



FREESTANDING BUILDING FOR SALE

6669 CLARK RD, PARADISE, CA 95969

**FOR MORE
INFORMATION
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PROPERTY FEATURES

6669 CLARK RD, PARADISE, CA 95969

SIZE

Lot: 0.62 AC
Building: ±5,386 SF

SALE PRICE

CONTACT BROKER

APN

050-360-036-000

ZONING

Commercial

NEIGHBORING TENANTS

Savemart, Dollar Tree, Ross, Tractor Supply Co., Mountain Mike's, Subway and Dollar General

PROPERTY HIGHLIGHTS

- Former bank branch
- Great corner visibility
- Ample parking
- Desirable trade area
- Monument signage

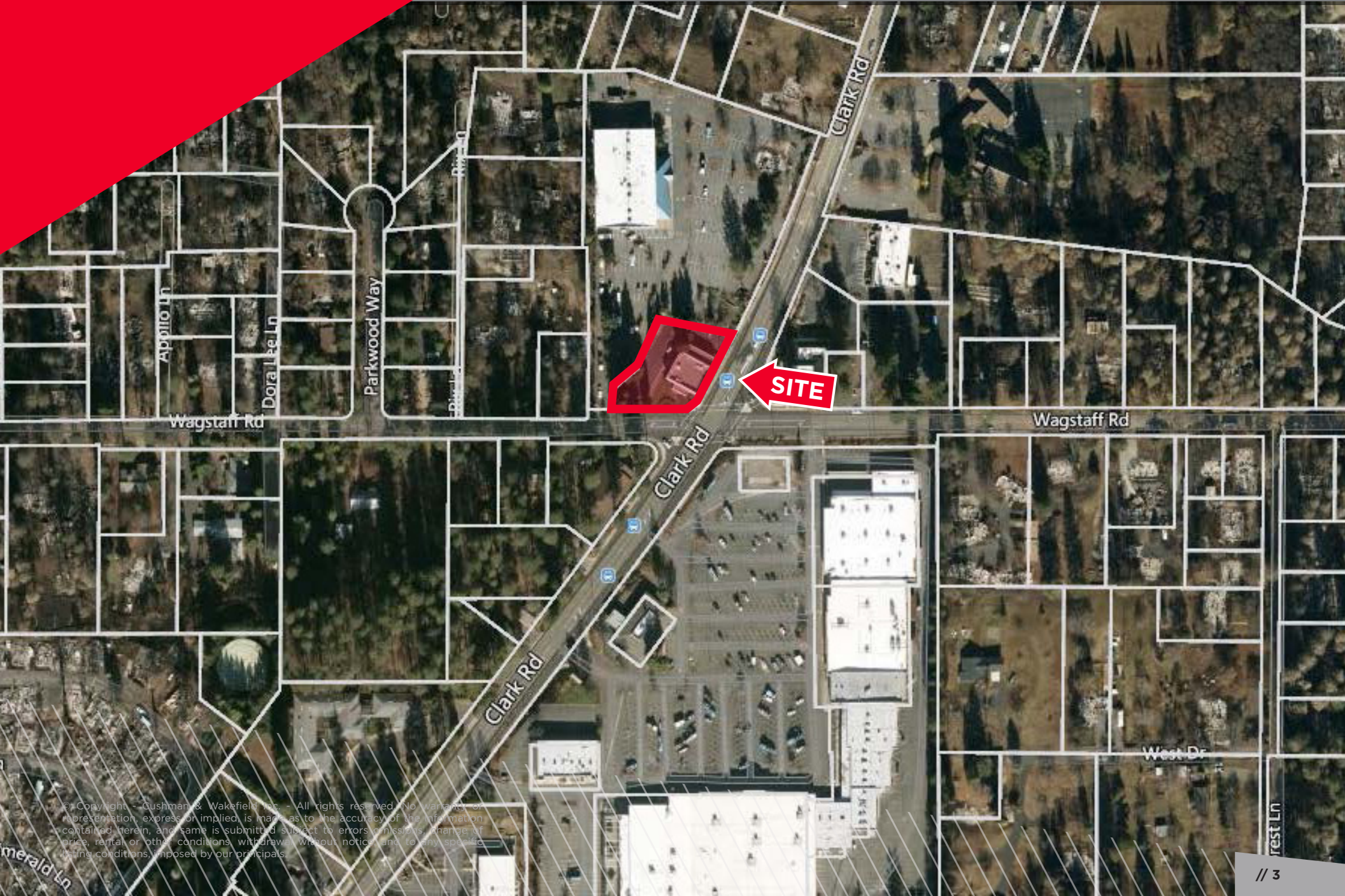
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	1,318	8,206	15,821
DAYTIME POPULATION	787	3,518	4,284
MEDIAN HOUSEHOLD INCOME	\$55,943	\$62,295	\$64,199

TRAFFIC COUNTS

CLARK RD. - ± 9,613 ADT

WAGSTAFF RD. - ± 7,061 ADT





SITE

DOLLAR GENERAL

**PARADISE RIDGE
ELEMENTARY
(317 STUDENTS)**

Save Mart
DOLLAR TREE
ROSS
TRACTOR SUPPLY CO
SUBWAY
MOUNTAIN MIXES

Walgreens

**O'Reilly
AUTO PARTS**
PROFESSIONAL PARTS PEOPLE

RITE AID

**NAPA
AUTO PARTS**

Dutch Bros

**GROCERY OUTLET
Bargain Market**

DOLLAR GENERAL

STARBUCKS

**PARADISE HIGH
(474 STUDENTS)**