

I-5 Commercial Frontage Property at "On/Off" Ramp

1129 Putnam Way, Arbuckle, CA 95912

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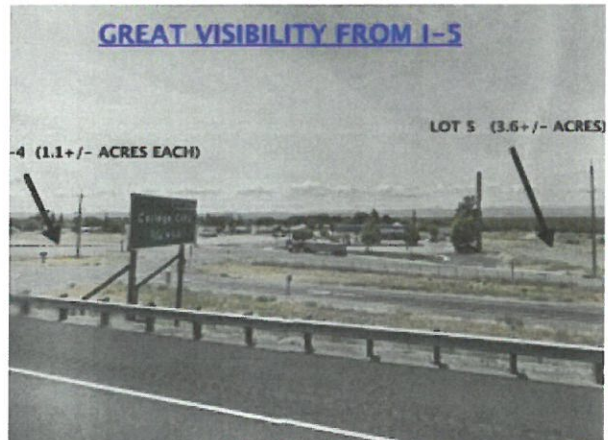
I-5 Commercial Frontage Property at "On/Off" Ramp

\$1,610,000

This is absolute PRIME commercial property located on the very busy I-5. Situated on an extremely busy corner right in front of the "On/Off" ramp which wraps around a top of the line Chevron Service Station. Property is currently in 3 parcels but there is a proposal to make it up to 5 separate parcels. There will be (4) 1.1+/- acre lots and (1) 3.6+/- acre lot. If your Buyer needs a specific size parcel, then seller can alter lot line to make the parcel fit your desire. Very open and creative Seller will even look at "Build-to-Suit". This property has high visibility and would be perfect for Retail, Hotel or whatever. Don't miss out on the opportunity. Please call for pricing if less than the entire 8.6 acres is desired.

- 8.3 Total Acres of Prime Commercial Property
- Property can be split many different sizes
- Owners can get creative
- Traffic Count is over 40,000+ cars per day
- Located at the base of the "On/Off" ramp
- Has Sewer, Water & Power

Price:	\$1,610,000
Property Type:	Land
Property Sub-type:	Retail (land)
Additional Sub-types:	Office (land), Retail-Pad (land), Commercial/Other (land)
Property Use Type:	Vacant/Owner-User
APN / Parcel ID:	018-280-052
Features:	Electricity/Power, Water, Telephone, Cable, Gas/Propane

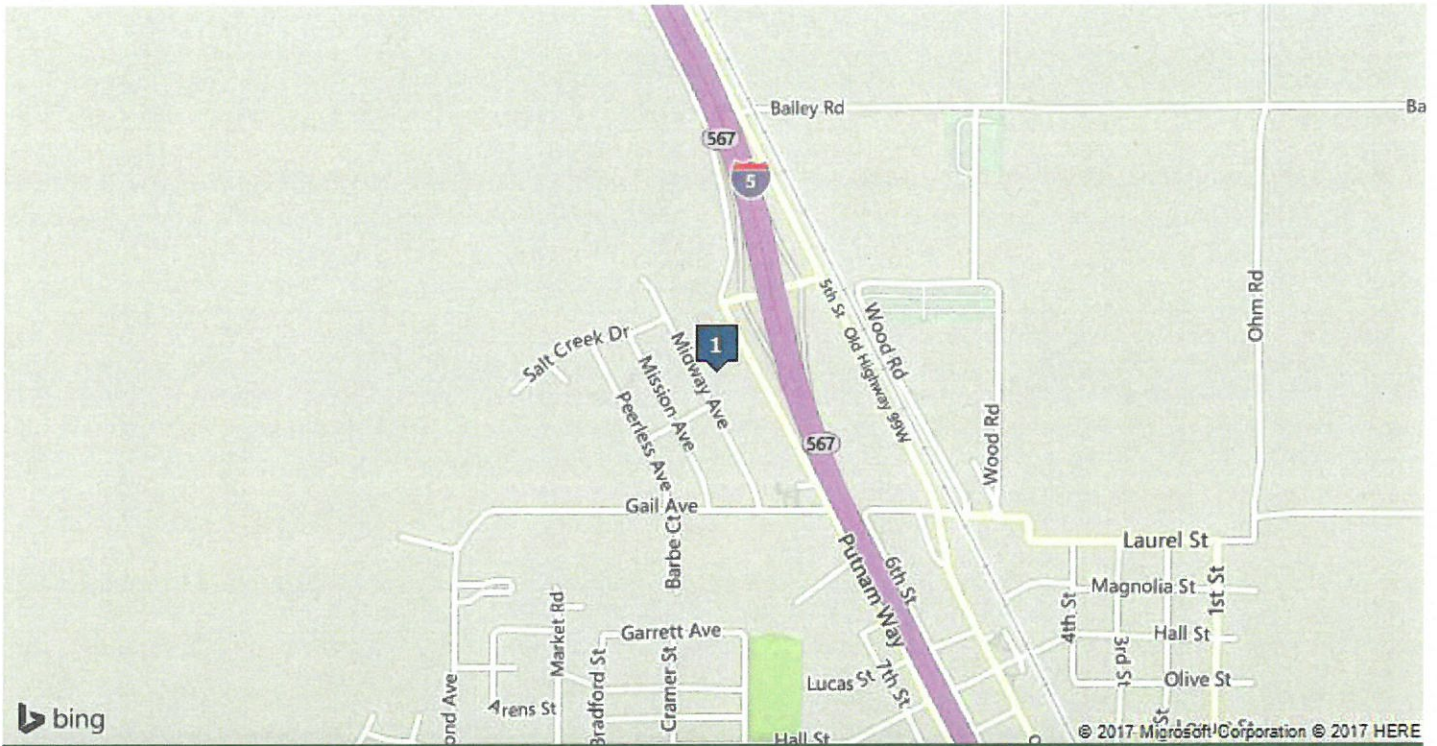




\$1,610,000

Lot Size	8.60 AC
Price/AC	\$187,209.29
Lot Type	Retail (land)
Min. Divisible	1 AC

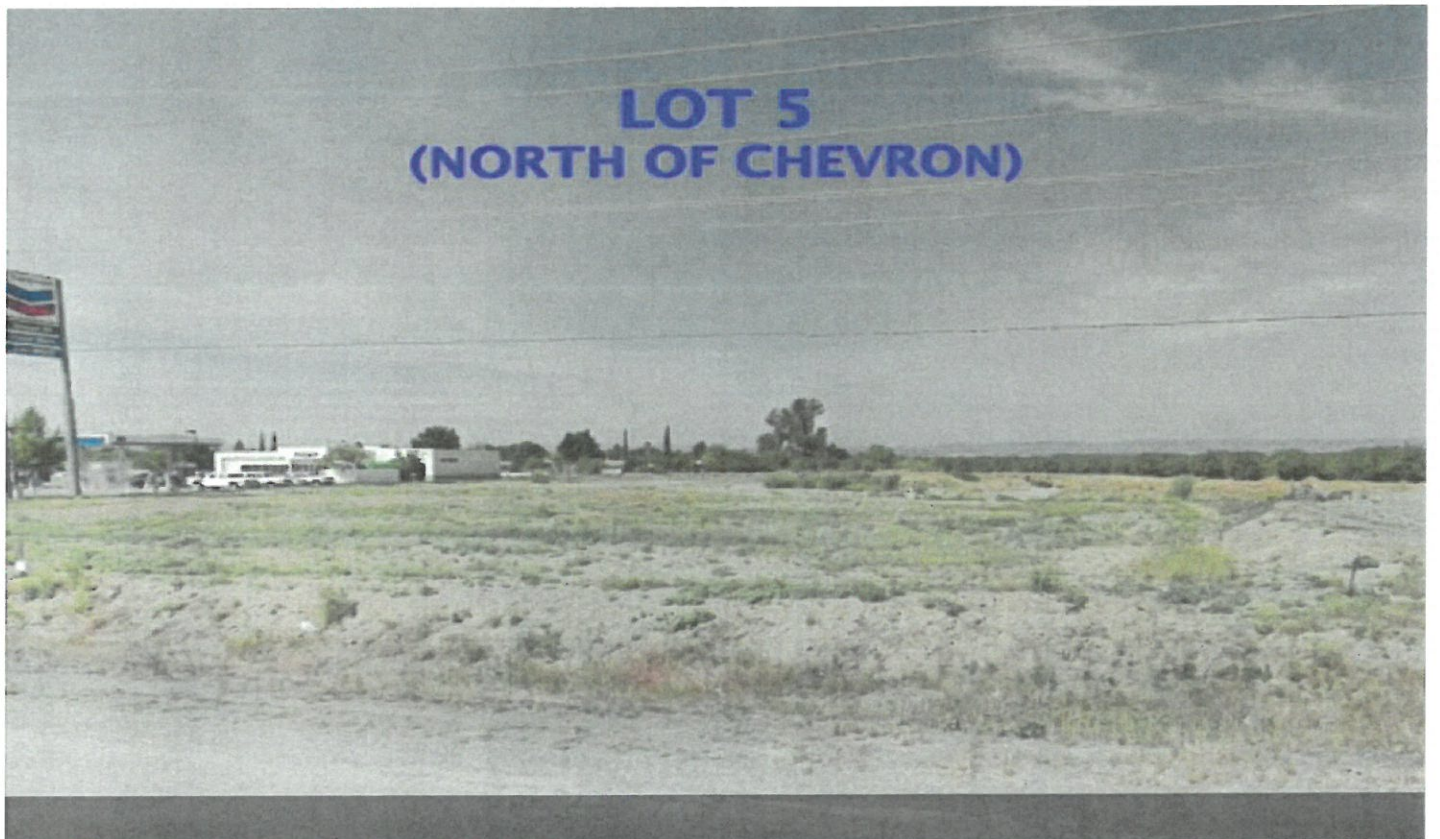
Property wraps around the Chevron Station.



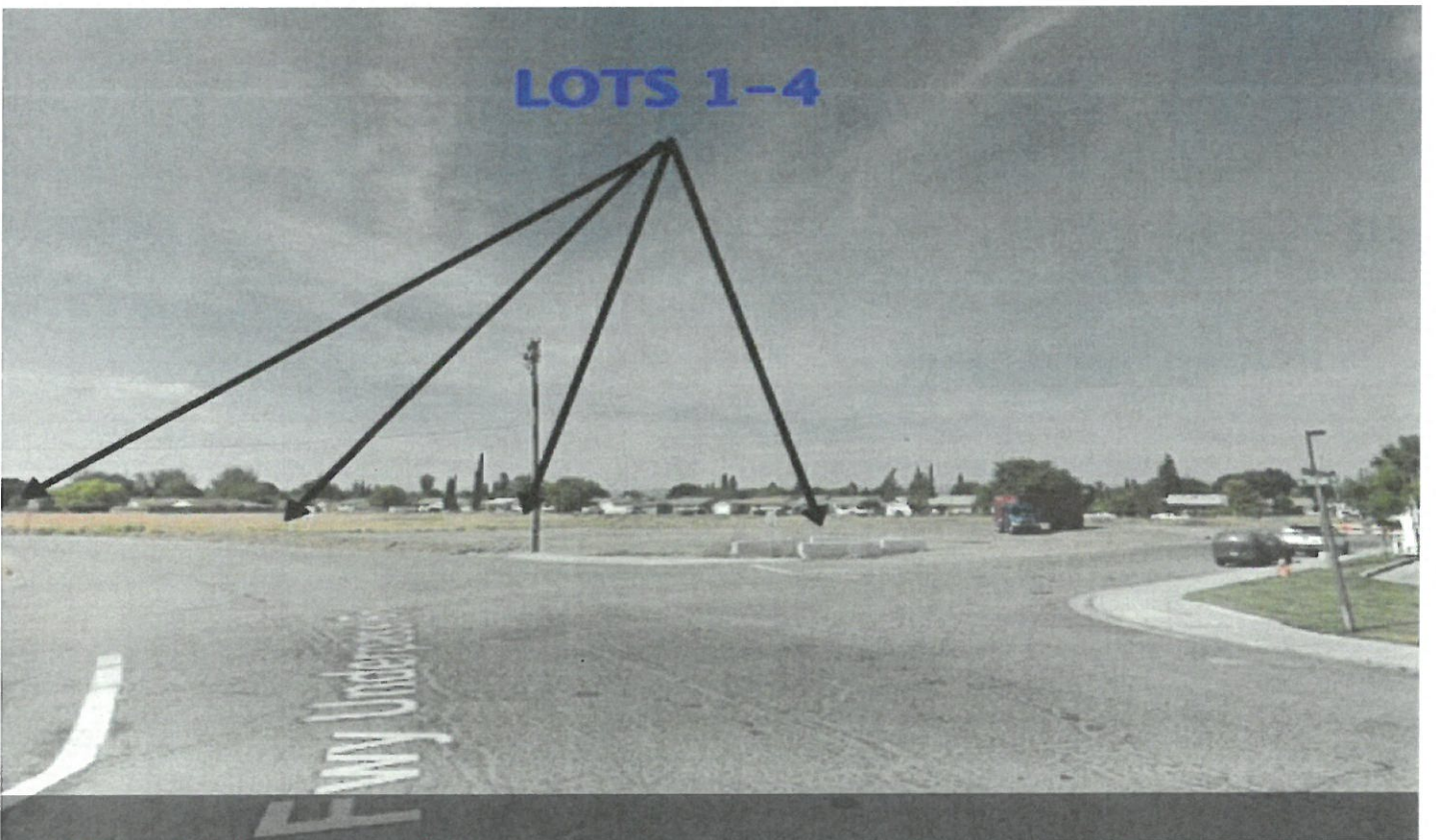
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Located on I-5 in Arbuckle. Property wraps around the Chevron service station.

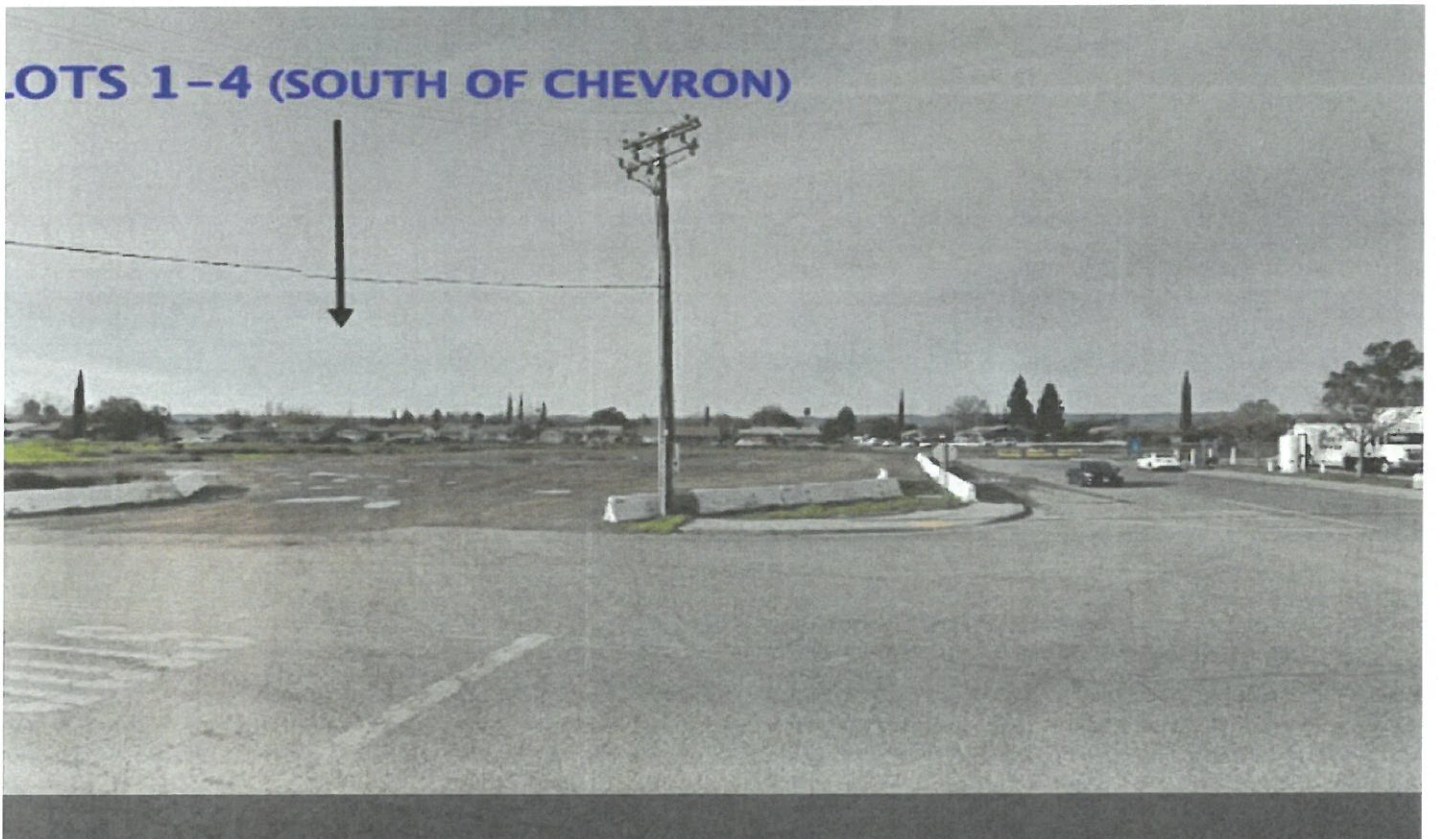
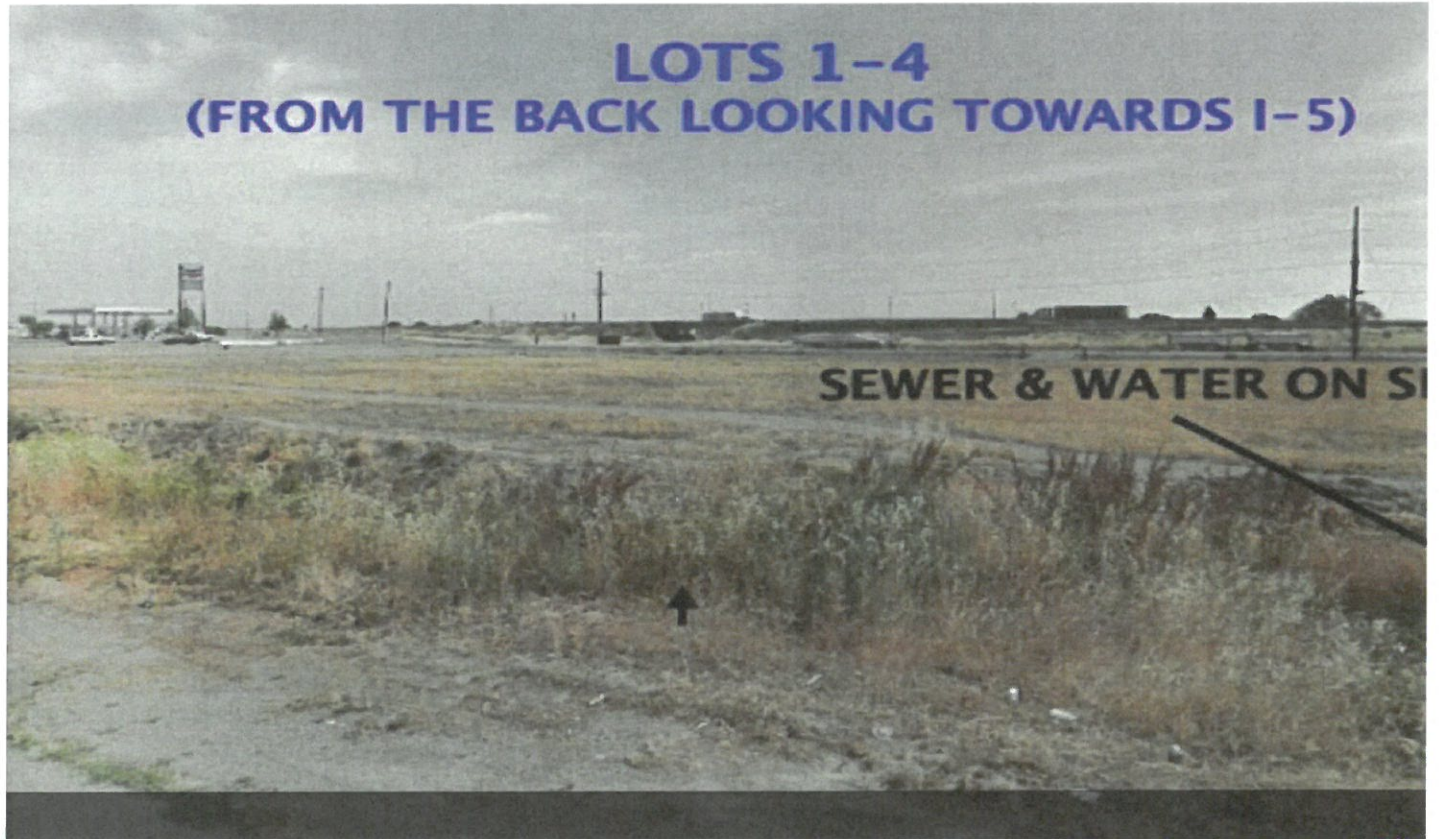
Property Photos



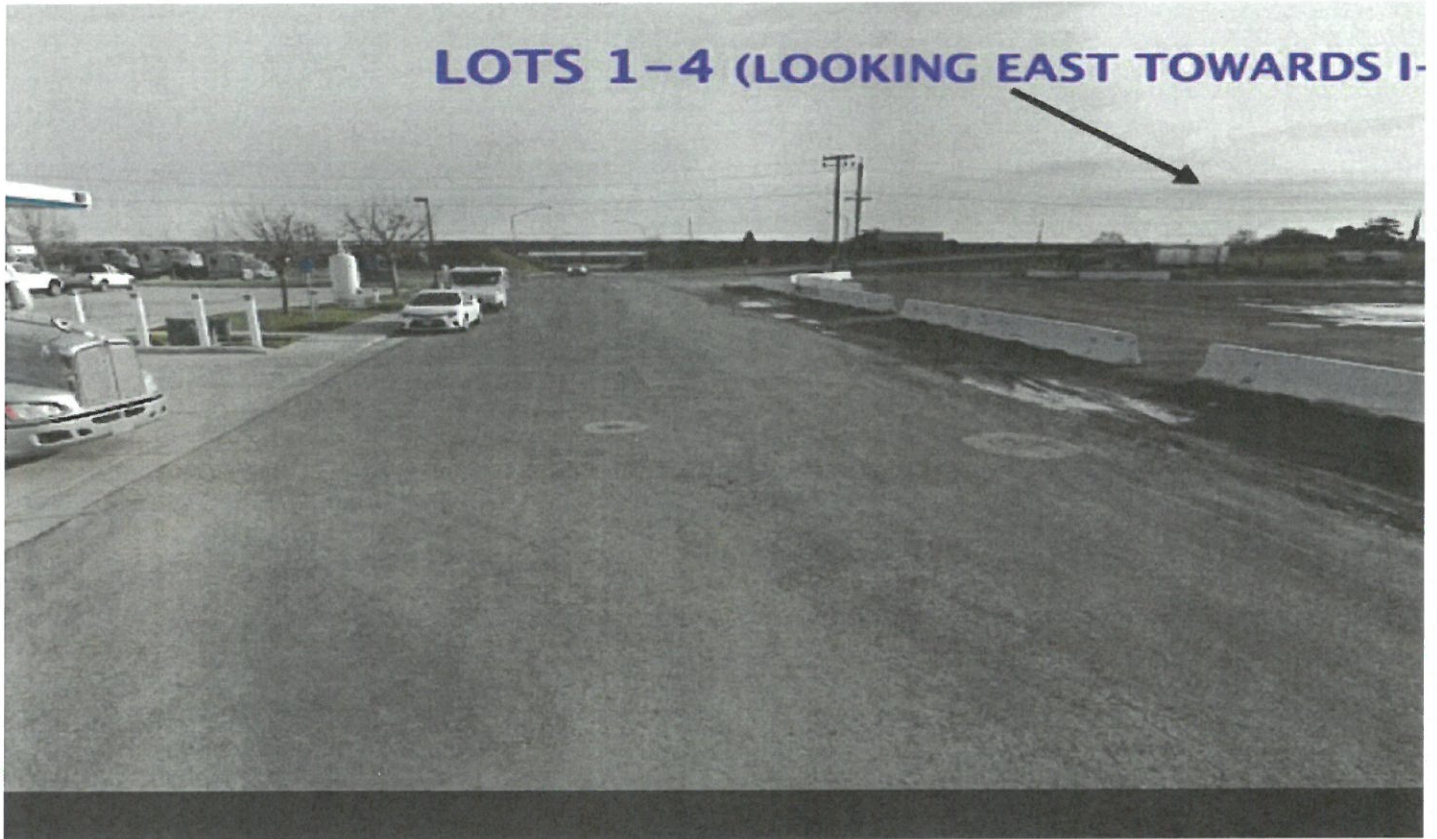
Property Photos



Property Photos



Property Photos



I-5 TRANSPORTATION CONCEPT REPORT

AVERAGE DAILY TRAFFIC 40,000+

FIGURE 1 SYSTEM CHARACTERISTICS, CONCEPT FACILITY, AND CORRIDOR PERFORMANCE

Segment	County	Post Miles (Begin/End)	SYSTEM CHARACTERISTICS AND CONCEPT FACILITY										CONCEPT FACILITY HORIZON YEAR					LEVEL OF SERVICE (LOS)					TRAFFIC SYSTEM OPERATIONS					
			Existing Facility Base Year					Build Facility Horizon Year					Ultimate Facility (2035)					Average Daily Traffic (ADT)					Vehicle Miles Traveled					
			Facility Type	General Purpose Lanes	Controlled Access	Lane Miles	Dedicated Lane	Facility Type	General Purpose Lanes	Controlled Access	Lane Miles	Dedicated Lane	General Purpose Lane (Project No. adheres to CD - Liberman concept)	Base Year (BY) 2014	No Build Horizon Year (HY) 2035	Build (HY) 2035	Ultimate Concept	(BY) 2014	No Build (HY) 2035	Build (HY) 2035	(BY) 2014	No Build (HY) 2035	Build (HY) 2035					
1	SAC	0.000	0.480	F	4	0.475	0.0	-	F	4	0.475	0.0	-	F	4	0.475	0.0	-	F	4	0.475	0.0	-	54,000	85,140	70,780	423,176	554,820
2		0.480	1.064	F	4	2.333	0.333	-	F	4	2.485	0.482	-	F	4	2.485	0.482	-	F	4	2.485	0.482	-	53,000	83,180	68,970	116,714	143,240
3		1.064	1.548	F	4	1.233	0.200	-	F	4	1.233	0.200	-	F	4	1.233	0.200	-	F	4	1.233	0.200	-	91,000	109,810	119,030	348,999	419,810
4		1.548	2.032	F	4	0.750	0.0	-	F	4	0.750	0.0	-	F	4	0.750	0.0	-	F	4	0.750	0.0	-	142,000	185,840	184,230	737,805	881,740
5	SAC	2.032	24.41	F	2	2.032	2.032	-	F	2	2.032	2.032	-	F	2	2.032	2.032	-	F	2	2.032	2.032	-	189,000	276,840	240,120	257,037	441,080
6		24.41	26.39	F	2	2.032	2.032	-	F	2	2.032	2.032	-	F	2	2.032	2.032	-	F	2	2.032	2.032	-	189,000	231,470	240,120	257,037	236,860
7		26.39	28.37	F	2	2.032	2.032	-	F	2	2.032	2.032	-	F	2	2.032	2.032	-	F	2	2.032	2.032	-	152,000	209,780	211,840	418,722	561,430
8		28.37	29.35	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280
9	YUL	29.35	30.33	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280
10		30.33	31.31	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280
11		31.31	32.29	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280
12		32.29	33.27	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280
13	FBI	33.27	34.25	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280
14		34.25	35.23	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280
15		35.23	36.21	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280
16		36.21	37.19	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280
17	GET	37.19	38.17	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280
18		38.17	39.15	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	F	4	4.742	20.970	-	44,000	89,240	97,410	726,140	461,280

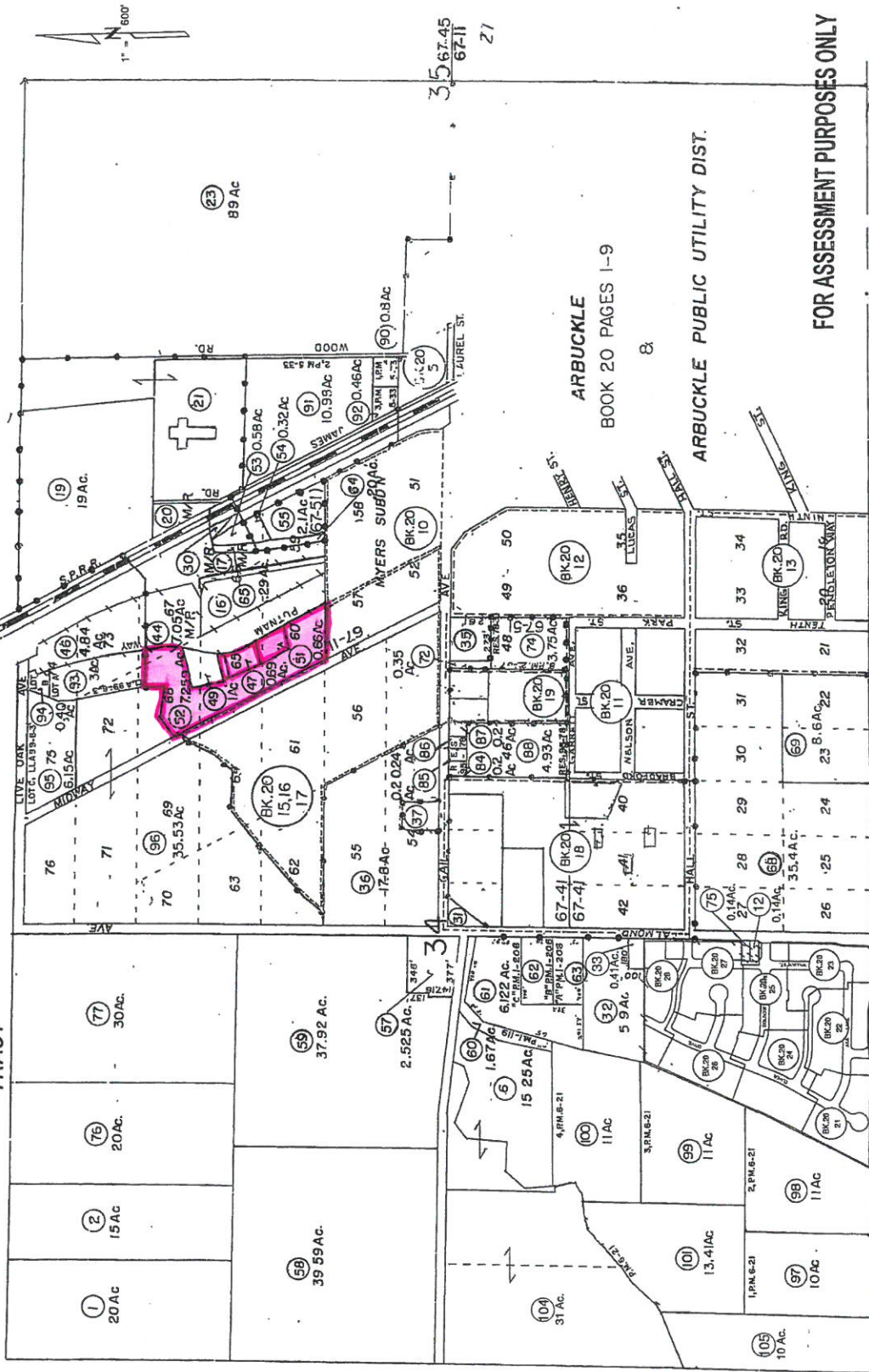
Notes: Average Daily Traffic (ADT) and Vehicle Miles Traveled (VMT) are based on the 2014 Census of Traffic Volume and Performance from the Highway Capacity Manual. LOS Categories based on 2014 Peak Hour Volume. VMT is based on the 2014 Census of Traffic Volume and Performance from the Highway Capacity Manual.

CURRENT APNs: 018-280-047; 051; 052

18-28

Tax Area Code
67-11, 67-45, 67-51

POR. HOERNLEIN T. 14 N, R. 2 W, M. D. B. & M.
TRACT



FOR ASSESSMENT PURPOSES ONLY

Deed (2015-2387)
L.L.A 99-6-3(99-2845)
RES. 95-78(95-003368)
P.M. BK. 5, PG. 33
P.M. BK. 6, PG. 21

CROSSCREEK ESTATES UNIT 1 SUBDN BK. 1, PG. 40
Hoernlein Add'n To Reddington Ranch, R.S. Bk. 1 Pg. 44
COOPER'S ANNEXATION (RES. 78-3) P.M. BK. 5, PG. 39
P.M. BK. 2, PG. 67 P.M. BK. 4, PG. 93

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 20 Pg. 21
County of Colusa, Calif.
2015

UNITED STATES OF AMERICA
COUNTY OF COLUSA

(26)

BK. 21
30

35 67.45
67.11

27

