

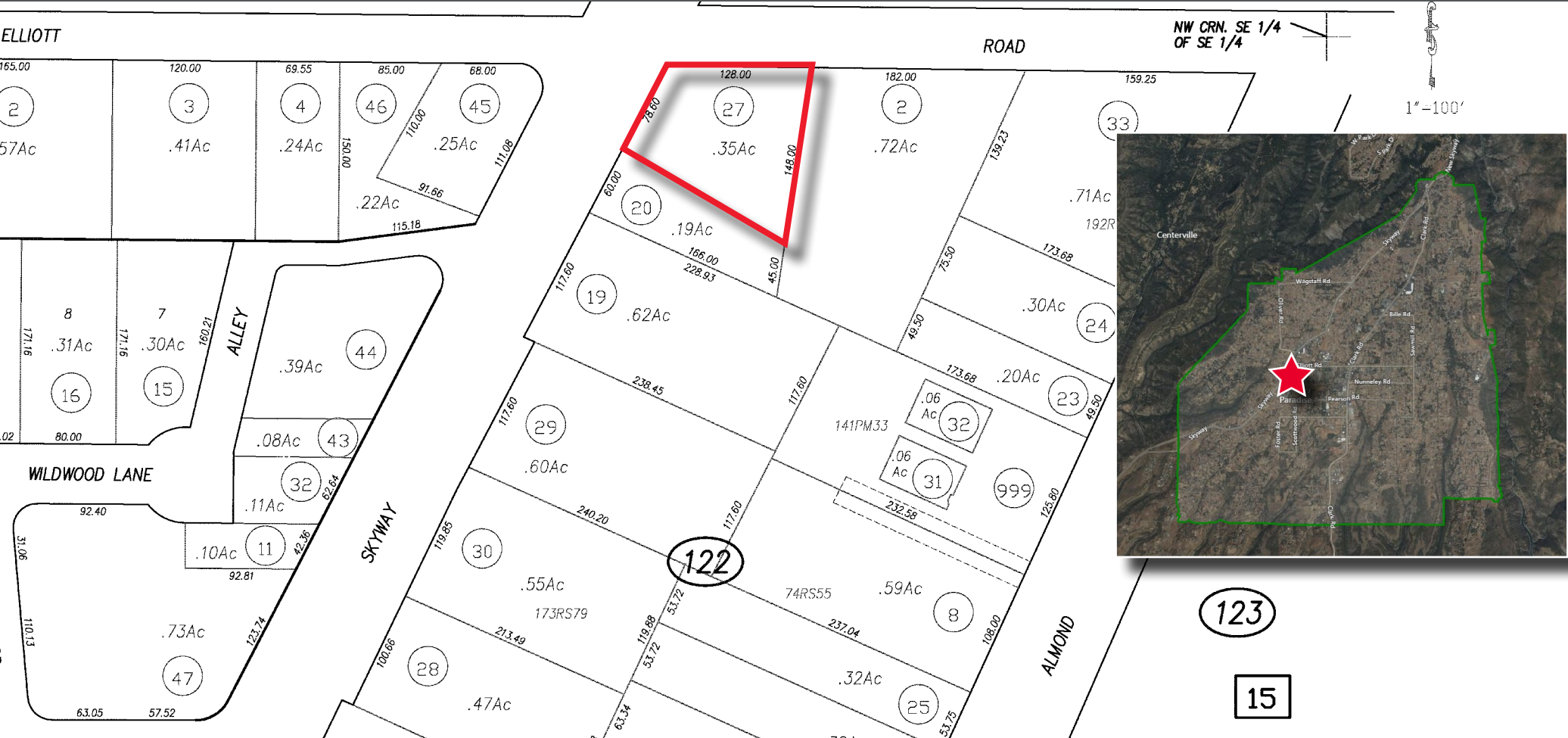
6490 SKYWAY

Paradise, CA 95969



±0.35 ACRES COMMERCIAL LAND FOR SALE
SALE PRICE: \$350,000

EXECUTIVE SUMMARY



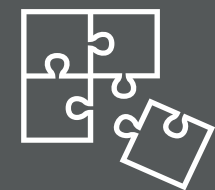
GAS STATION
PRIOR USE



052-122-027
APN



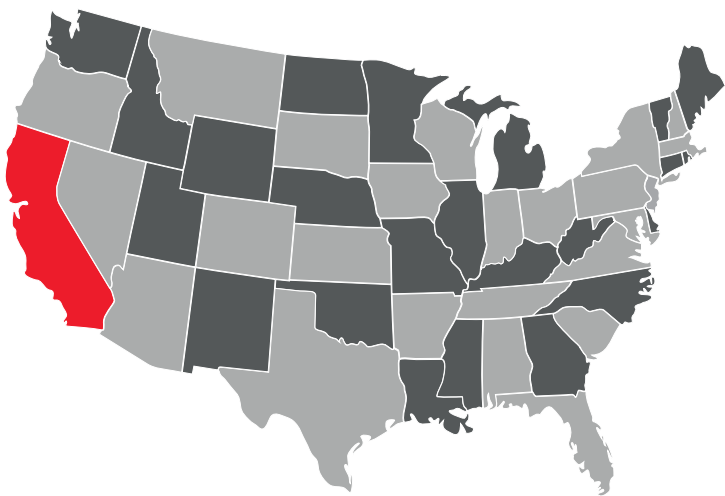
C-2
ZONING



±0.35 AC
LOT SIZE

MARKET OVERVIEW

For the forward-thinking investor, Paradise, CA, offers an unparalleled opportunity to participate in a resilient community’s historic economic rebirth. Having been named one of California’s fastest-growing towns, Paradise is not just rebuilding—it is reinventing itself. With substantial infrastructure investments, a clear vision for a walkable downtown, and a surging population, this is your chance to build long-term equity in a market on a powerful growth trajectory.



TARGETED DEVELOPMENT INVESTMENT

State and federal funding has been poured into Paradise to create critical, resilient infrastructure for new housing and commercial corridors. The completion of the revitalized downtown area, centered on the Skyway, has created a vibrant hub for business and community activity. The town is actively encouraging new business development with streamlined processes, and local officials are working to foster a business-friendly climate. Community leaders are actively seeking to create a “magnet for business” to serve the rapidly expanding residential base.



Population - 3 miles

7,996



Daytime Employees - 3 miles

3,713



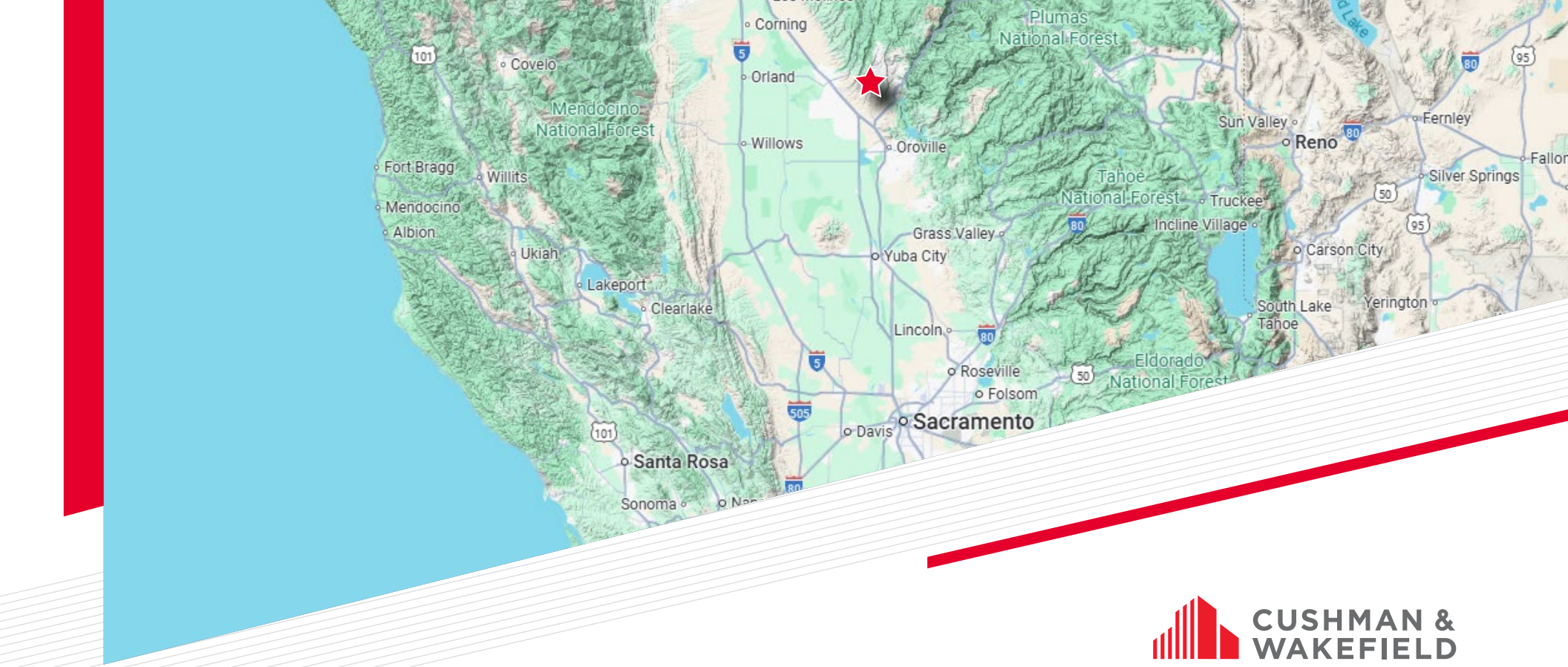
Households - 3 miles

3,508



Population Growth YOY

3.76%



CAPITAL MARKETS CONTACTS

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