

915 E Washington Ave
Crescent City, CA 95531

915 E WASHINGTON AVE

Crescent City, CA 95531 | Del Norte County | Hwy 101 & E. Washington Blvd

FOR LEASE Retail | QSR Drive-Thru & Shop Space

915 E Washington Ave | Crescent City, CA 95531



RIDGE 89
PARTNERS
BUILT ON RELATIONSHIPS. DRIVEN BY MARKETS

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PROPERTY SUMMARY

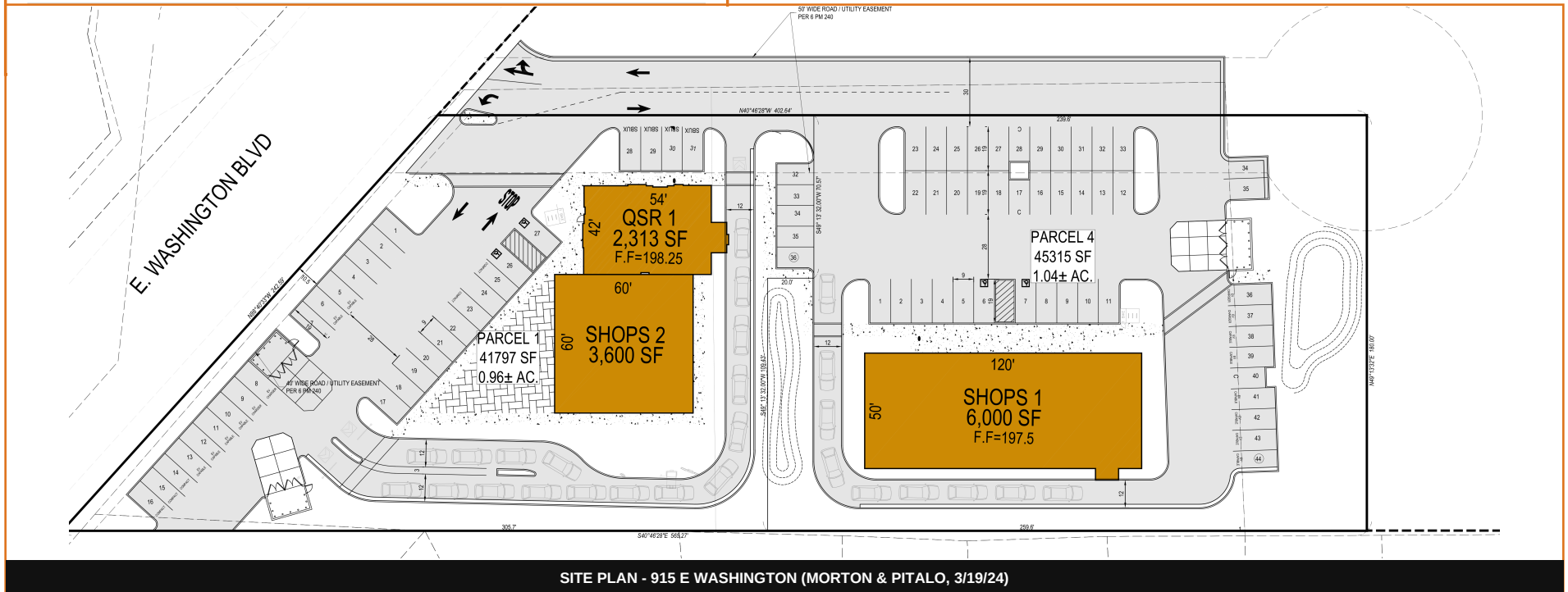
915 E Washington Ave - Crescent City, CA 95531

PROPERTY SPECIFICATIONS

Address:	915 E Washington Ave
City / State:	Crescent City, CA 95531
APN:	117-020-044-000
Site Size:	2.00 Acres (2 Parcels)
Zoning:	C-2 General Commercial
Available Space:	±2,313 - 6,000 SF

Property Highlights

- Signalized Hwy 101 Corridor**
Fronts E. Washington Blvd at the primary north entrance to Crescent City off Hwy 101.
- QSR Drive-Thru Pad Available**
±2,313 SF pad building with dedicated drive-thru lane, ready for a national or regional operator.
- Two Shop Buildings Available**
±3,600 SF and ±6,000 SF multi-tenant retail buildings on a shared, signalized parcel.
- C-2 General Commercial Zoning**
No front or side setbacks and a 45-ft height limit support flexible retail and restaurant uses.
- 80 Parking Spaces Provided**
Exceeds the 71-space city requirement across both parcels, per approved site plan.



PROPERTY OVERVIEW

915 E Washington Ave - Crescent City, CA 95531

915 E Washington Ave is a ± 2.00 -acre, two-parcel retail development site at the signalized corner of Hwy 101 and E. Washington Blvd - the main entrance to Crescent City for northbound and southbound Hwy 101 traffic.

Zoned C-2 General Commercial with no front or side setbacks, the approved site plan delivers a $\pm 2,313$ SF QSR drive-thru pad and two shop buildings ($\pm 3,600$ SF and $\pm 6,000$ SF) with 80 on-site parking spaces.

Crescent City is the county seat of Del Norte County and the last major retail and hospitality center before the Oregon border, drawing trade from the entire North Coast region.



REGIONAL DISTANCES

Brookings, OR	20 mi
Eureka, CA	80 mi
Arcata, CA	75 mi
Grants Pass, OR	86 mi
Medford, OR	140 mi



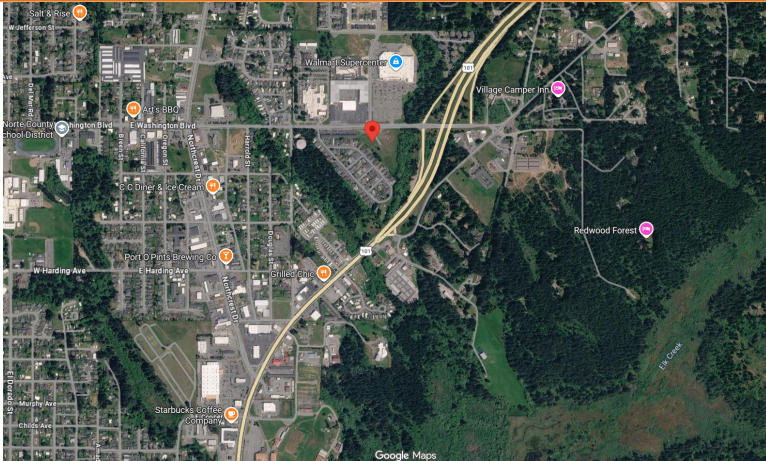
Scan for map
& directions

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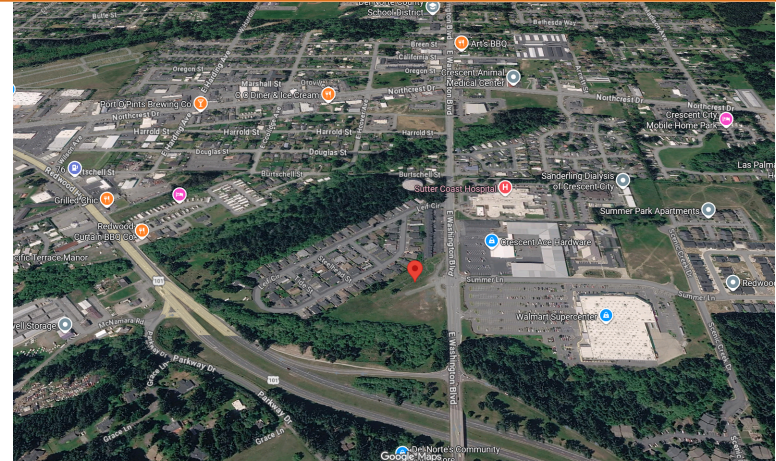
LOCATION MAPS

915 E Washington Ave - Crescent City, CA 95531

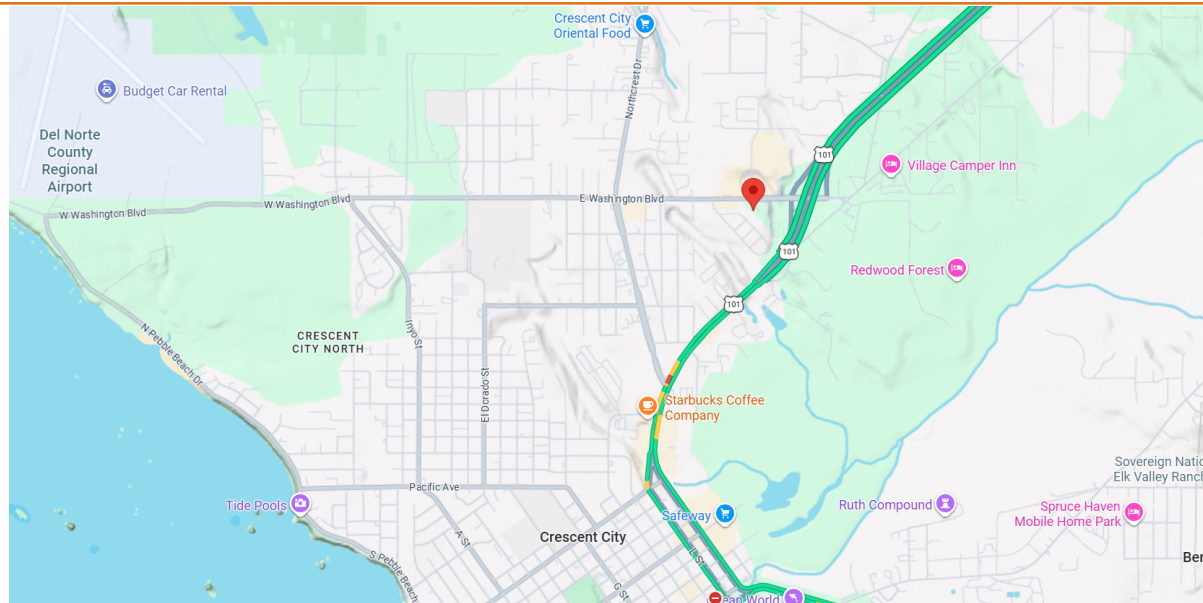
Project Address: 915 E Washington Ave, Crescent City, CA 95531 (Del Norte County)



SITE CONTEXT - E. WASHINGTON BLVD & HWY 101



SITE CONTEXT - SUTTER COAST HOSPITAL & WALMART SUPERCENTER



REGIONAL LOCATION MAP - HWY 101 CORRIDOR

DEMOGRAPHICS & TRADE AREA | 915 E Washington Ave - Crescent City, CA 95531

15-MINUTE DRIVE TIME DEMOGRAPHICS

23,178 POPULATION	\$77,712 AVG HH INCOME	6,549 EMPLOYEES	721 BUSINESSES
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Available Spaces - 915 E Washington Ave

SPACE	SIZE	TYPE	STATUS
QSR 1	±2,313 SF	Drive-Thru Pad Building	Habit Burger - LOI
Shops 2	±3,600 SF	Multi-Tenant Retail	Wingstop - LOI
Shops 1	±6,000 SF	Multi-Tenant Retail	Available

Parcel Summary

PARCEL	AREA	BUILDING(S)
Parcel 1	0.96± AC	QSR 1 (2,313 SF) & Shops 2 (3,600 SF)
Parcel 4	1.04± AC	Shops 1 (6,000 SF)