FOR SALE

LAND/DEVELOPMENT

170 Anchor Way, Crescent City, CA 95531

± 5.06 AC of Development Land on Hwy 101



EXCLUSIVELY LISTED BY

NORTHGATE

XAVIER SANTANA
CEO, Broker
925.478.4224
xcs@ngcip.com
Lic #01317296



HIGHLIGHTS

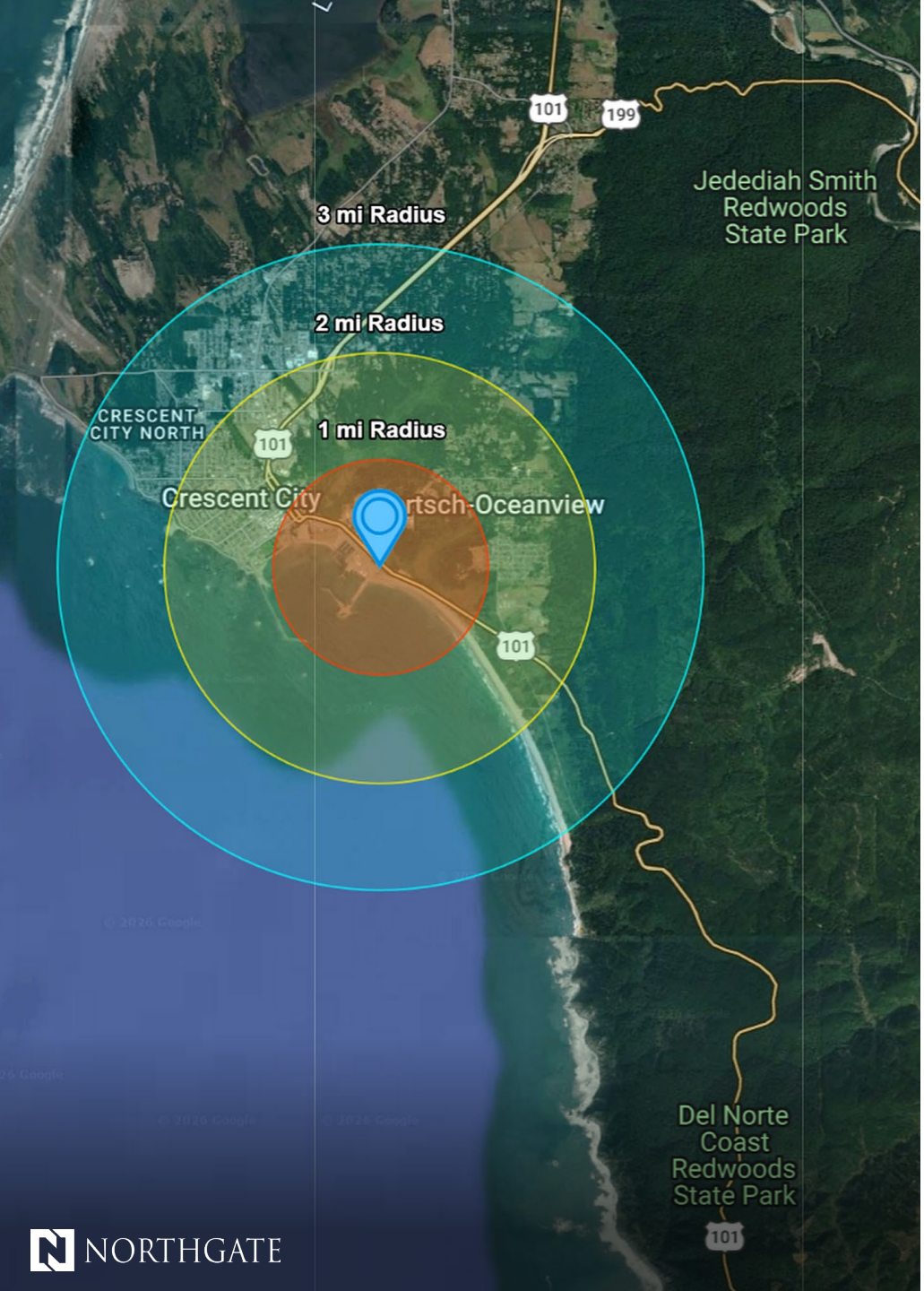
- Conveniently Located Near the Oregon Border
- Level Corner Lot Offering Development Flexibility
- Water, Sewer & Electricity Available at Street
- Close Proximity to Hotels & Casino
- Easy Access to Harbor District & Fishing Industries
- Established Commercial Activity in Surrounding Area

PROPERTY OVERVIEW

PROPERTY TYPE	Land/Development	
SALE TYPE	Investment	
SALE PRICE	$1,200,000	
PARCEL SIZE	5.06 AC	
ZONING	Commercial	
APN	117-180-013	
TRAFFIC	Hwy 101	± 7,725 ADT

AERIAL VIEW





DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	833	7,568	14,765
Projected Population (5 Yr)	810	7,393	14,375
Median Age	41.9	39.2	39.5
Households	321	3,066	5,881

Population by Race & Ethnicity

White	71.6%	71.0%	70.5%
Black	2.0%	1.8%	1.7%
Native American	7.1%	5.9%	5.3%
Asian & Pacific Islander	3.2%	4.6%	4.6%
Other	16.1%	16.7%	17.9%
Hispanic	17.7%	17.0%	17.4%

Average HH Income	$92.6k	$76.7k	$84.5k

High School Graduates	25.6%	25.7%	24.9%
College Graduates	26.2%	30.0%	31.7%

Total Businesses	106	403	517
Total Employees	745	3,770	5,109

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



XAVIER SANTANA
CEO, Broker
P: 925.478.4224
xcs@ngcip.com
Lic #01317296
DRE: #01910787

@ 2026 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.