

COTTONWOOD TRAVEL PLAZA

NWC 4TH ST & PARK WAY, COTTONWOOD, CA



*Last traffic counts on I-5 were taken in 2019. 2021 projections are based on a 2% annual increase.

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PROPERTY PROFILE

- » AVAILABLE PARCELS:
 - PARCEL 1: $\pm 1.22^{\text{AC}}$
 - PARCEL 2: $\pm 0.95^{\text{AC}}$
 - PARCEL 3: $\pm 1.06^{\text{AC}}$
 - PARCEL 4: $\pm 1.28^{\text{AC}}$
 - TOTAL: $\pm 4.51^{\text{AC}}$
- » GROUND LEASE, PAD SALE, OR BUILT-TO-SUIT
- » IDEAL FOR FAST FOOD, & HOTEL
- » 50' HIGHWAY PYLON SIGN ALLOWED WITH CUP**
- » ZONING: COMMUNITY COMMERCIAL (C-2) FOR ALLOWED USES [CLICK HERE](#)
- » ALL UTILITIES TO CURB*

*To be verified by buyer

**Subject to County approval



Adjacent to I-5



13.5 miles to Redding and
152 miles to Sacramento



Nearest Truck Stop and Travel Plaza to the north is TA 9 miles away in Redding.

Nearest Truck Stop and Travel Plaza to the south is Love's 34.5 miles away in Corning.

QSR BRANDS NOT REPRESENTED WITHIN A 2 MI RADIUS



DEMOGRAPHICS (2021 EST.)

POPULATION

3 mile	6,236
5 mile	22,064
10 mile	46,006

DAYTIME POPULATION

3 mile	1,498
5 mile	4,614
10 mile	12,006

MEDIAN HOUSEHOLD INCOME

3 mile	\$52,744
5 mile	\$54,624
10 mile	\$60,180

TRAFFIC

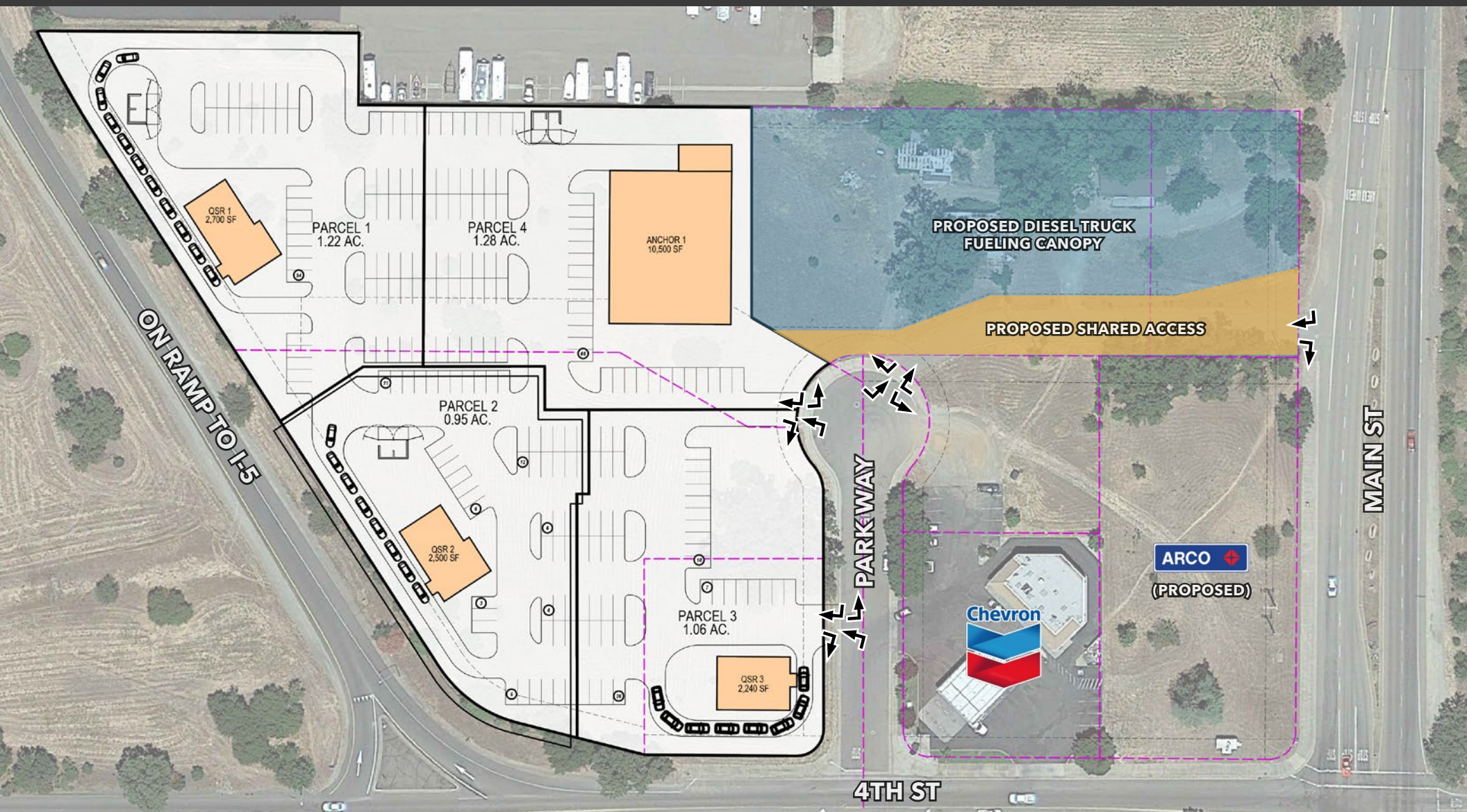
I-5	52,380 ADT*
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CONCEPTUAL SITE PLAN



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TRADE AREA AERIAL



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