

COX
Real Estate
Consultants
INC

GROCERYOUTLET
Bargain Market

SHASTA GATEWAY

1705 -1852 CA-273, ANDERSON, CA 96007

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PROPERTY SUMMARY

1705 -1852 CA-273, ANDERSON, CA 96007



PROPERTY DESCRIPTION

Shasta Gateway offers inline retail space in a Grocery Outlet-anchored community center in Anderson, CA, just off I-5 and Hwy 273, with excellent exposure to interstate traffic on I-5 with 54,000 AADT and with 11,200 CA-Hwy 273. Located just across Hwy 273 from the Walmart center with 1.7million annual visits. Shasta Gateway is under new ownership. This center has a tremendous trajectory with additional QSR drive-thru retail space on its way!

Join current tenants: Grocery Outlet, Boot Barn, Dollar Tree (recently expanded), Famous Footwear, Charlew's Tap House, Portside Fish and Chips, Raliberto's Taco Shop, Bargain Bins, Verizon, Vans, Memory Lane, D&B Nail Spa, The Bridal Rack, and others.

OFFERING SUMMARY

Lease Rate:	\$1 - 7.50 SF/month (NNN)
Available SF:	120 - 7,504 SF
Lot Size:	18.97 Acres
Building Size:	164,905 SF
Zoning:	General Commercial C-1
Parcel Number:	202-500-046 & 086-520-005
Year Built:	1990

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Anchored by Grocery Outlet
- Over 1.2 Million Visits per year
- Traffic Counts I-5 @ Factory Outlets/Deschutes: 54,000 AADT
- Traffic Counts Hwy 273 @ Factory Outlets: 11,200 AADT
- Total traffic counts: 65,000+ AADT exposure to Interstate and Hwy vehicles
- Over 1,500 Linear feet of freeway frontage!
- High visibility for signage facing I-5
- High visibility to Hwy 273
- Across the street from other high-quality retailers: Walmart, Panda Express, Starbucks, and Dutch Bros
- 1,200,000 annual visits to Shasta Gateway Shopping Center
- Planned improvements to the center include 2 additional Quick Service Retail pad sites and much more!
- Join Anderson, CA - Recognized as one of our region's most pro-business communities with an active Chamber of Commerce
- Center pulls from the regional area, including Redding, CA, less than 15 minutes north of the center

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	121	351	1,352
Total Population	338	912	3,308
Average HH Income	\$94,269	\$84,328	\$76,959

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SITE PLAN

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Proposed Redevelopment Plan

CASCADE WONDERLAND HIGHWAYS

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SHASTA GATEWAY TENANTS

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GROCERY OUTLET

Grocery Outlet Bargain Market is a high-growth, extreme value retailer of quality name-brand consumables and fresh products. Their stores offer a fun, treasure hunt shopping experience in an easy-to-navigate, small-box format. Originally founded in 1945 the brand had continued to grow to more than 550 stores in the United States. This location in Anderson, Ca was opened in 2017 by Dan and Ashley Gallier who happily own and operate this thriving business today. This location ranks in the 69th percentile for most annual visits in the state of California

DOLLAR TREE

Dollar Tree Inc. is a leading North American discount retailer originally founded in 1986. They operate over 16,000 stores across the U.S. and Canada under the brand names of Dollar Tree and Family Dollar. Known for offering an assortment of products priced primarily at \$1.25. Offerings include a variety of merchandise including seasonal goods, household items and snacks. Dollar Tree opened their location in Shasta Gateway in 2017 and recently expanded their footprint to better accommodate their customers in the Anderson community.

BOOT BARN

Boot Barn is the largest U.S. speciality retailer of western and work-related footwear, apparel and accessories. Founded in 1978 and headquartered in Irvine, CA, this brand has over 450 stores across 49 states. They offer a wide range of products including cowboy boots, denim and workwear. Bootbarn has operated in the Shasta Gateway shopping center for over 10 years. This location ranks in the 84th percentile in the state of California for the highest number of annual visits.

CHARLEW'S TAPHOUSE

Charlew's Tap House is a family-run restaurant offering Italian comfort-food, pizza, pasta and sandwiches as well as wine and beer selections. Owner's Charlew and Kathy Byerly have operated their restaurant for decades in Northern California, previously as Mary's Pizza Shack which rebranded to Charlew's Tap House in 2022. This restaurant location has been successful run by its operators since 2007.

FAMOUS FOOTWEAR

Famous Footwear is a major US Based retail chain founded in 1960 and owned by Caleres, Inc. They operate over 1,000 stores in the US and Canada as well as online. They are known for their extensive selection of brands and convenient shopping options. The brand continues to grow and adapt to changing customer needs, with a focus on delivering a great shopping experience. The Anderson location has been operational for over a decade.

VANS

Vans is an iconic American footwear and apparel brand founded in 1966 in Anaheim California by Paul Van Doren, specializing in skateboarding-inspired shoes. It is a global leader in youth culture, action sports, music, art and street culture.

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VERIZON

Verizon is a leading telecommunications company known for its extensive wireless and broadband services. It operates retail locations nationwide. Headquartered in New York City and now has over 6,200 retail locations in the United States. The location at Shasta Gateway was originally established in 1996.

BARGAIN BINS

Bargain Bins is a locally owned liquidation retail store specializing in heavily discounted overstock and returned items from major retailers like Target and Amazon. Items are sold from large bins, with prices declining weekly. Usually from \$12 on Thursdays down to \$1 or less on Monday's. Offering electronics, apparel and home goods. Local operators opened the Anderson location at Shasta Gateway in 2024.

PORTSIDE FISH & CHIPS

Locally owned and operated casual restaurant serving fried seafood, veggies and more. This family-owned establishment provides a friendly and attentive staff and is a favorite spot for locals and visitors. This restaurant was opened in Shasta Gateway in 2019

RALIBERTO'S TACO SHOP

Raliberto's Taco shop is a popular Mexican eatery in Redding and Anderson known for authentic, generously portioned dishes like carne asada burritos and street tacos. They have multiple locations in Redding, CA and opened their Anderson location at Shasta Gateway in 2025.

MEMORY LANE ANTIQUES

Memory Lane Antiques and Vintage is a retail store offering collectables from vintage comic books and sports memorabilia to unique antiques and furniture. They opened in Shasta Gateway in Anderson around 2022.

D&B NAIL SALON

D&B offers professional nail care services including manicures, pedicures, acrylics and nail art. Known for its relaxing environment with spa pedicure chairs.

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AVAILABLE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	120 - 7,504 SF	Lease Rate:	\$1 - \$7.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1749	Available	2,428 SF	NNN	\$1.50 SF/month	AVAILABLE NOW! 2428 SF Open retail space featuring modern track lighting and warm wood-paneled walls. Utilize what's there or start from scratch to create your vision. The layout includes a large open retail area, a private office, a back storage room, and a private restroom.
1765	Available	5,441 SF	NNN	\$1.10 SF/month	AVAILABLE NOW! 5,441 SF Inline retail space currently occupied by Maurices is coming available soon. This well-configured location features an open retail floor plan with six dressing rooms, a back storage area, and two restrooms. Ideal for apparel or specialty retail users seeking a move-in-ready space.
1777	Available	4,485 SF	NNN	\$1.10 SF/month	AVAILABLE NOW! 4485 SF Open and versatile retail space featuring high ceilings, a back storage room, and a private restroom. Ideal for a wide range of retail or service uses seeking a clean, functional layout. Can be combined with 1785 CA-273 for a total of 11,989 SF
1785	Available	7,504 SF	NNN	\$1.00 SF/month	AVAILABLE NOW! 7504 SF end-cap unit is prominently located at an entrance from CA Hwy 273. It features an open retail floor plan with partial wood-beamed ceiling detail, six dressing rooms, a back room, and 2 restrooms. Formerly occupied by Eddie Bauer, the current layout is ideal for general retail or apparel. Adjacent patio area adds potential for food service, private patio for dining. Can be combined with 1777 CA-273 for a total of 11,989 SF.
1917	Available	6,172 SF	NNN	\$1.00 SF/month	AVAILABLE NOW! 6172 SF Open retail space featuring wood flooring, custom wood shelving with mirrors, 6 fitting rooms, a back storage room with shelving, 2 private offices, and 2 restrooms. The current layout is well-suited for boutique, apparel, or specialty retail use.
Kiosk	Available	120 SF	NNN	\$900 per month	AVAILABLE NOW! 120 SF Highly visible stand-alone ATM kiosk located within the Shasta Gateway Shopping Center. This compact ±120 SF structure, formerly home to a Bank of America ATM, benefits from strong site recognition, excellent exposure, and consistent customer traffic. The kiosk's independent footprint allows for prominent branding and signage while enjoying the advantages of an established, high-traffic shopping center location.
1933	Available	3,321 SF	NNN	\$1.50 SF/month	AVAILABLE NOW! 3321 SF Open retail space with a back storage room and single restroom. The current layout is well-suited for general retail and is ready for you to configure for your business!

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1937	Available	3,300 SF	NNN	\$1.50 SF/month	AVAILABLE NOW! 3300 SF Open retail space with a back storage room, single restroom, and two fitting rooms. The current layout is well-suited for general retail and is ready for you to configure for your business!
1941	Available	1,802 SF	NNN	\$1.50 SF/month	1802 SF Open retail space with a back storage room and a single restroom. The current layout is well-suited for general retail. Currently occupied by Bridal Rack. Can be combined with adjacent units for additional square footage.
1945	Available	2,406 SF	NNN	\$1.50 SF/month	AVAILABLE NOW! 2406 SF Open retail space with a back storage room, private office, and single restroom. The current layout is well-suited for general retail or apparel and is ready for you to configure for your business!
1949	Available	4,511 SF	NNN	\$1.08 SF/month	AVAILABLE NOW! 4511 SF Beautiful open retail space with high ceilings, hard ducted HVAC with a back storage room, 3 fitting rooms, private office, and single restroom. The current layout is well-suited for general retail, apparel, fitness studio, and more, and is ready for you to configure for your business!
1953	Available	4,500 SF	NNN	\$1.08 SF/month	AVAILABLE NOW! 4500 SF Open retail space with a private office, 2 fitting rooms, a back store room, and a single restroom. The current layout is well-suited for general retail or apparel and is ready for you to configure for your business!
1957	Available	3,400 SF	NNN	\$1.00 SF/month	AVAILABLE NOW! 3400 SF Open retail space with a back storage room, private office and single restroom. Located immediately adjacent to Grocery Outlet. Capitalize on their high daily traffic volume! The current layout is well-suited for general retail and is ready for you to configure for your business!

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RETAIL PROPERTY FOR LEASE

1749 CA-273 PHOTOS

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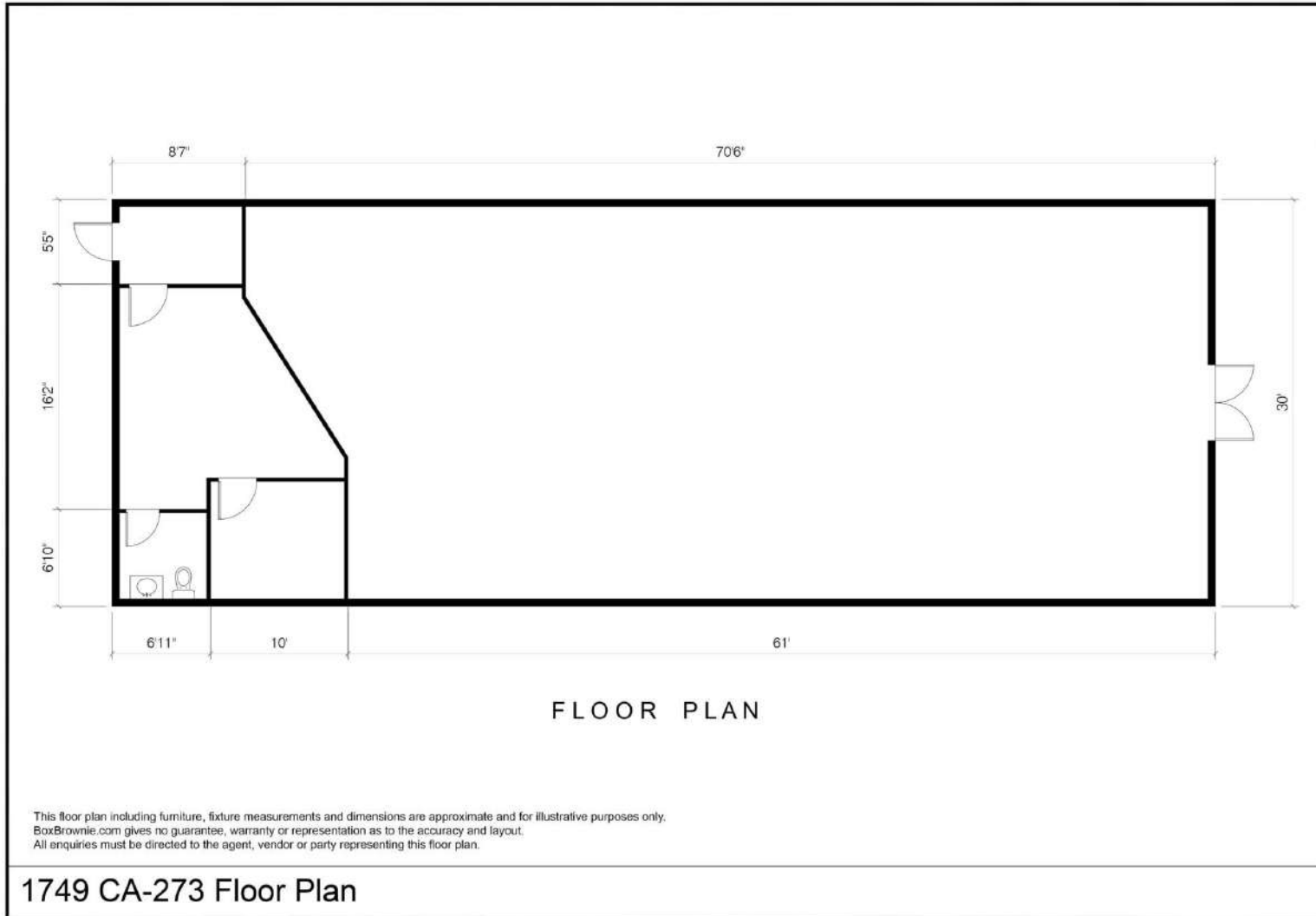
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1749 CA-273 - FLOOR PLAN

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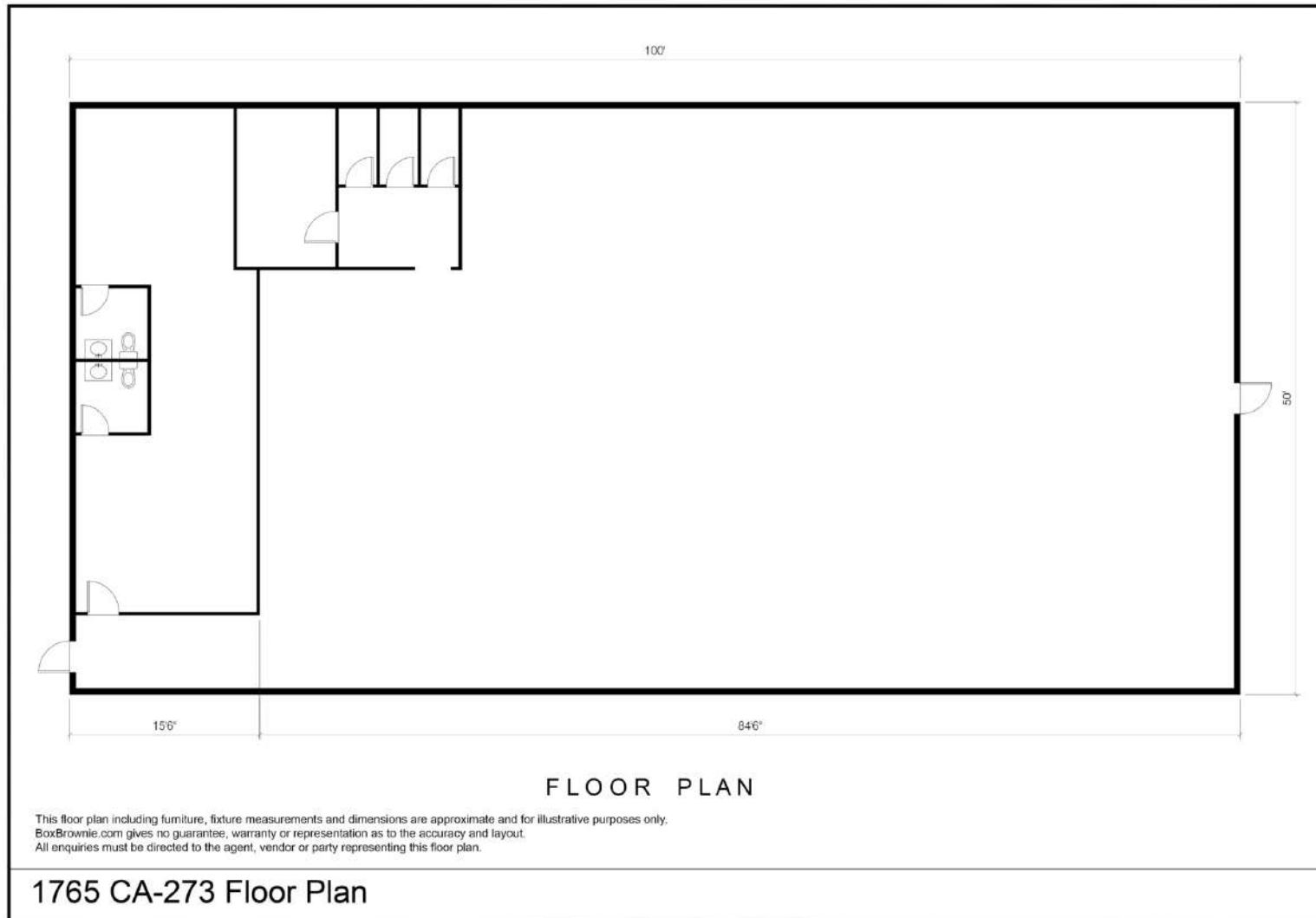
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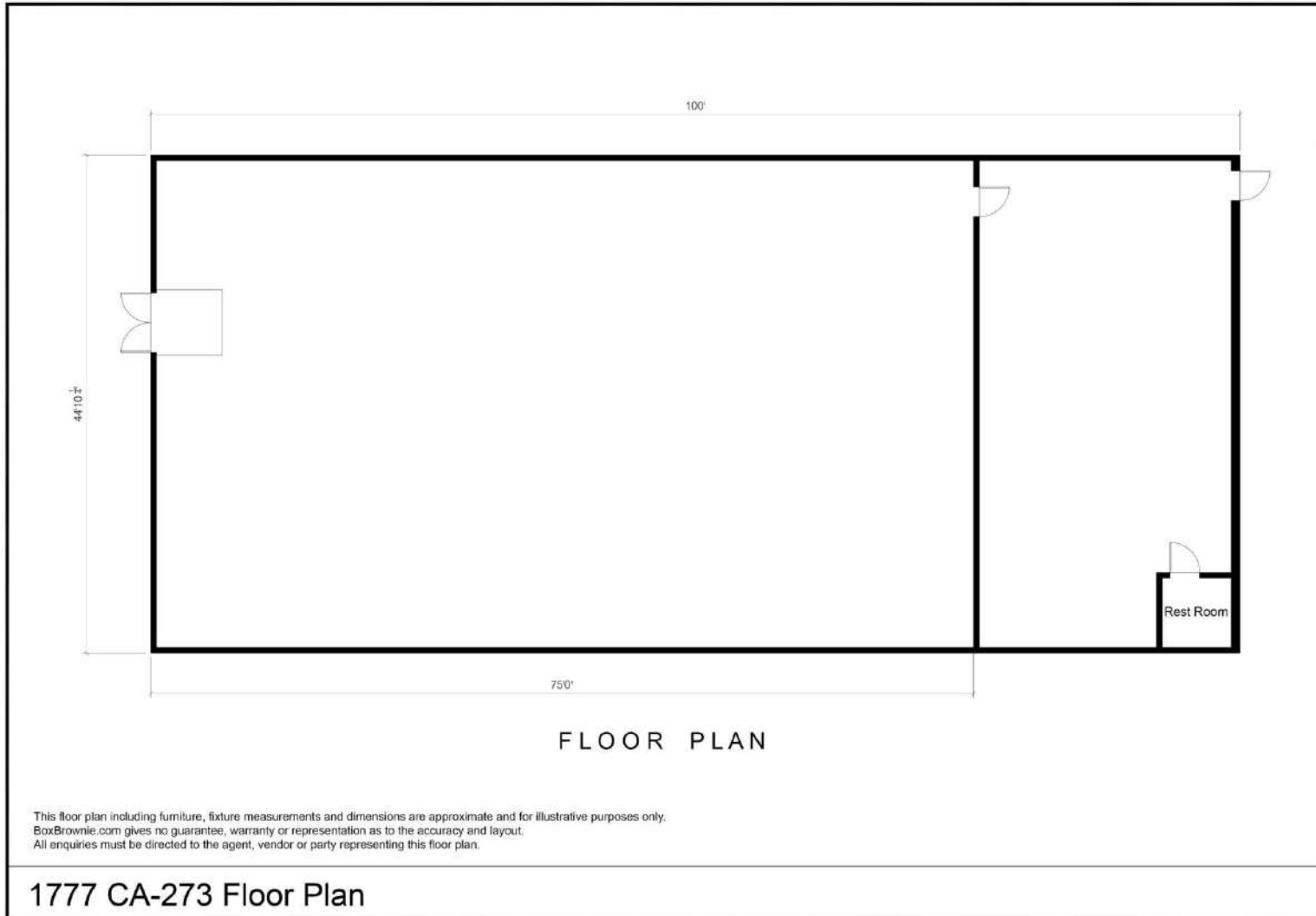
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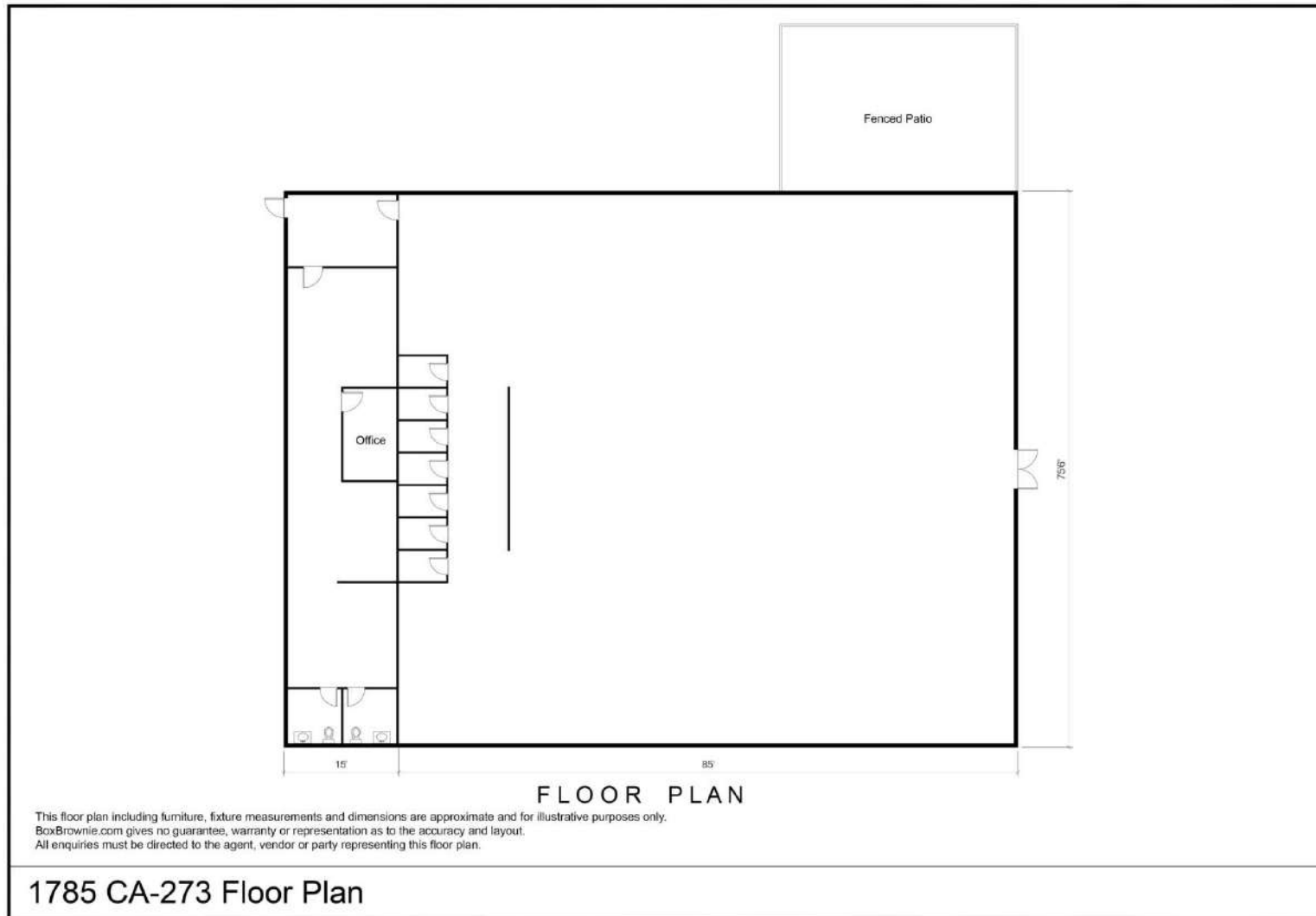
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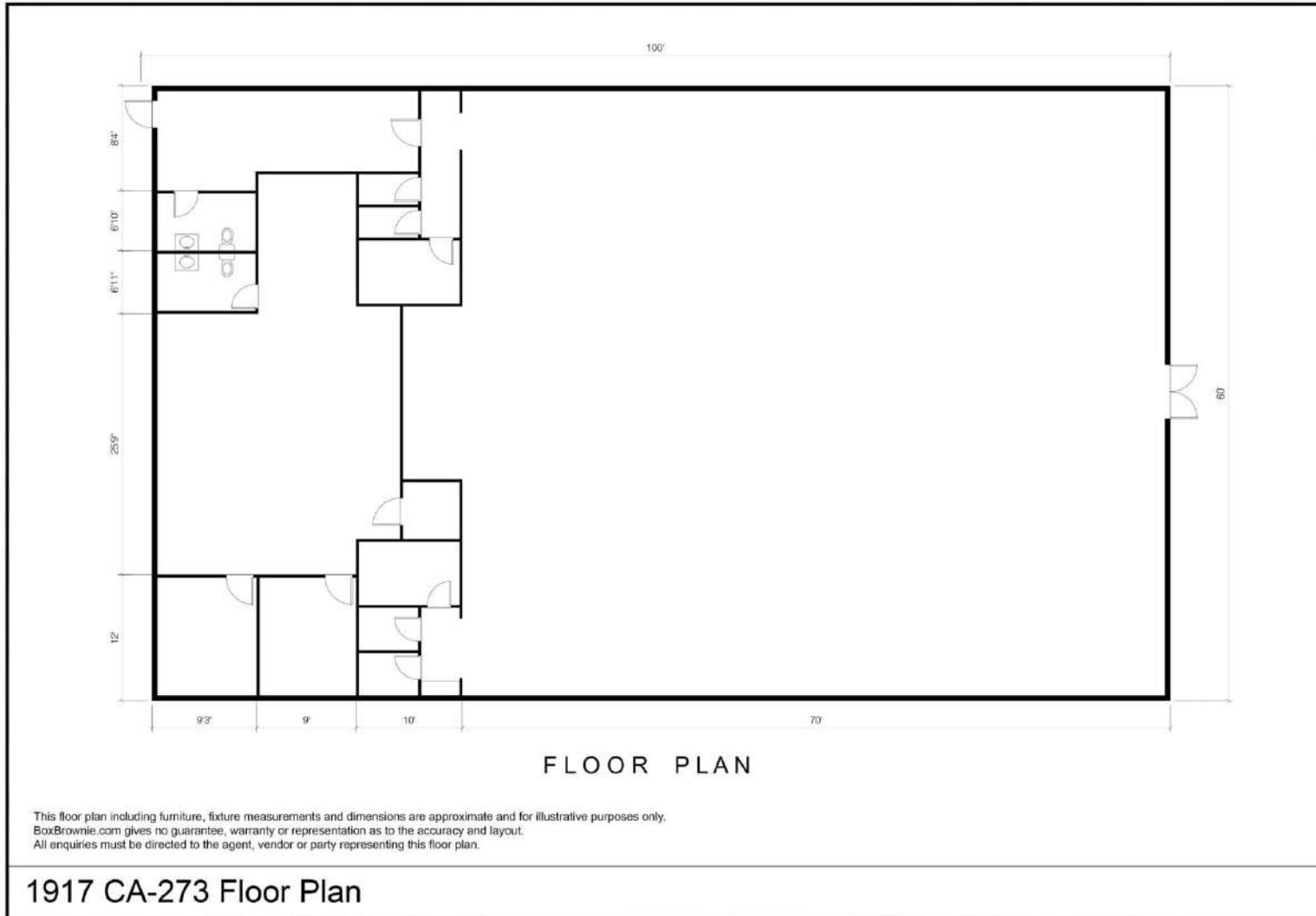
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1933 CA-273 PHOTOS

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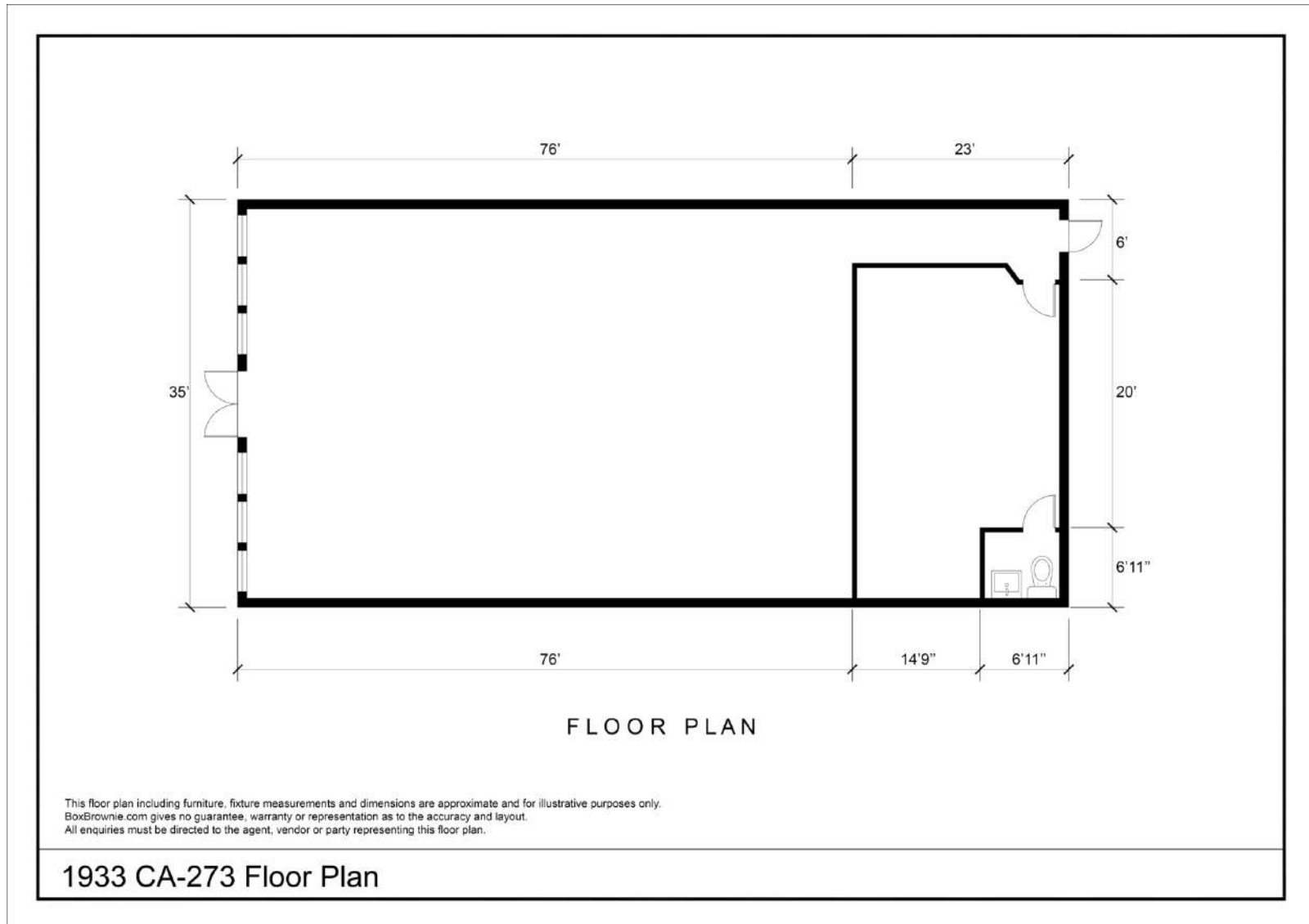
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1937 CA-273 PHOTOS

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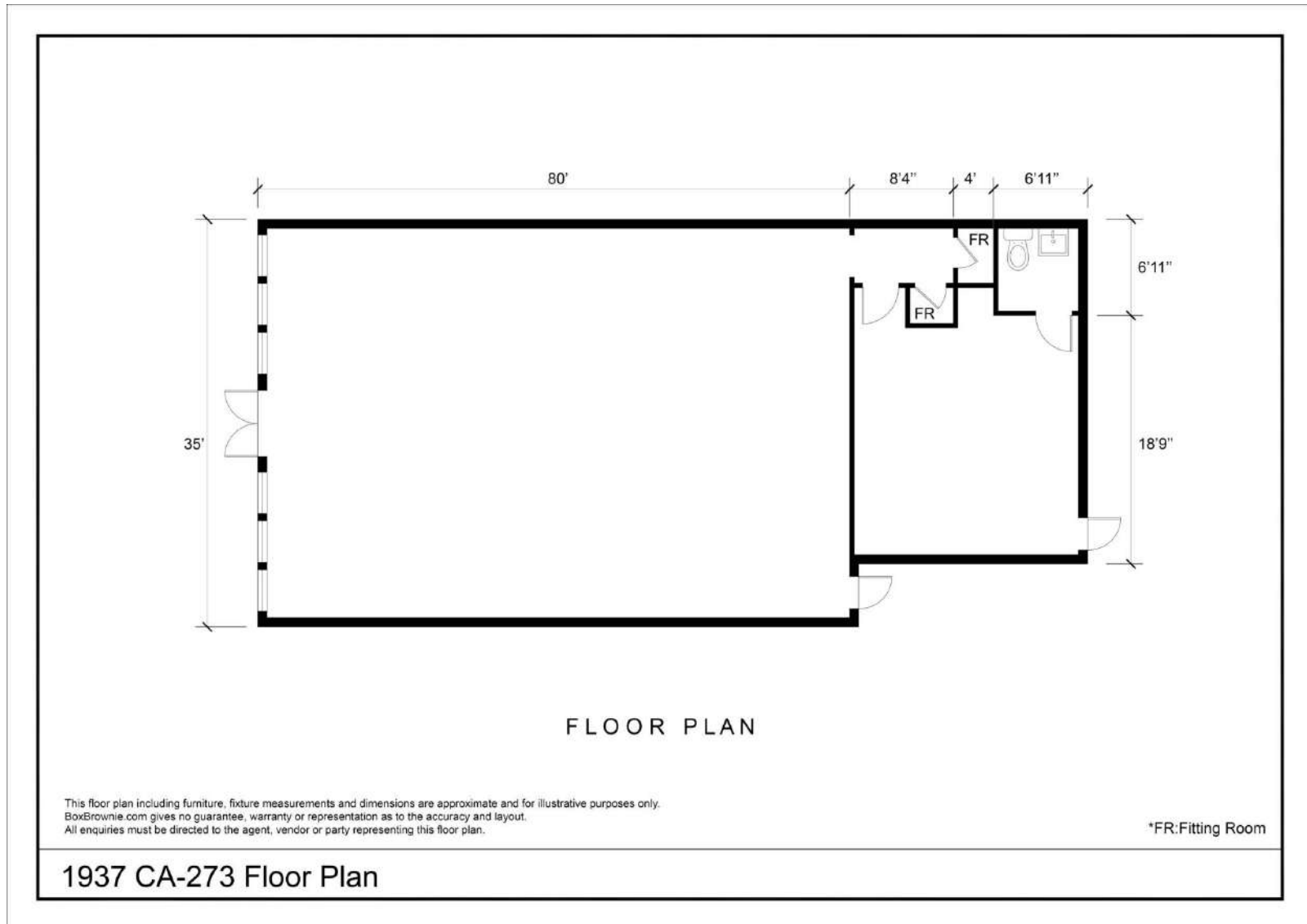
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1941 CA-273 PHOTOS

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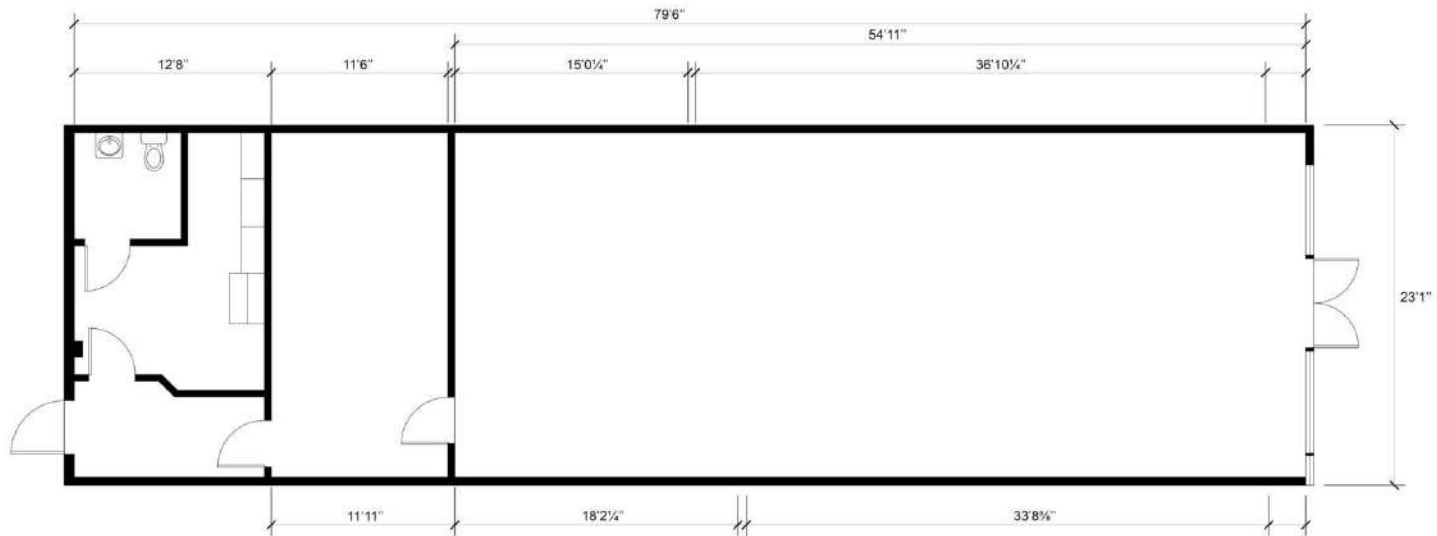
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1941 CA-273 FLOOR PLAN

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FLOOR PLAN

1941 CA-273 Floor Plan

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1945 CA-273 PHOTOS

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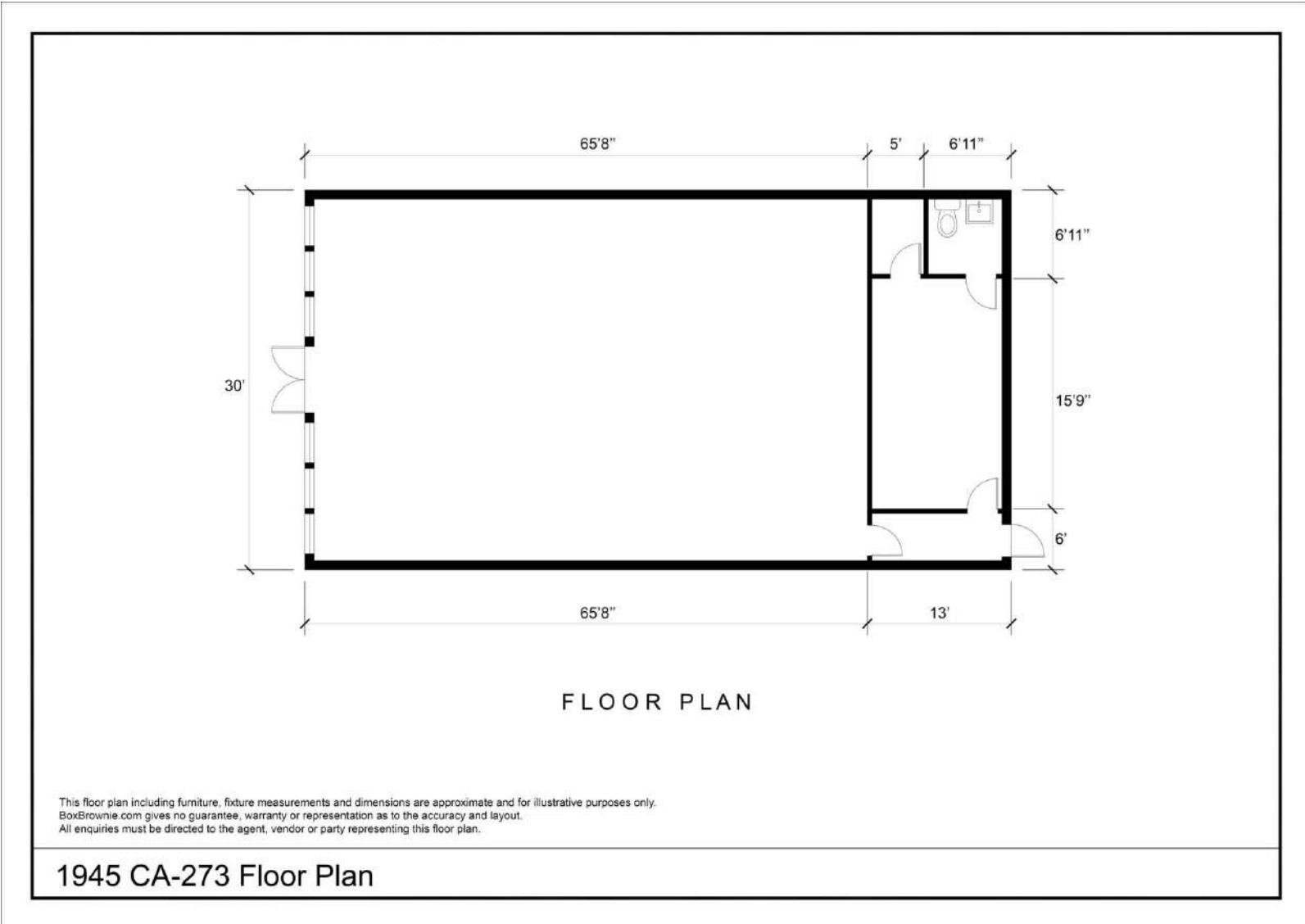
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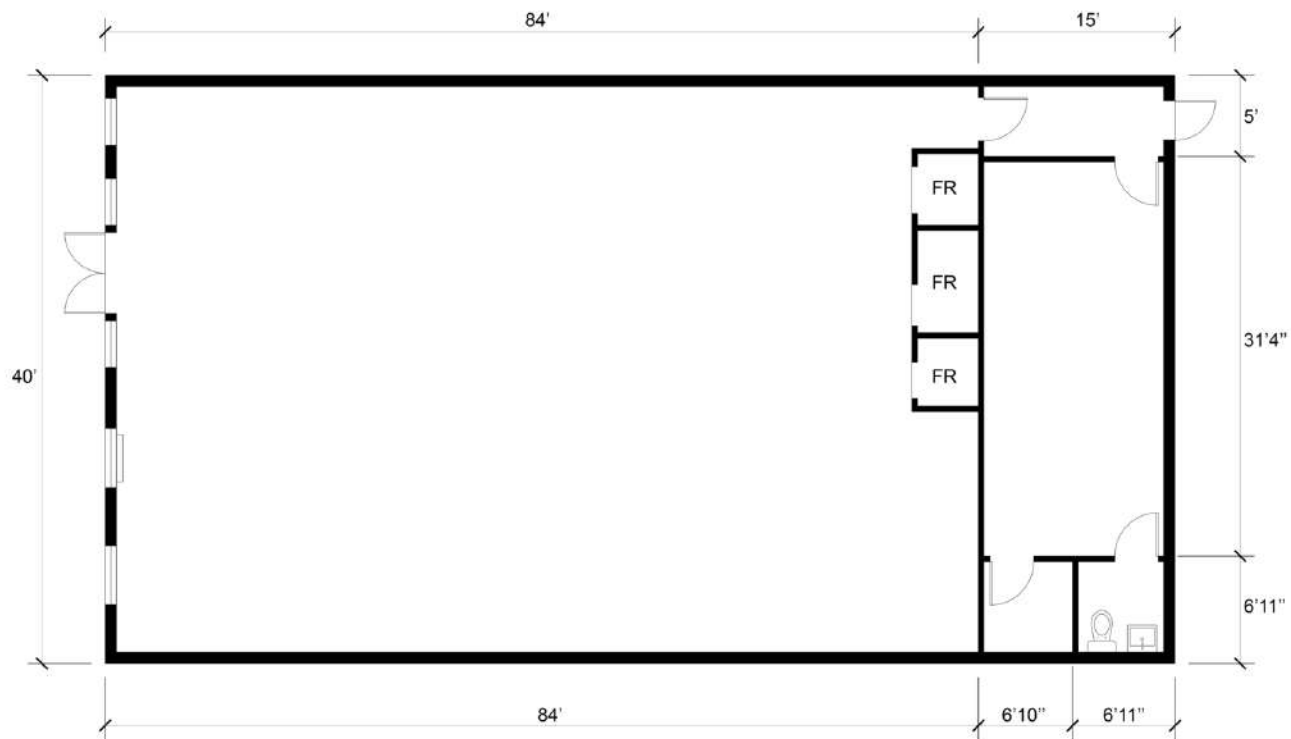
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*FR:Fitting Room

1949 CA-273 Floor Plan

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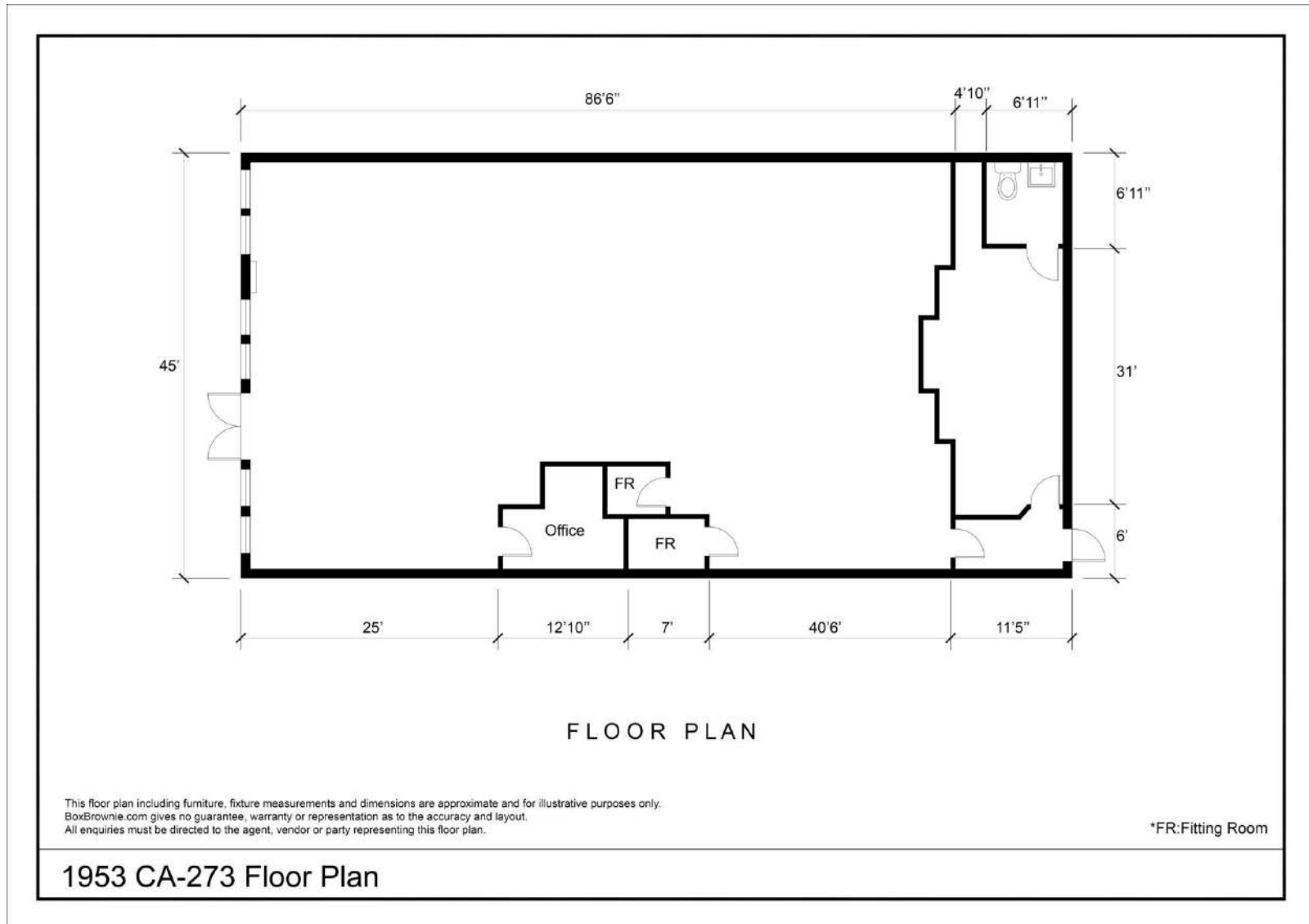
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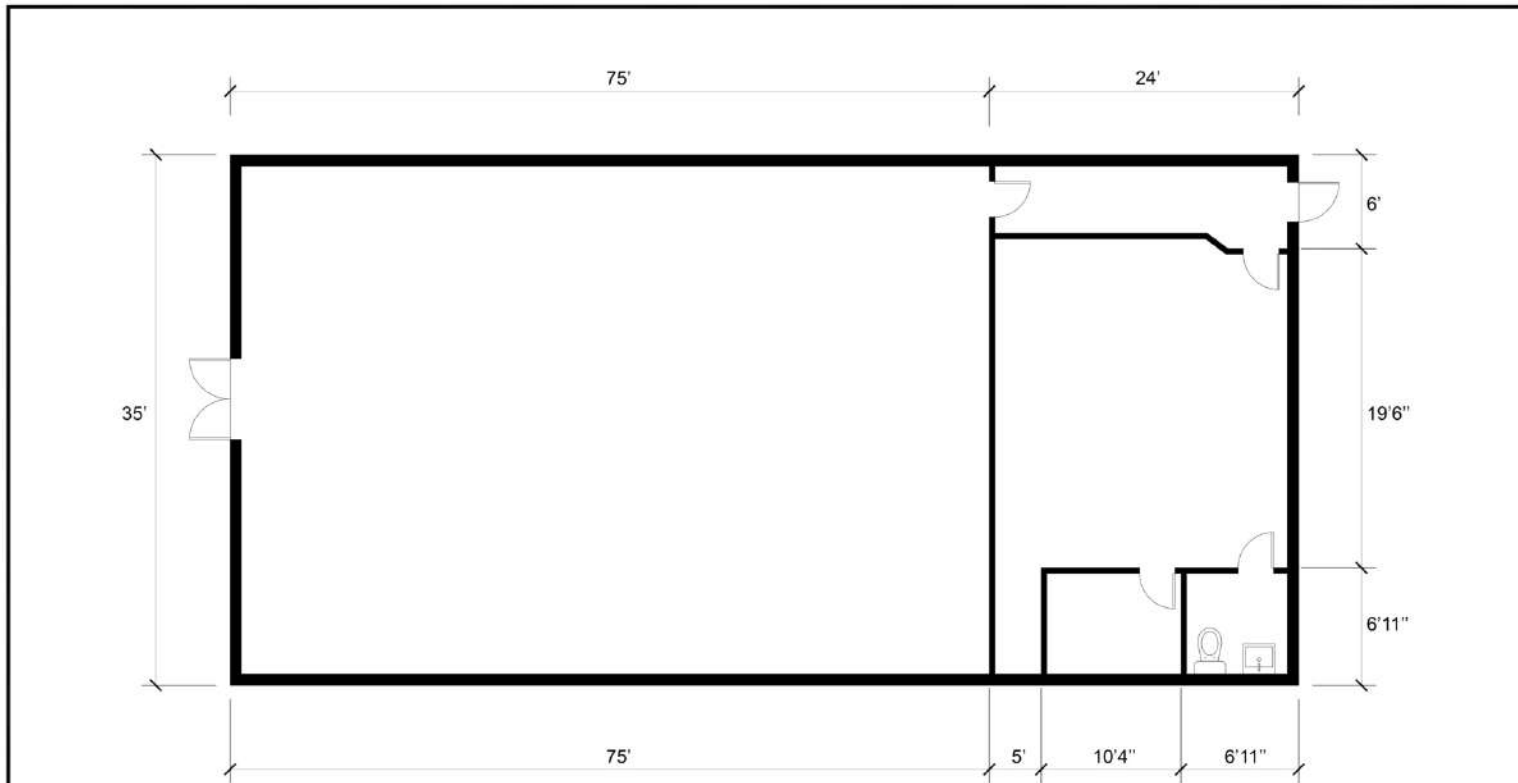
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1957 CA-273 Floor Plan

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RETAILER MAP

1705 -1852 CA-273, ANDERSON, CA 96007



TSC TRACTOR SUPPLY CO

Jack in the box

ACE
The helpful place.

Arby's

Fasteners Inc
TOOL OUTLET

am pm | **El Pollo Loco**
MEXICAN FOOD

DUTCH BROS

Anderson Marketplace

Walmart | STARBUCKS COFFEE | PANDA EXPRESS | SIERRA CENTRAL Credit Union

WestsidePizza | Members 1st Credit Union

T Mobile | SUBWAY | SONIC

Shasta Gateway Anderson

GROCERY OUTLET | VANS 'OFF THE WALL' | DOLLAR TREE

BARGAIN BINS | Portside

CHARLEW'S TAP HOUSE

MEMORY LANE BOUTIQUE | BOOT BARN

verizon | MALIBU | PASTORITO'S TACO SHOP

PENDLETON

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RETAIL PROPERTY FOR LEASE

SITE PHOTOS

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DEMOGRAPHICS MAP & REPORT

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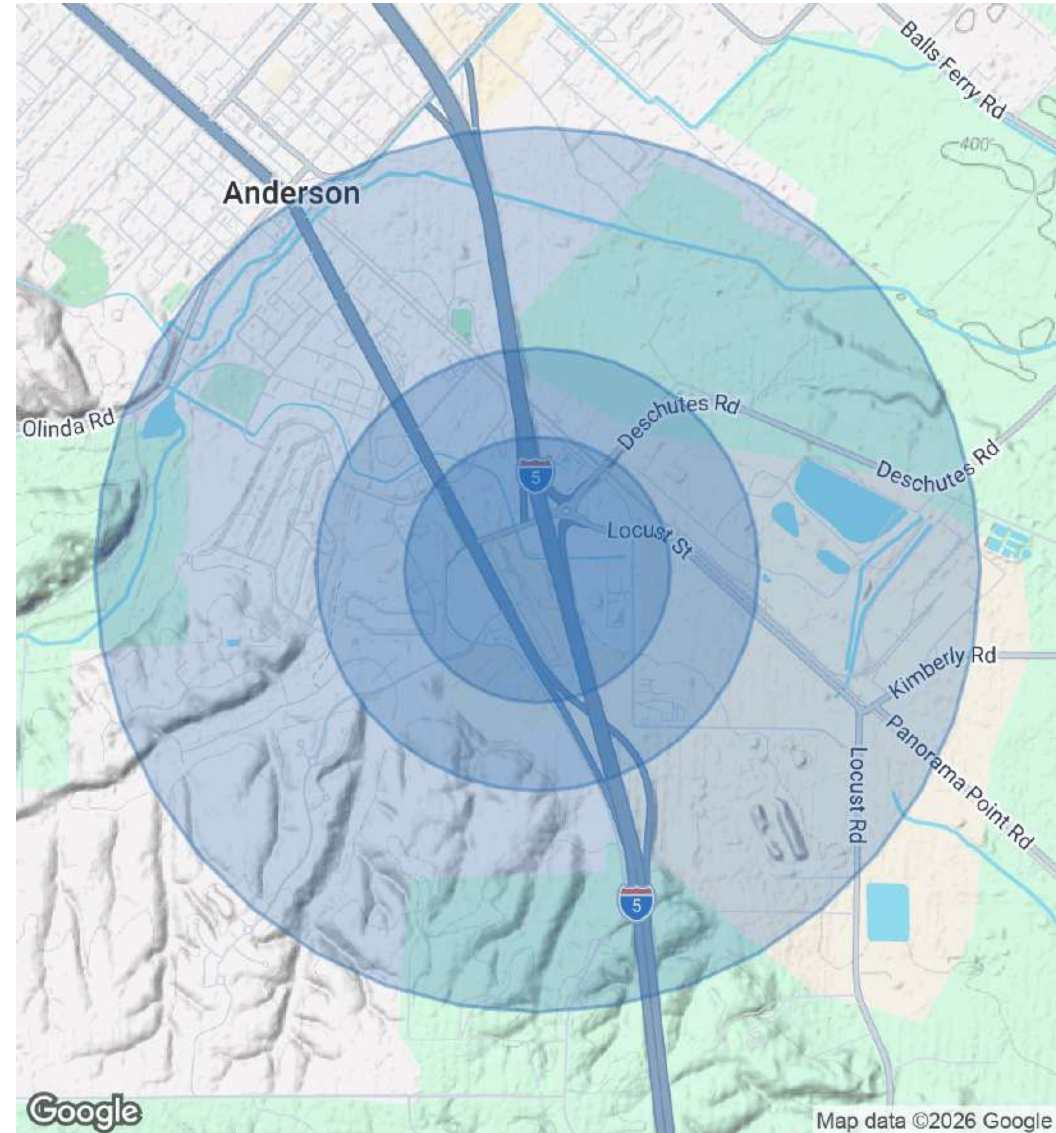
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	338	912	3,308
Average Age	30.8	32.4	34.1
Average Age (Male)	33.9	35.1	36.0
Average Age (Female)	28.6	31.3	35.1

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	121	351	1,352
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$94,269	\$84,328	\$76,959
Average House Value	\$357,444	\$354,877	\$354,531

2023 American Community Survey (ACS)



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ANDERSON, CA

1705 -1852 CA-273, ANDERSON, CA 96007



MARKET DEMOGRAPHICS REPORT

Shasta Gateway Shopping Center Anderson, California

Interstate 5 Corridor - Shasta County
Anderson, CA 96007
Data: U.S. Census Bureau ACS 2024

180K+

SHASTA COUNTY TRADE AREA POP.

▲ 2.6% since 2014

11.3K

CITY OF ANDERSON RESIDENTS

▲ 23.7% since 2000

\$66.9K

AVG. HOUSEHOLD INCOME

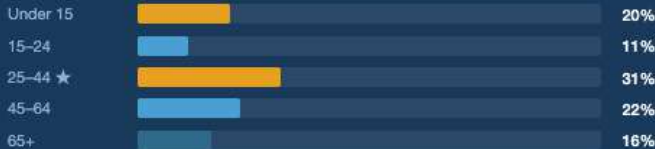
▲ +7.5% year-over-year

37.1

MEDIAN AGE (PRIME SPENDING YEARS)

Active family market

AGE DISTRIBUTION



★ Ages 25-44 households earn a median of \$74,904 — the core retail spending demographic.

HOUSEHOLD PROFILE



Total households	4,825
Avg. household size	2.32 persons
Family households	53%
Housing units	5,129 units
Median home value	\$278,189

REGIONAL TRADE AREA

180K+

Shasta County residents within the primary I-5 corridor draw area

~97K

Redding metro population — 8.8 miles north on I-5

Cost of living index	94.3 (below avg.)
Sales tax rate	Lowest in CA

LOCATION ADVANTAGE

INTERSTATE 5

- Direct I-5 frontage — highest traffic corridor in Northern CA
- 138 miles north of Sacramento, 1-day truck transport to major ports
- Anderson: gateway between Redding metro & Central Valley
- Redding Regional Airport (RDD) 10 miles north
- Shasta Metro Enterprise Zone — tax credit incentives available

EDUCATION & WORKFORCE

86.7% High school diploma or higher	12.6% Bachelor's degree or higher
74.7% Professional / admin workers	15% Public sector employees
Active labor force (16+)	55.3%
Self-employed	12.8%

WHY RETAIL WORKS HERE

- Median HH income up +9.6% year-over-year — growing buying power
- 93.3% of residents have health insurance — stable disposable income
- 2+ car ownership dominant — strong drive-to shopping behavior
- Population up 23.7% since 2000 — long-term growth market
- Low cost of living (index 94.3) stretches consumer dollars
- 53% family households drive daily needs & repeat shopping trips

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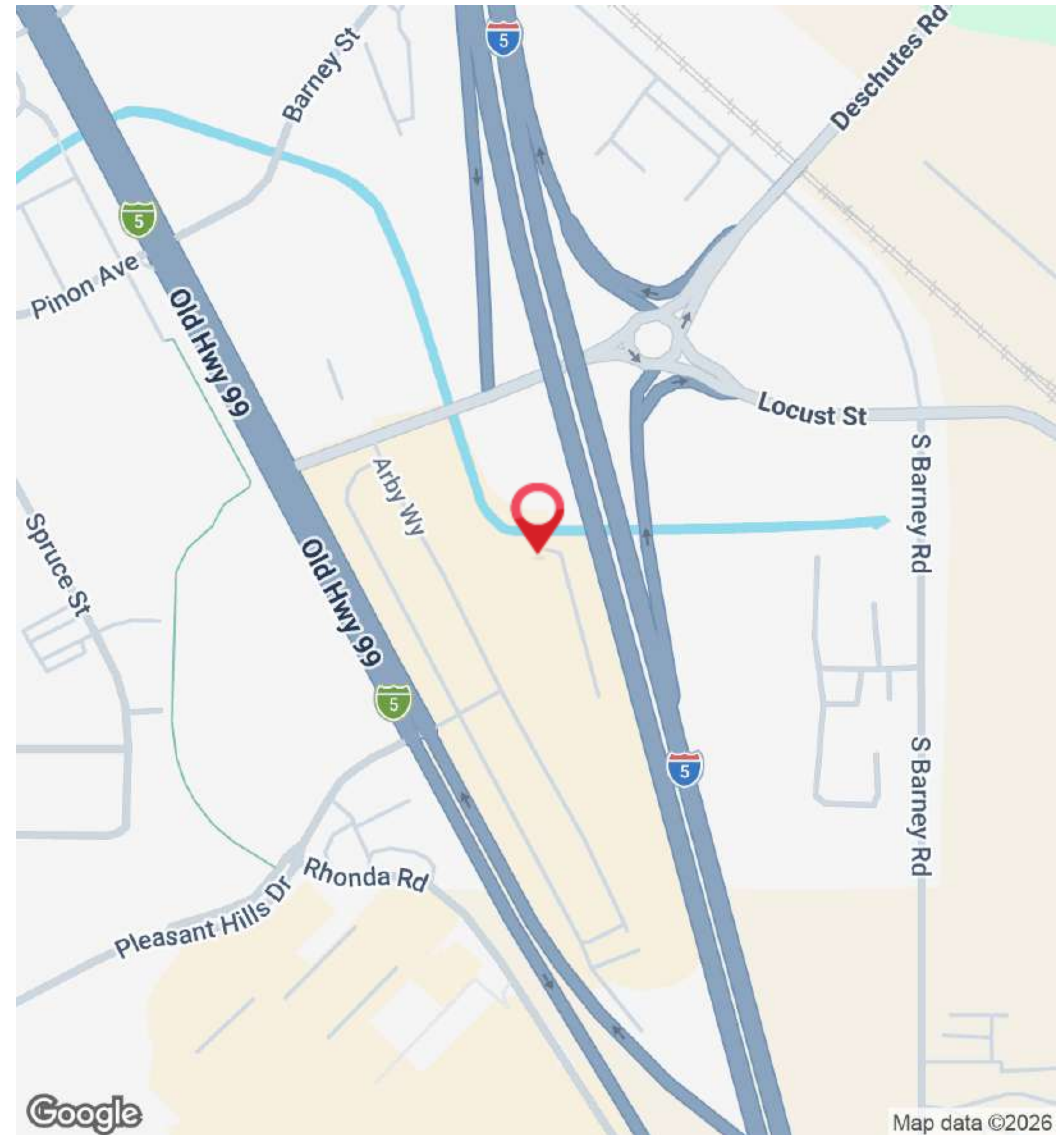
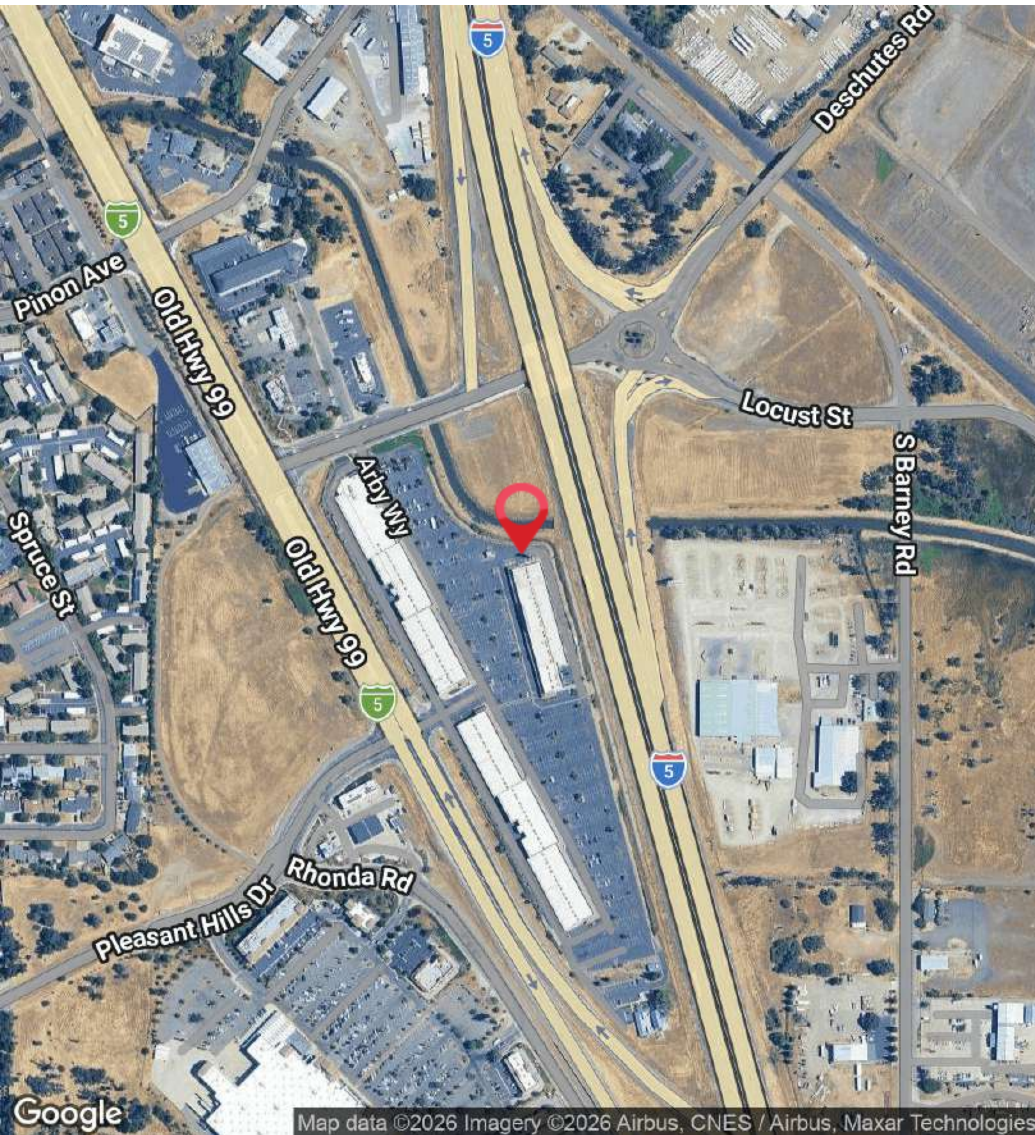
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RETAIL PROPERTY FOR LEASE

LOCATION MAP

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with over 20 years of industry experience and a strong background in property management. Since beginning her career in Santa Barbara, she has worked across the Los Angeles, Phoenix, and Redding markets, bringing both broad market perspective and deep local expertise to every transaction.

Raised in Redding California, Jess possesses an in-depth understanding of the Northern California regional market and is consistently recognized as one of the most active commercial real estate brokers in the Shasta County Region. Her clients value her professionalism, responsiveness, and unwavering commitment to exceptional service, as well as her ability to navigate complex transactions with clarity and precision.

Jess is passionate about commercial real estate for its collaborative nature and the opportunity it provides to work closely with investors, local businesses, and nonprofit organizations. She is known for helping clients identify creative, practical solutions to overcome challenges specific to tertiary markets and achieve their real estate and investment goals.

Jess is a Certified Commercial Investment Member (CCIM), and a member of the International Council of Shopping Centers (ICSC) and a member of the local Shasta Association of Realtors (SAOR), Jess leverages a strong professional network to deliver effective solutions for her clients.

EDUCATION

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

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