

Retail Space For Lease

505 N. HUMBOLDT AVE., WILLOWS, CA 95988

AVAILABLE AVAILABLE
SUITE 102 SUITE 103
±1,200 SF ±1,200 SF

SUITE 104
±1,250 SF
OPENING SOON



HIGHLIGHTS

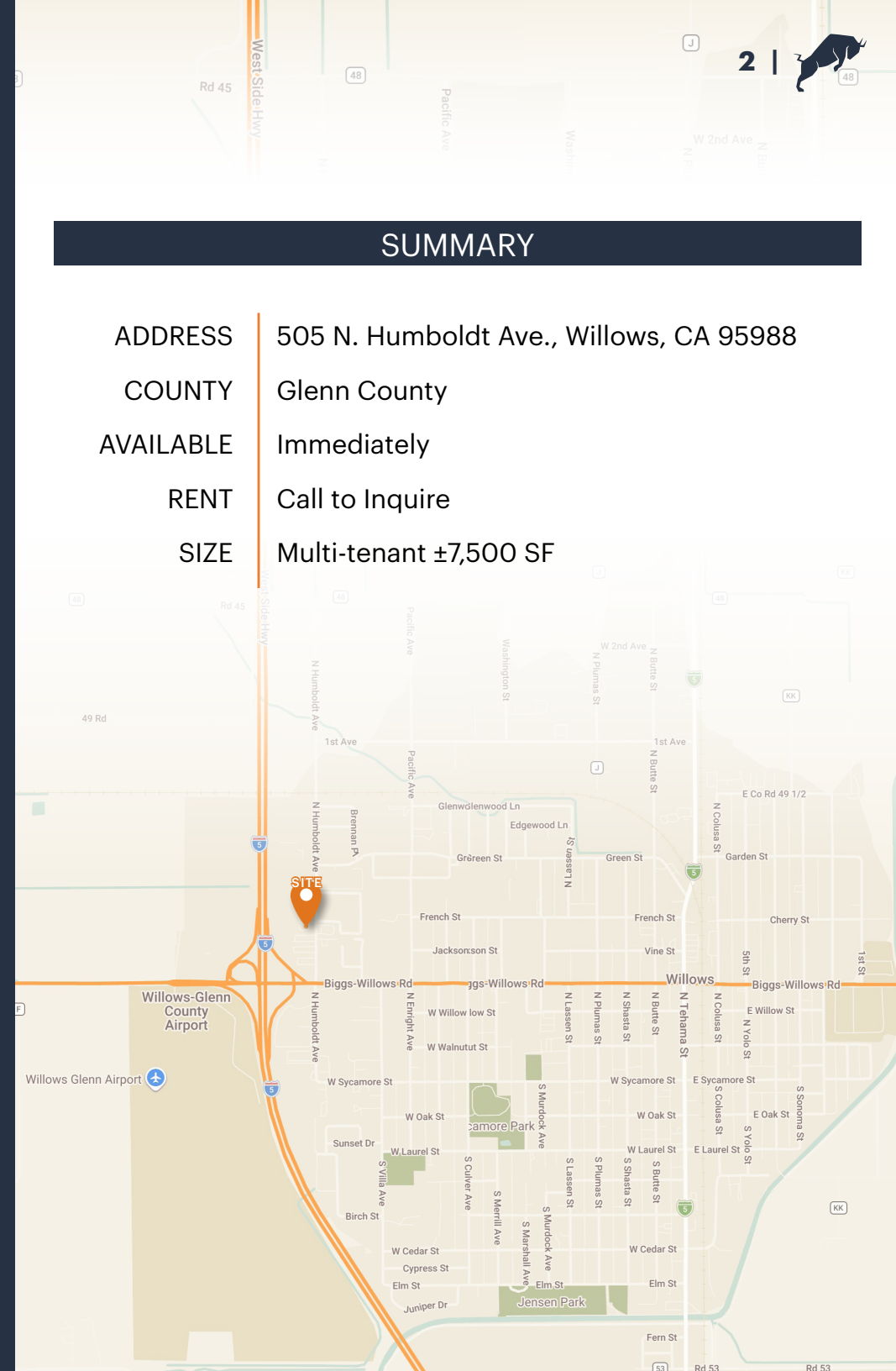
IMMEDIATE CO-TENANTS:

Starbucks, Subway and Little Caesar's (opening soon)
Nearby co-tenancy includes Tractor Supply, Willows DMV, WalMart Super Center, Dollar Tree, McDonald's

- Strategically positioned along Interstate 5 (±32,000 VPD) with excellent regional visibility
- Direct access from CA-162 / Wood Street exit—primary ingress/egress for Willows and surrounding trade area
- Serves as a key highway stop between Sacramento and Redding with limited competing services along this stretch
- Prominent pylon signage and freeway exposure driving both impulse and destination traffic
- Positioned within Willows' main commercial corridor, capturing local + traveler demand

SUMMARY

ADDRESS	505 N. Humboldt Ave., Willows, CA 95988
COUNTY	Glenn County
AVAILABLE	Immediately
RENT	Call to Inquire
SIZE	Multi-tenant ±7,500 SF

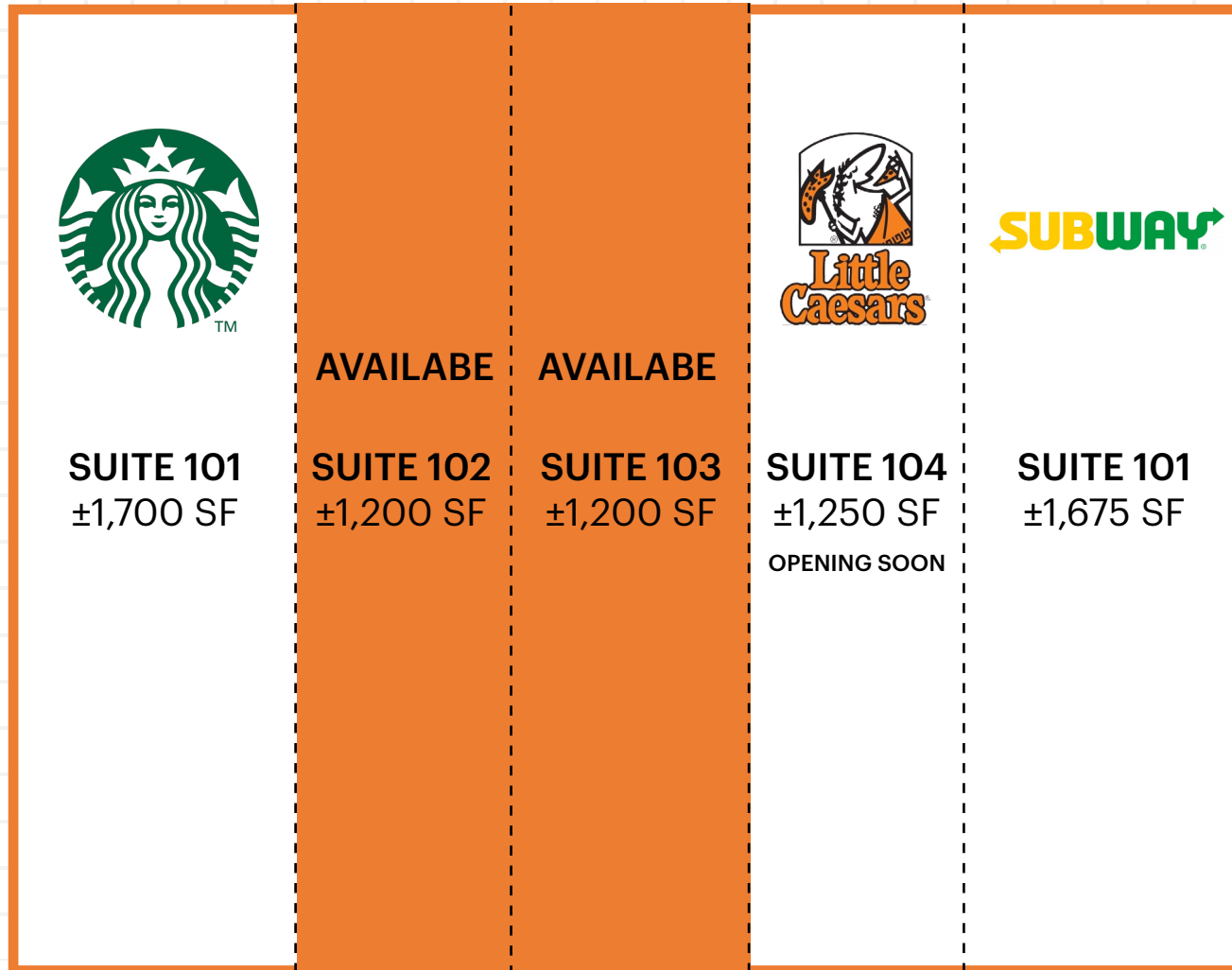


LOW AERIAL



*Traffic Count Source: Regis Site USA 04/14/26

SITE PLAN



N HUMBOLDT AVENUE

2 MILES



POPULATION

7,729



**DAYTIME
POPULATION**

2,704



**ESTIMATED
HOUSEHOLD
INCOME**

\$93,671



**ESTIMATED
AVERAGE
HOUSEHOLD
NET WORTH**

\$822,846



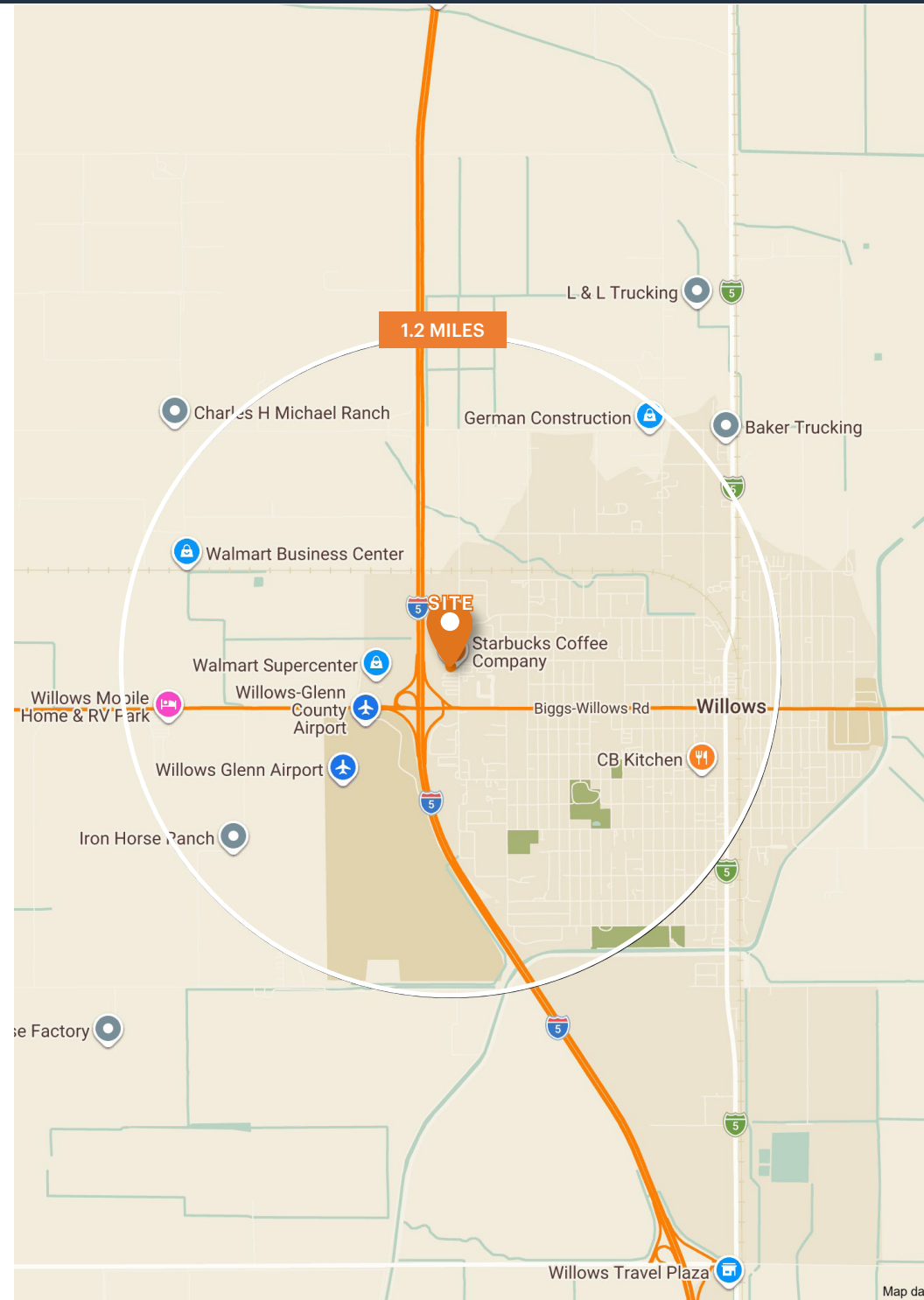
**COLLEGE DEGREE
BACHELOR DEGREE
OR HIGHER**

943



**TOTAL RETAIL
EXPENDITURES**

\$140.75 M



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