

1583

HIGHWAY 99

GRIDLEY | CA

For Lease

±17,272 SF on ±1.3 Acres

Former Rite Aid with drive-through at a signalized intersection in Gridley, CA

- Functional layout includes open sales floor, pharmacy, drive-through, storage, and loading area.
- On-site parking with prominent building and monument signage.
- Surrounded by national retailers, restaurants, and established residential neighborhoods.



CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

EXECUTIVE SUMMARY

1583
HIGHWAY 99
GRIDLEY | CA

PROPERTY OVERVIEW

1583 Highway 99, Gridley, CA is a former Rite Aid freestanding retail building offering $\pm 17,272$ SF on ± 1.3 acres with a drive-thru, available for lease along the high-visibility Highway 99 commercial corridor at a signalized intersection with heavy traffic counts. The property features an open sales floor, storage, dedicated loading, on-site parking, prominent signage, and a drive-thru suited for a pharmacy, bank, or QSR, with the flexibility to be demised for qualified tenants.

Surrounded by national retailers and dense residential neighborhoods, this space offers an adaptable layout for single- or multi-tenant retail, medical office, financial, or food service operations. Positioned along Highway 99 at a highly visible signalized intersection, the property benefits from strong daily traffic counts, convenient access, and exposure to local and regional traffic.

OFFERING

Lease Rate: \$1.25/SF per month (\$21,500 per month) | NNN



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

1583

HIGHWAY 99

GRIDLEY | CA



(±20,000 VPD)



CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



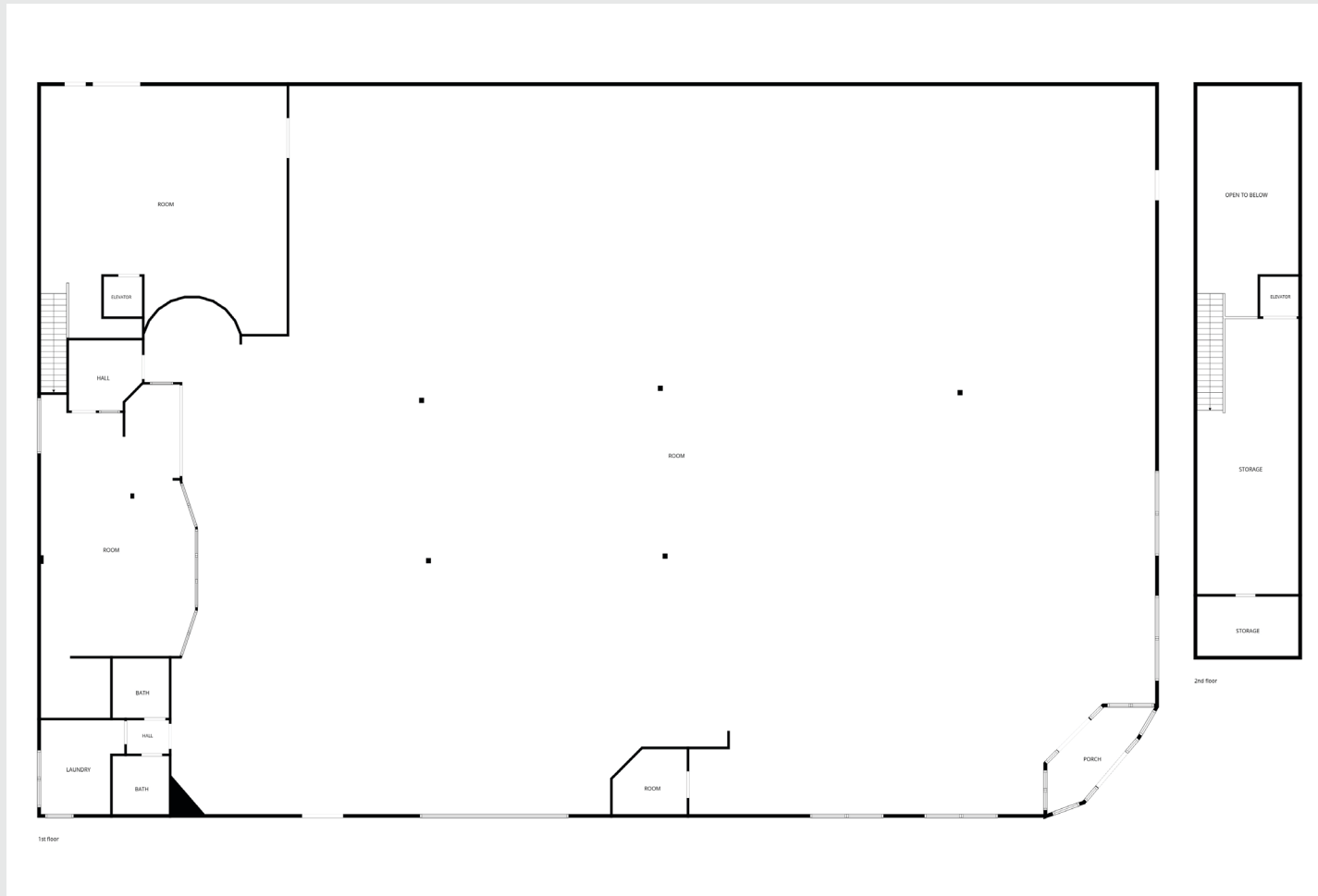
CAPITAL RIVERS
COMMERCIAL

1583
HIGHWAY 99
GRIDLEY | CA



FLOOR PLAN

1583
HIGHWAY 99
GRIDLEY | CA



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

EXTERIOR PHOTOS

1583
HIGHWAY 99
GRIDLEY | CA



INTERIOR PHOTOS

1583
HIGHWAY 99
GRIDLEY | CA



RETAIL AREA

1583
HIGHWAY 99
GRIDLEY | CA



CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS

1583
HIGHWAY 99
GRIDLEY | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	6,457	11,409	14,694
2020 Census Population	6,482	11,607	15,062
2010 Census Population	5,880	10,864	14,099
2026 Median Age	35.0	35.5	35.6
HOUSEHOLDS			
2026 Estimated Households	2,166	3,847	4,958
2020 Census Households	2,143	3,889	5,042
2010 Census Households	1,965	3,662	4,750
INCOME			
2026 Estimated Average Household Income	\$80,967	\$97,974	\$97,670
2026 Estimated Median Household Income	\$60,252	\$68,780	\$71,899
BUSINESS			
2026 Estimated Total Businesses	179	267	338
2026 Estimated Total Employees	1,410	2,087	2,568



Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1

CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

ABOUT CAPITAL RIVERS

1583
HIGHWAY 99
GRIDLEY | CA

CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL