FOR SALE

484 STATE HIGHWAY 99 GRIDLEY, CA

+/- 2,545 SQ. FT. RESTAURANT BUILDING
100% LEASED INVESTMENT PROPERTY



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BUILDING IS OCCUPIED.
PLEASE DO NOT DISTURB TENANTS.
CONTACT BROKER FOR ACCESS.

ROME
REAL ESTATE GROUP

484 STATE HIGHWAY 99

	SIZE	SALES PRICE	CAP RATE
FOR SALE	+/- 2,545 SF ON A +/- 36,590 SF PARCEL	$599,000.00 ($235.36 PSF)	7.01%

PROPERTY HIGHLIGHTS:

- **Great Location:** High-visibility spot on State Highway 99 in Gridley, CA.
- **Turnkey Restaurant:** Fully operational, currently Casa De Alma Camaron Pelao.
- **Spacious Layout:** 2,545 sq. ft. building with ample dining and kitchen space.
- **Large Lot:** 36,590 sq. ft., potential for expansion or outdoor seating.
- **High Traffic:** Excellent exposure in a growing commercial corridor.
- **Strong Community Presence:** A go-to dining destination for locals and visitors.



STRONG TRAFFIC COUNTS

SR 99 HWY: 16,993 ADT



AVERAGE $102,073 WITHIN 1 MILE HOUSEHOLD INCOME



PROPERTY ZONING AG-40 BUTTE COUNTY



+/- 40 SPACES

484 STATE HIGHWAY 99

FINANCIAL DETAILS

Suite #	Tenant Name	Lease Start Date	Lease End Date	Lease Type	Size SF	Pro Rata (SF)	Rent Monthly	Rent PSF/mo	Option to Renew
A	Casa De Alma Camaron Pelao	4/1/25	4/1/27	MG	2,545	100%	$3,500.00	$1.37	3 Year
Total Occupied					**2,545**	**100%**	**$3,500.00**	**$42,000.00**	

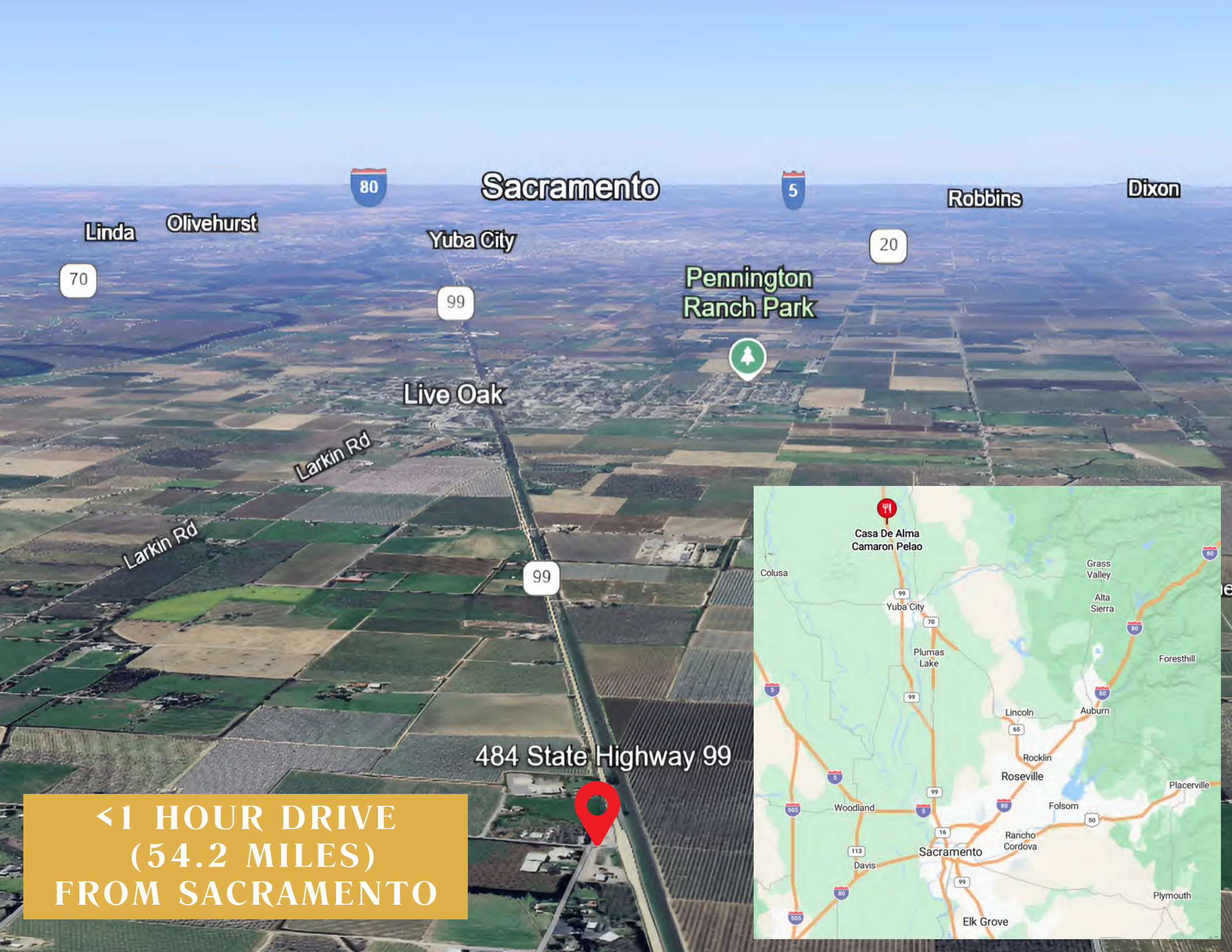
PRICING SUMMARY	
Asking Price	$599,000.00
As-is Net Operating Income	$34,361.00
Cap Rate	7.01%
Property Insurance	$4,330.46/ Year
Property Taxes	$3,307.90/ Year

NOTES

1. Property Taxes, Insurance, and CAM are based on the owner's disclosure.

2. Tenant is responsible for all maintenance and repairs, excluding roof, exterior walls, and structural foundation.

3. Landlord pays Property Taxes and Insurance, which may be passed through to the tenant per lease terms.



<1 HOUR DRIVE (54.2 MILES) FROM SACRAMENTO

DEMOGRAPHIC SUMMARY REPORT

484 STATE HIGHWAY 99, GRIDLEY, CA 95948

POPULATION
2024 ESTIMATE

5-MILE RADIUS	21,654
10-MILE RADIUS	28,401

POPULATION
2029 PROJECTION

5-MILE RADIUS	21,110
10-MILE RADIUS	27,497

HOUSEHOLD INCOME
2024 AVERAGE

5-MILE RADIUS	$81,350.00
10-MILE RADIUS	$83,777.00

HOUSEHOLD INCOME
2024 MEDIAN

5-MILE RADIUS	$65,012.00
10-MILE RADIUS	$66,318.00

POPULATION
2024 BY ORIGIN

	5-MILE RADIUS	10-MILE RADIUS
WHITE	10,307	14,408
BLACK	298	382
HISPANIC ORIGIN	9,991	12,021
AM.INDIAN & ALASKAN	412	546
ASIAN	1,643	2,081
HAWAIIAN/PACIFIC ISLAND	90	112
OTHER	8,904	10,871



CONTACT ME!

FOR MORE INFORMATION ABOUT THIS OPPORTUNITY

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