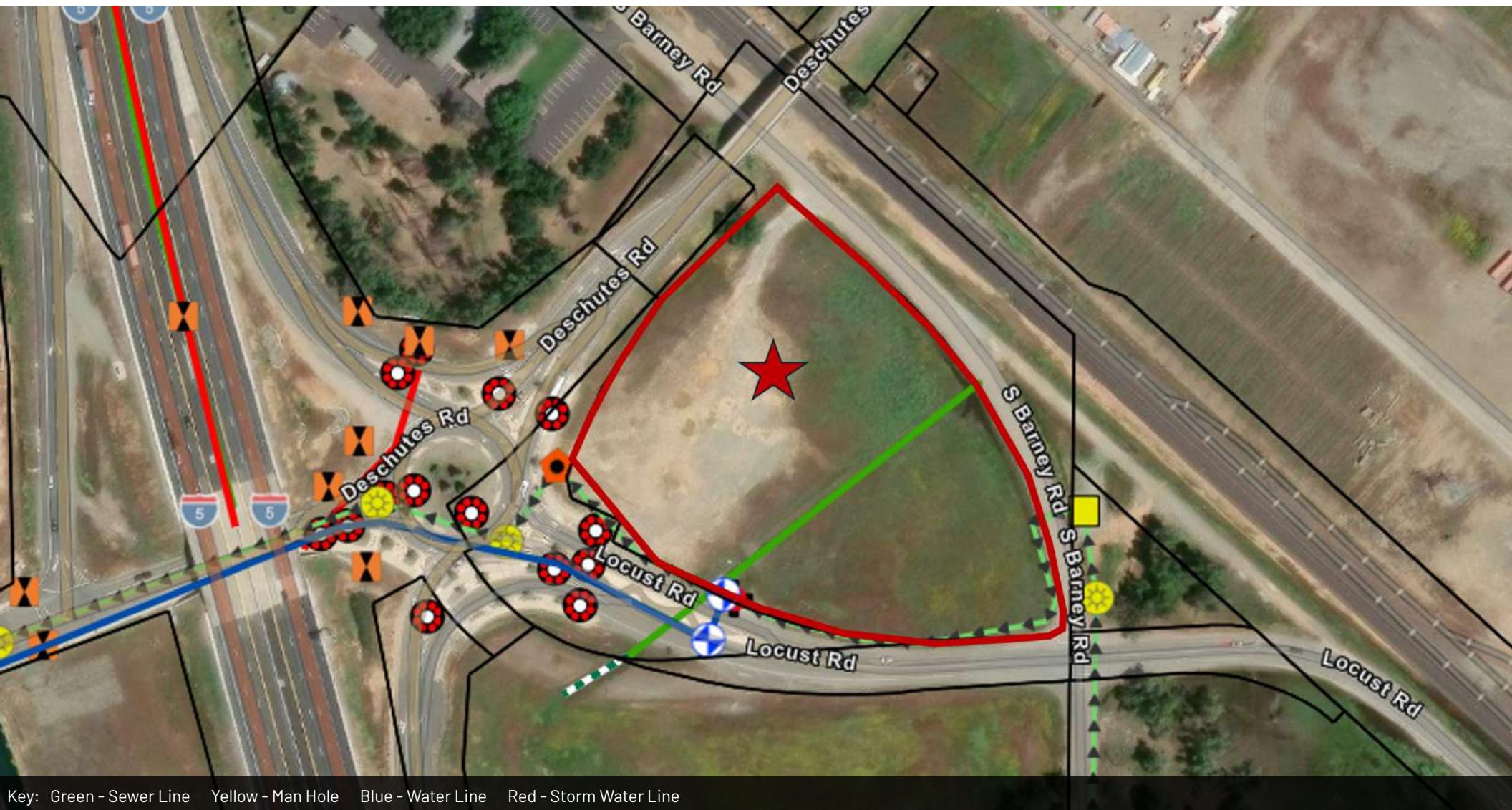
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UTILITY LOCATIONS

I-5 AND DESCHUTES RD, ANDERSON, CA 96007



Key: Green - Sewer Line Yellow - Man Hole Blue - Water Line Red - Storm Water Line

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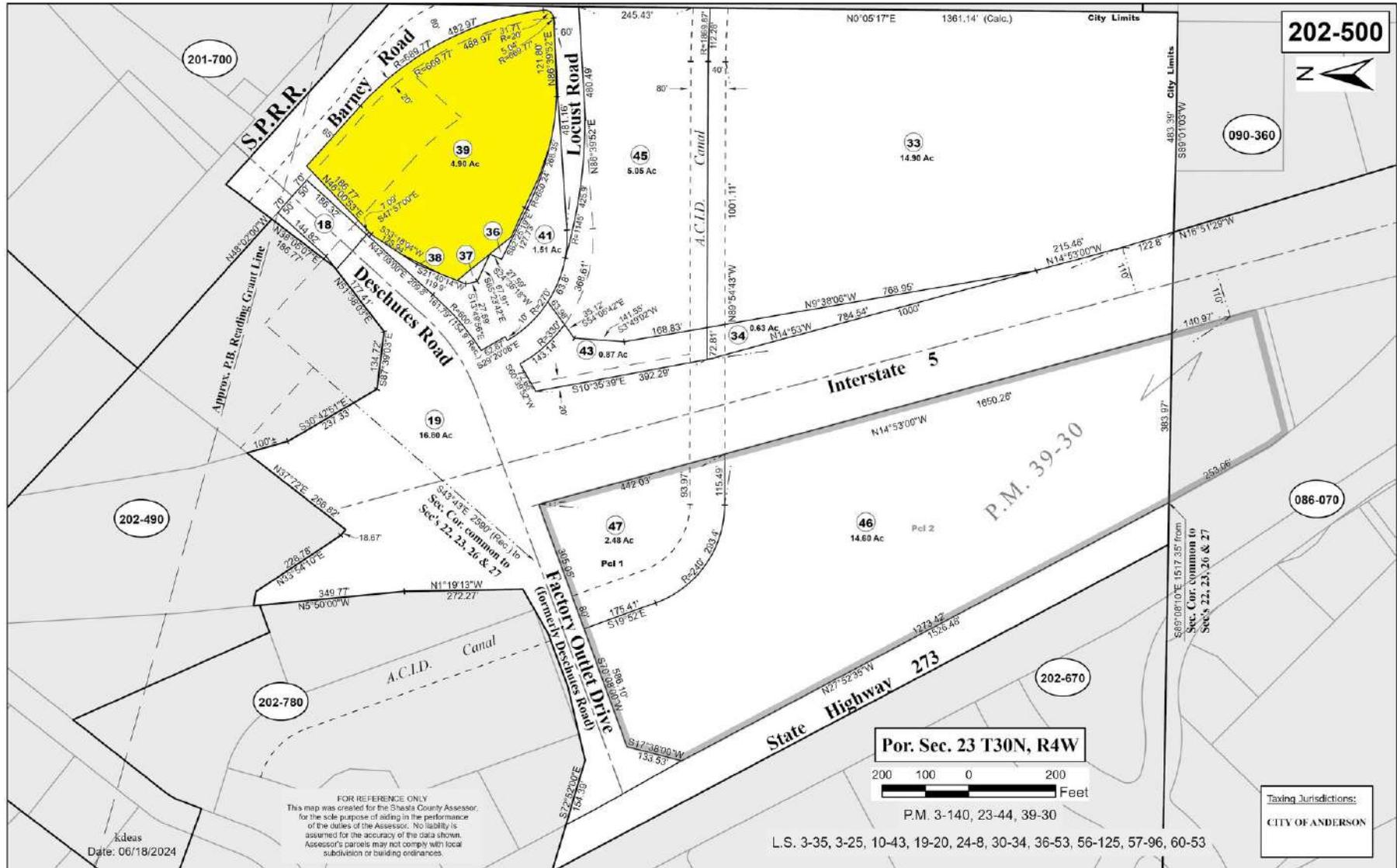
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PARCEL MAP

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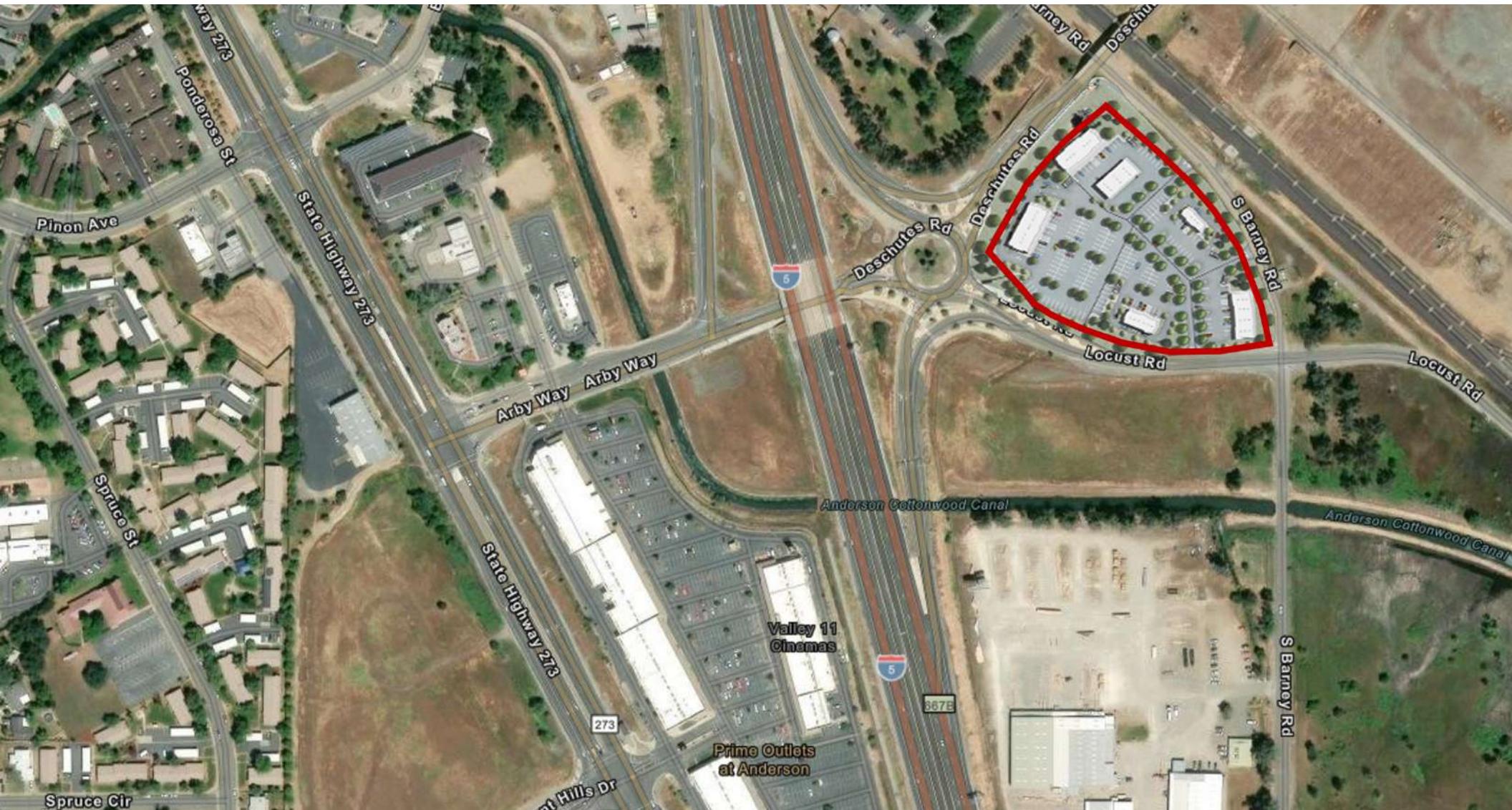
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SITE PLAN OVERLAY

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DEMOGRAPHIC PROFILE

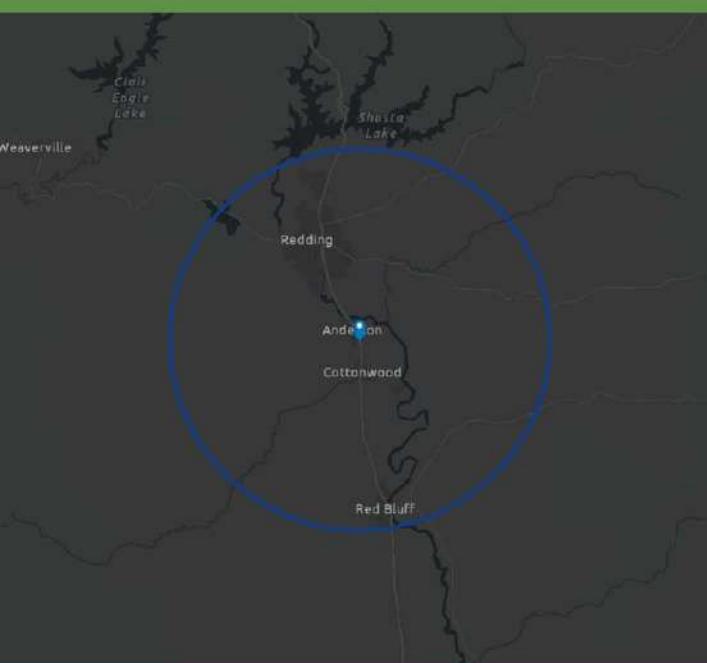
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DEMOGRAPHIC PROFILE

Locust St, Anderson, California, 96007

Ring of 20 miles



This infographic contains data provided by Esri.
The vintage of the data is 2023/2028.

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EDUCATION

8%



No High School Diploma

27%

High School Graduate



40%

Some College



25%

Bachelor's/Grad /Prof Degree

INCOME

\$61,931

Median Household Income



\$35,328

Per Capita Income



\$129,151

Median Net Worth



EMPLOYMENT



White Collar

57.8%



Blue Collar

22.1%



Services

20.1%

5.1%

Unemployment Rate

KEY FACTS

199,915

Population

42.9

Median Age

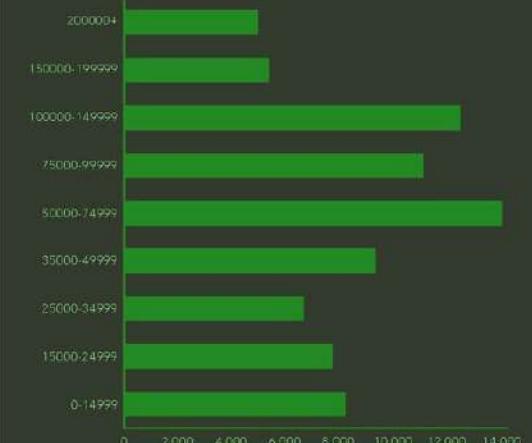
79,657

Households

\$52,515

Median Disposable Income

HOUSEHOLD INCOME (\$)



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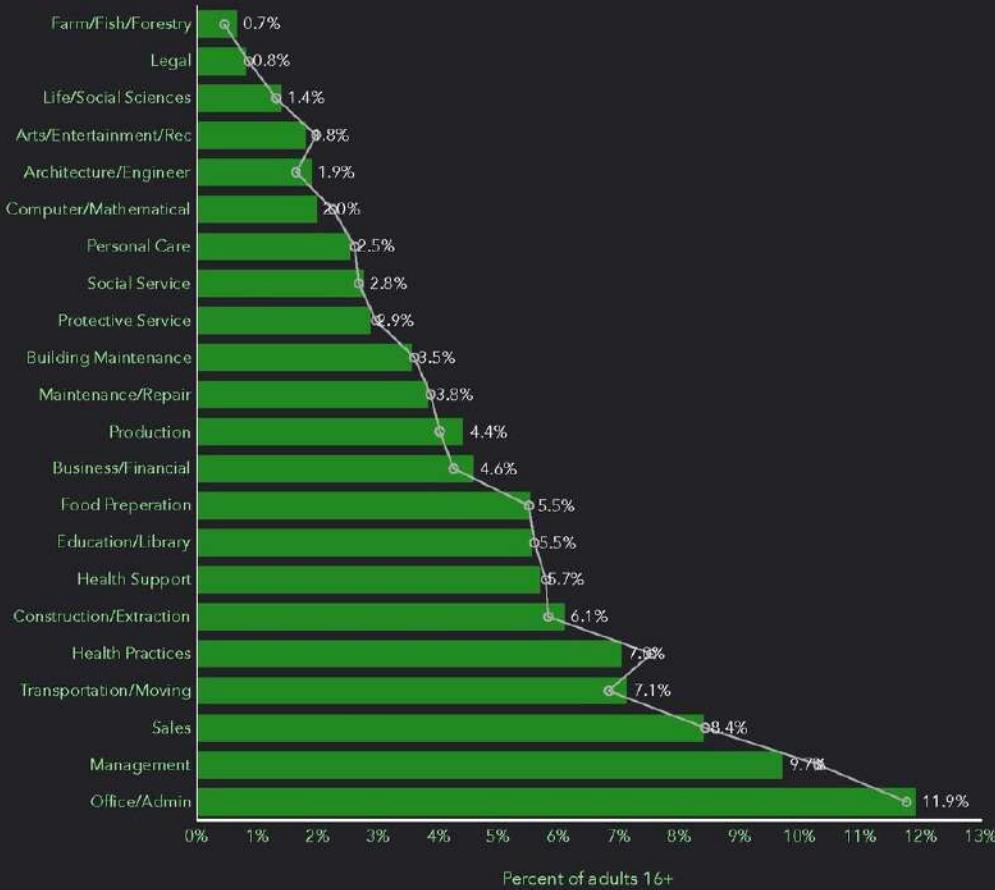
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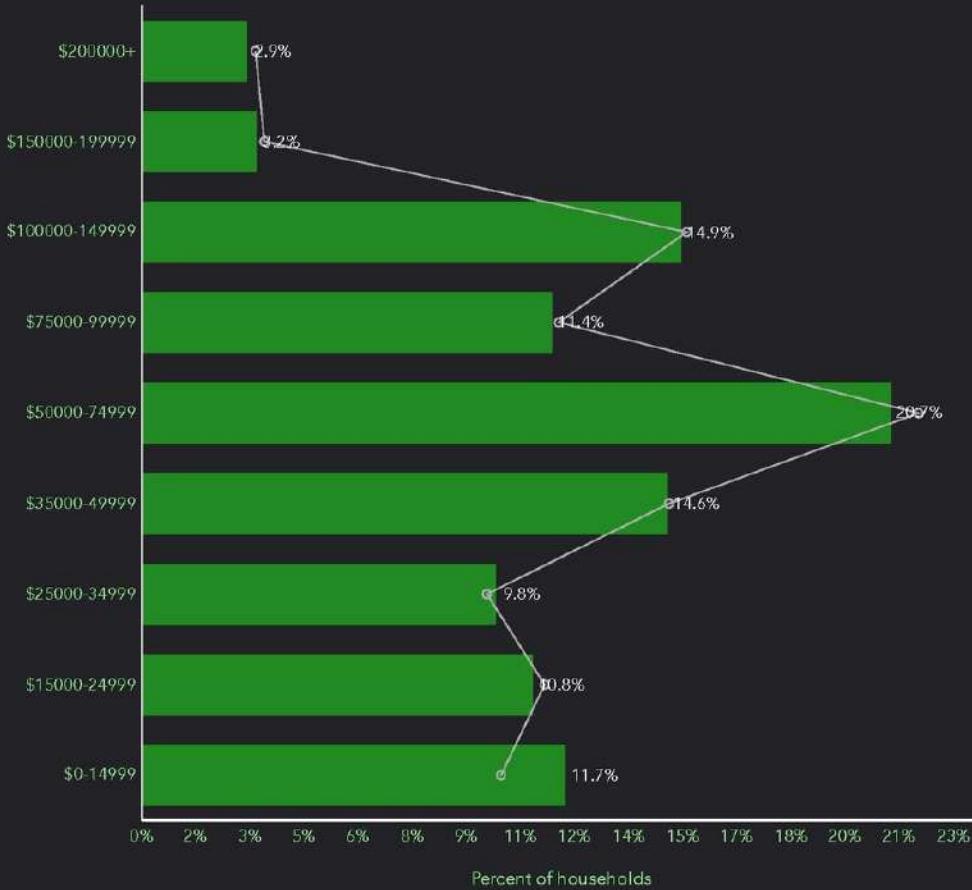
DEMOGRAPHIC PROFILE

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Labor Force by Occupation (%)



Disposable Income (%)



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MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with more than 20 years of experience and a strong background in property management. Having worked in the Santa Barbara, Los Angeles, Phoenix, and Redding markets, she brings broad market insight and deep local expertise to Northern California, where she is consistently among the most active brokers in Shasta County.

Known for her professionalism, responsiveness, and ability to navigate complex transactions, Jess works closely with investors, businesses, and nonprofit organizations to deliver practical, creative solutions. She holds the prestigious Certified Commercial Investment Member (CCIM) designation and is an active member of the International Council of Shopping Centers (ICSC) and the Shasta Association of Realtors.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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