

37435 STATE HIGHWAY 299 E, Burney, CA 96013

±17,505 SF FREESTANDING FORMER DRUG STORE / AVAILABLE / FOR LEASE OR SALE



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37435 STATE HIGHWAY 299 E,

Burney, CA 96013

OVERVIEW

For Lease or Sale

PREMISES

NEC State Highway 299 E & Enterprise Dr.

**AVAILABLE SPACE: ±17,505 SF FREESTANDING
FORMER DRUG STORE**

LEASE TYPE

Direct

ASKING RENT

Upon Request

NEIGHBORS

Burney Sporting Goods,
Subway, McDonald's,
Grocery Outlet, Dollar
General, Safeway and
NAPA Auto Parts

PROPERTY HIGHLIGHTS

- High-visibility location along State Highway 299/Main Street; a major East/West California thoroughfare connecting Five Counties (Humboldt, Trinity, Shasta, Lassen and Modoc)
- In proximity to Burney Jr-Senior High School and Burney Elementary School
- Located within Burney's primary retail hub
- Surrounded by a strong mix of local and regional businesses

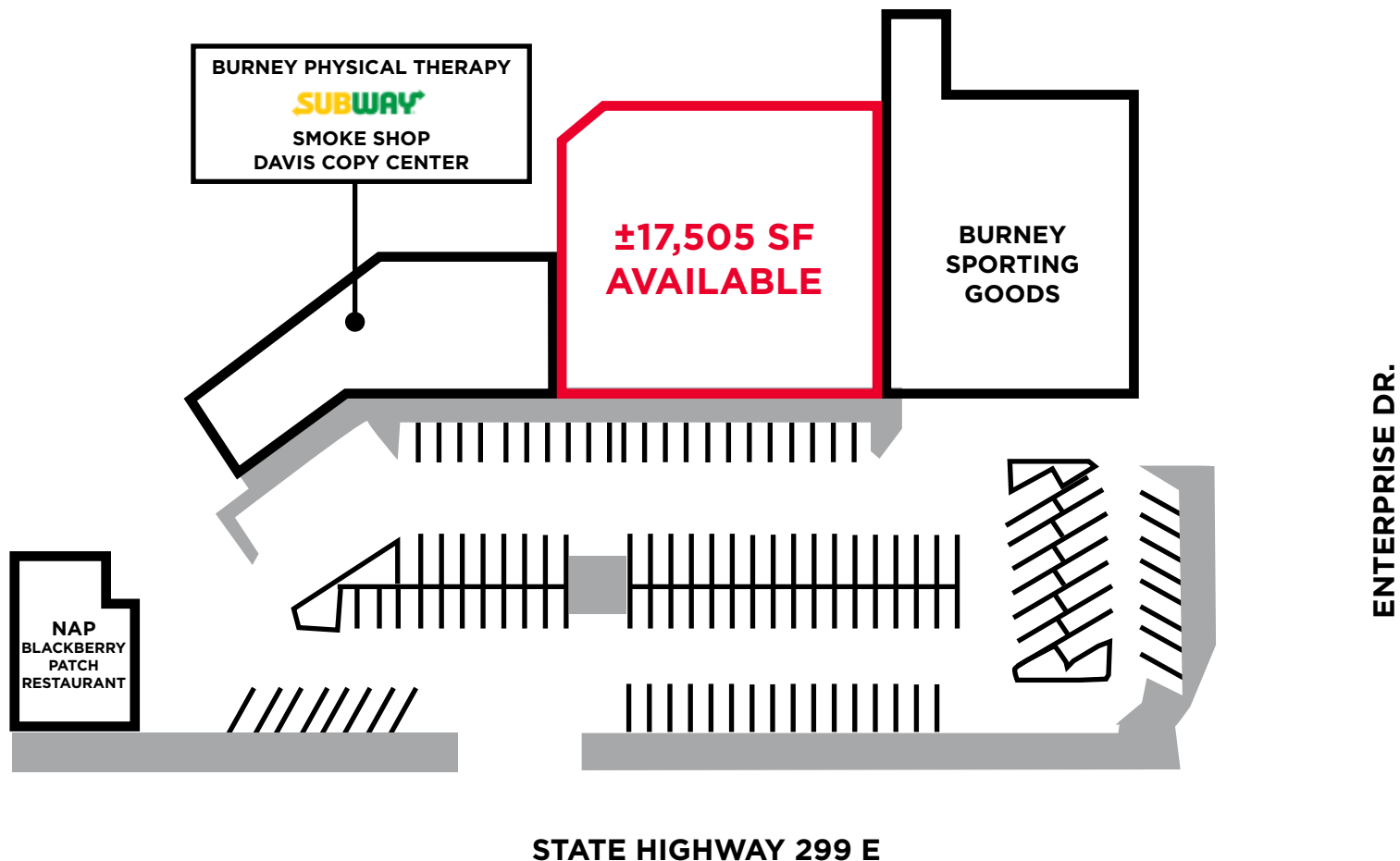


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SITE PLAN

For Lease or Sale



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NEIGHBORHOOD MAP

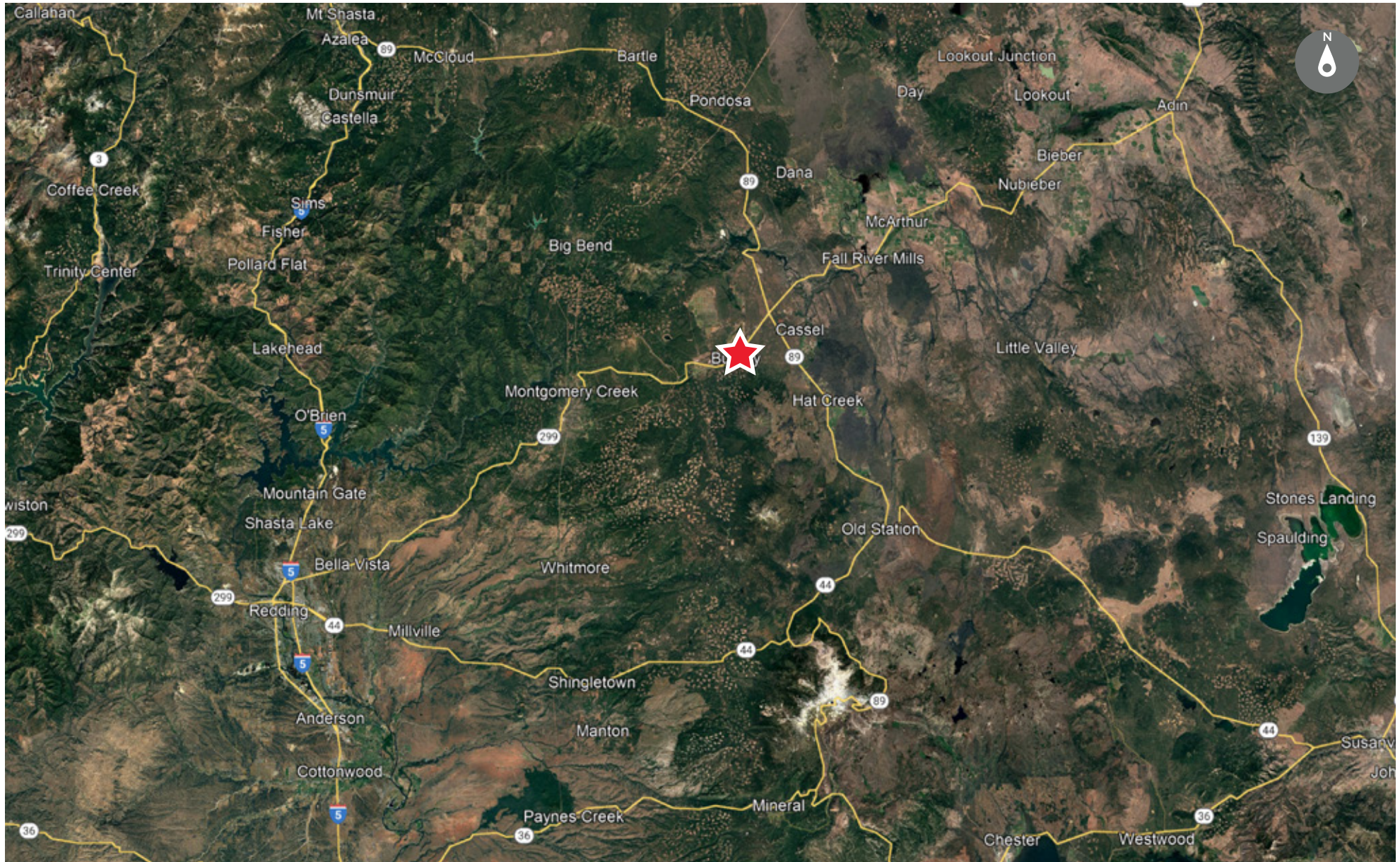
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TRADE AREA MAP

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DEMOGRAPHICS

For Lease or Sale



TOTAL POPULATION

1 MILE



3 MILE



5 MILE



DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



MEDIAN AGE

1 MILE

44.3
YEARS OLD

3 MILE

46.7
YEARS OLD

5 MILE

46.8
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$65,311

3 MILE

\$62,902

5 MILE

\$63,155



TRAFFIC COUNTS



STATE HIGHWAY 299 — — — — —> 8,100 ADT

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