

Commercial Land with I- 5 Exposure

**DESCHUTES RD,
Anderson, CA 96007**

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



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 54,000 cars passing daily on I-5 and Deschutes Rd/Factory Outlets Drive, the site is ideal for capitalizing on high visibility and traffic. With I-5 topography supporting high visibility of signage to north-bound I-5 traffic, this is your first stop for gas, food, and retail shopping for miles, and the southern entry to the Anderson and Redding, CA markets. 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.

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

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

JESS WHITLOW, CCIM

Broker/CEO | 01941996
530.605.5169
Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C
Redding, CA 96002
www.whitlowcre.com

Property Summary

PROPERTY HIGHLIGHTS

- I-5 Traffic Exposure: AADT 54,000 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 off-ramp 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's initial site layout designs
- Cal Trans and the 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 are adjacent to the parcel along Barney Rd.



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Site Outline



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Immediate Nearby Retailers



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

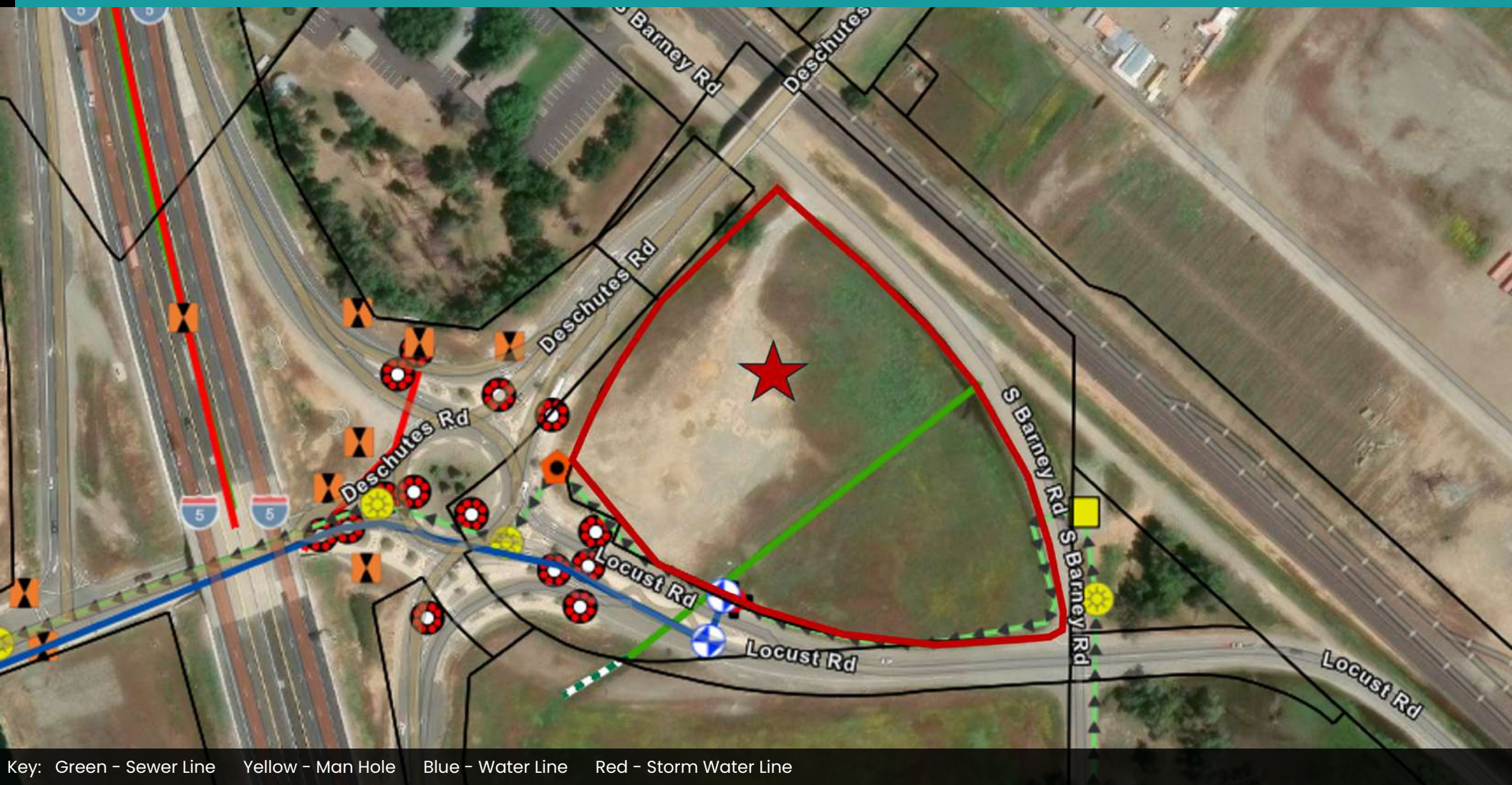
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Utility Locations



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

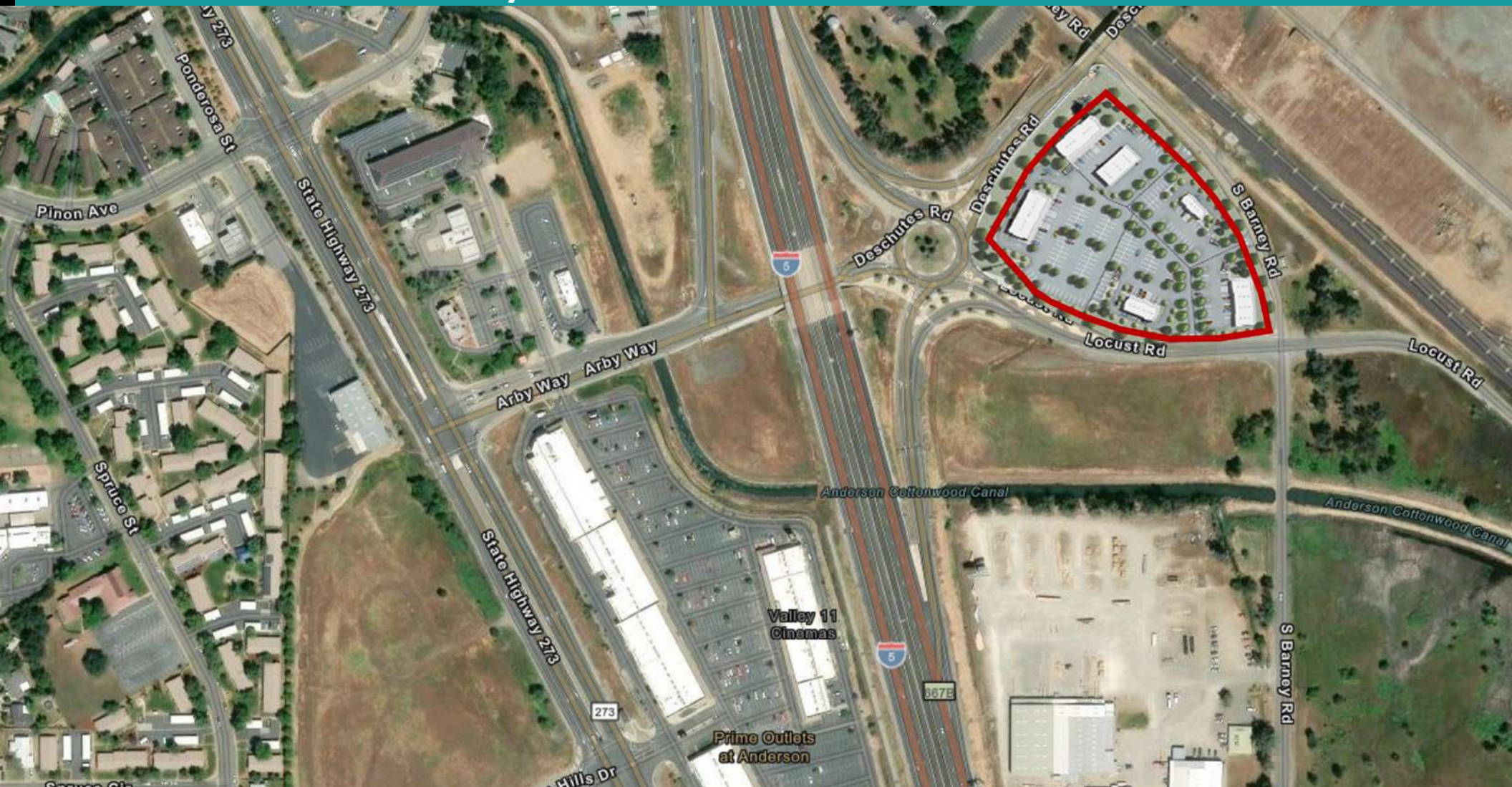
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Site Plan overlay



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com



Community Market Summary – 20 mile radius



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

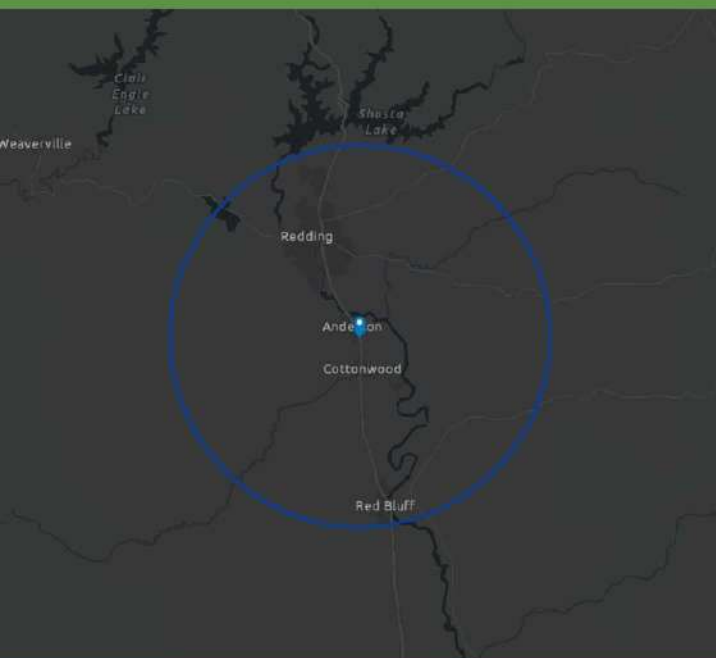
www.whitlowcre.com

Demographic Profile

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.

© 2023 Esri

EDUCATION



EMPLOYMENT



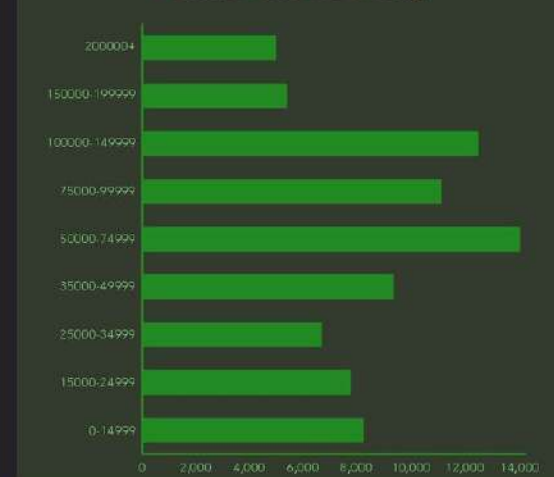
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

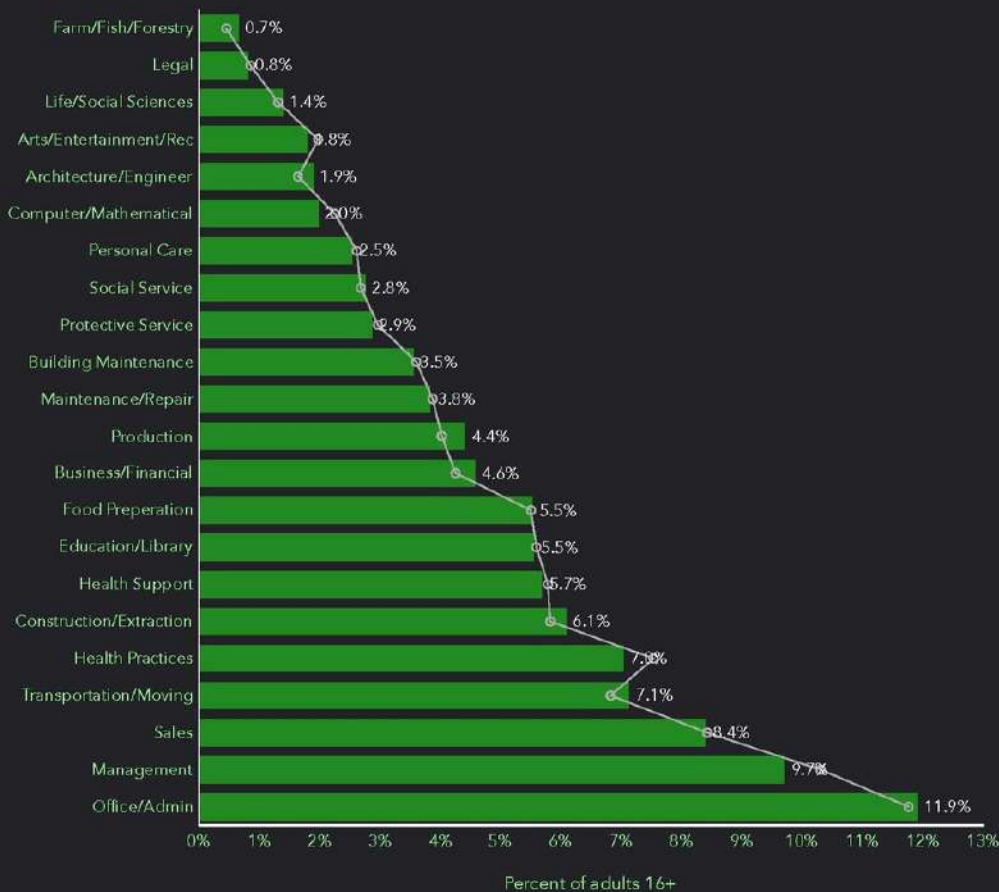
2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

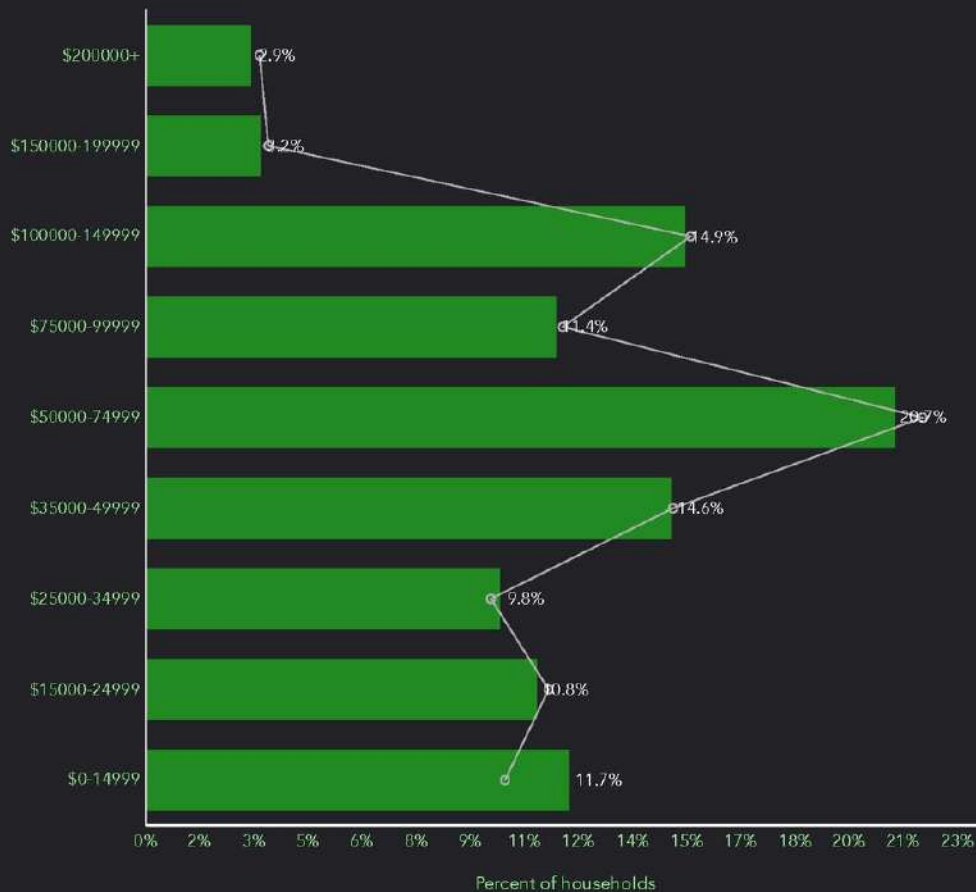
Demographic Profile

Labor Force by Occupation (%)



Dots show comparison to 06089 (Shasta County)

Disposable Income (%)



Dots show comparison to 06089 (Shasta County)

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Meet the Broker



JESS WHITLOW, CCIM

Broker/CEO

Jess@WhitlowCRE.com

Direct: **530.605.5169**

CalDRE #01941996

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.

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C
Redding, CA 96002
530.319.2776

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com