

CHURN CREEK MARKETPLACE

SOUTH REDDING REGIONAL RETAIL CENTER

1



COMING SOON!!

LA Z BOY
FURNITURE GALLERIES

DAISO

ULTA
BEAUTY five BELOW



Churn Creek Road/Bonnyview Road
at Interstate 5 Interchange
Redding, California

KEN NOACK, Jr.

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ken.noack@nmrk.com

CA RE License #00777705

15-1261• 2/25

NEWMARK



SITE
PLAN

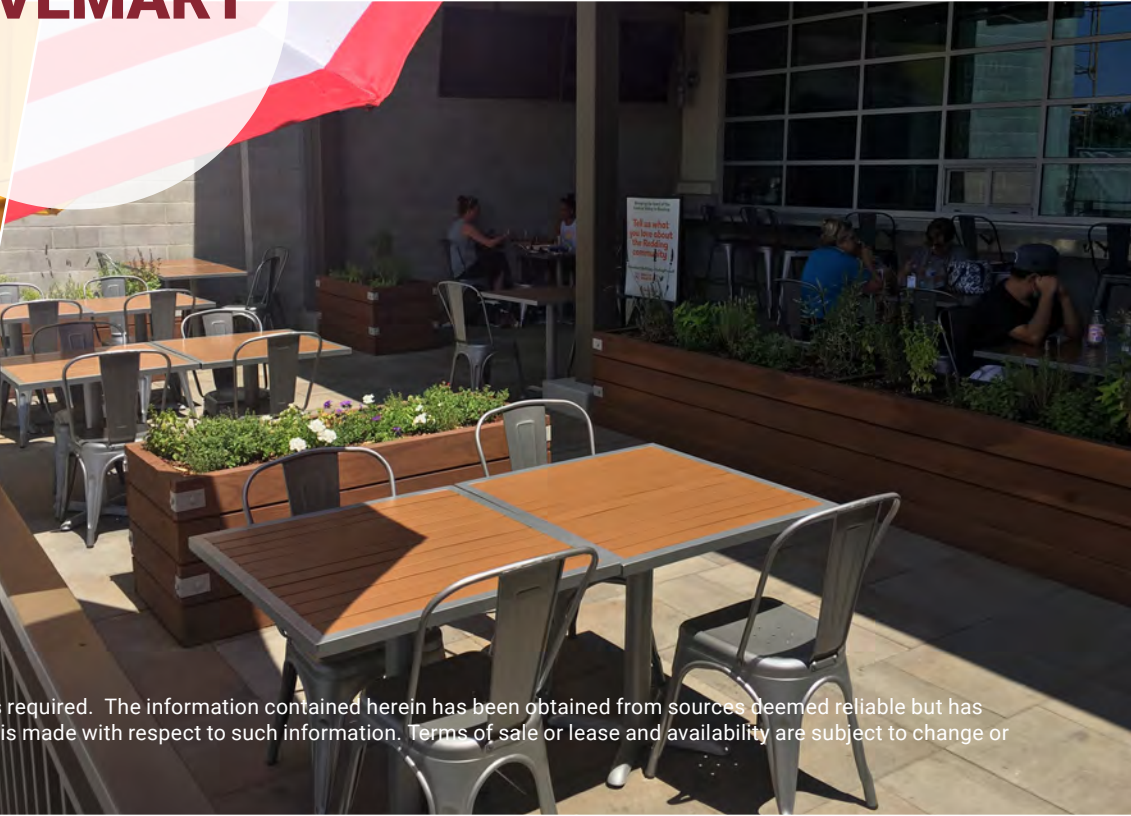
TRAFFIC COUNT ESTIMATE - 2017	
South Bonnyview Road @ Churn Creek Road	20,611 ADT (EB)
South Bonnyview Road @ South Bonnyview Lane	29,122 ADT(EB)
Interstate 5 @ Bonneyview Interchange (2022)	124,000

DEMOGRAPHICS ESTIMATE - 2021			
	1 Mile	3 Mile	5 Mile
Population:	64,927	44,492	86,244
MHI:	\$75,973	\$65,747	\$65,300





SAVEMART



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CHURN CREEK MARKETPLACE REDDING, CALIFORNIA

Newmark and California Gold Development present the ±150,000 SF Churn Creek Marketplace regional shopping center anchored by Save Mart grocer, Ross Dress for Less, PetCo, ULTA, Five Below, Daiso, Starbucks, In-N-Out Burger, Panda Express, Les Schwab Tire, an Express Car Wash, Mechanics Bank, LA Z Boy, and numerous other local, regional and national, tenants in various stages of lease negotiation.

Churn Creek Marketplace offers unparalleled shopping convenience to the four county region serving 90% of the trade area population within 20 minutes of the shopping center including ±697 new residential homes in three new communities under construction.

The Marketplace is located in underserved South Redding on the NE quadrant of the I-5/ Bonneyview Road interchange (facing I-5) together with a now open ±225,000 SF Costco anchored center (NW interchange quadrant) , a ±165,000 SF forthcoming Redding Rancheria casino/commercial complex including a ±250 room hotel (SW interchange quadrant) creating a new emerging regional retail hub for south Redding and the north state.

Enjoying ±1,500 linear feet of I-5 freeway exposure including the only 80' high freeway pylon sign, Churn Creek Marketplace offers excellent exposure to all tenants. One fully entitled drive through Pad E (See page 3) is available for purchase, build to suit or ground lease for expanding and new national, regional and local retailers providing excellent exposure, synergy and identity to this vibrant northern California recreational, tourist and commercially transit trade area. Limited in-line space for lease is available (See page 7).

Churn Creek Marketplace is the newest major regional retail center in Redding, the largest city north of the state capitol, Sacramento and the north state's primary business and medical hub including Mercy Medical Center (Redding's trauma center) and the Dignity Health Outpatient Medical Campus.

For additional detailed information on this exceptional retail opportunity please contact:

RETAIL #3A

RETAIL #3B

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CHURN CREEK ROAD / BONNYVIEW ROAD AT INTERSTATE 5 INTERCHANGE // REDDING, CALIFORNIA

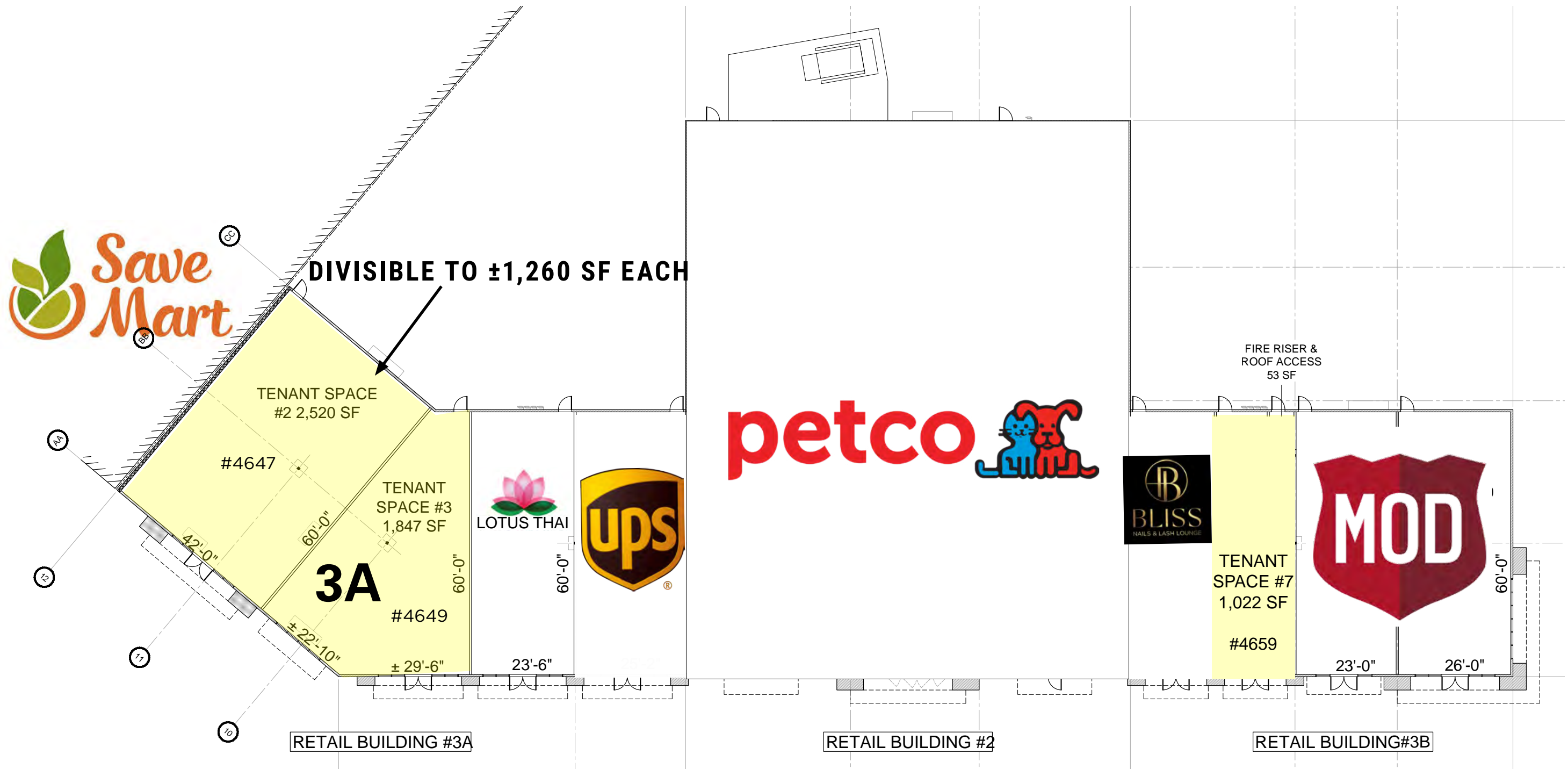
View drone footage of construction progress here:

6



- Save Mart Grocery / Ross Anchored
- 1,260 - 4,367 Sq. Ft. In Line / Freestanding Pad
- Excellent Freeway Exposure / 80' Freeway Pylon Sign
- Shares I-5 Interchange with Planned 140,000 SF Casino/Event Center and 225,000 SF Costco Center which is now open
- Proximity to Stone Fair, Stone Creek & Shastina Ranch (697 Residential Lots Under Construction)
- Underserved Submarket of Shasta County
- Immediate Access to I-5
- Strong Regional Demographics

NEW PREMIER SHOP SPACE







9



LES SCHWAB

CAR WASH



JAMBA JUICE
DRIVE THRU



PETCO WING



100% LEASED

RETAIL # 4





80' FREEWAY PYLON SIGN

COSTCO
WHOLESALE

CHURN CREEK
MARKETPLACE

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DOUBLE FACE ILLUMINATED FREEWAY SIGN



MIDRISE SIGN



NORTH BOUND INTERSTATE 5

80' Freeway Pylon Sign



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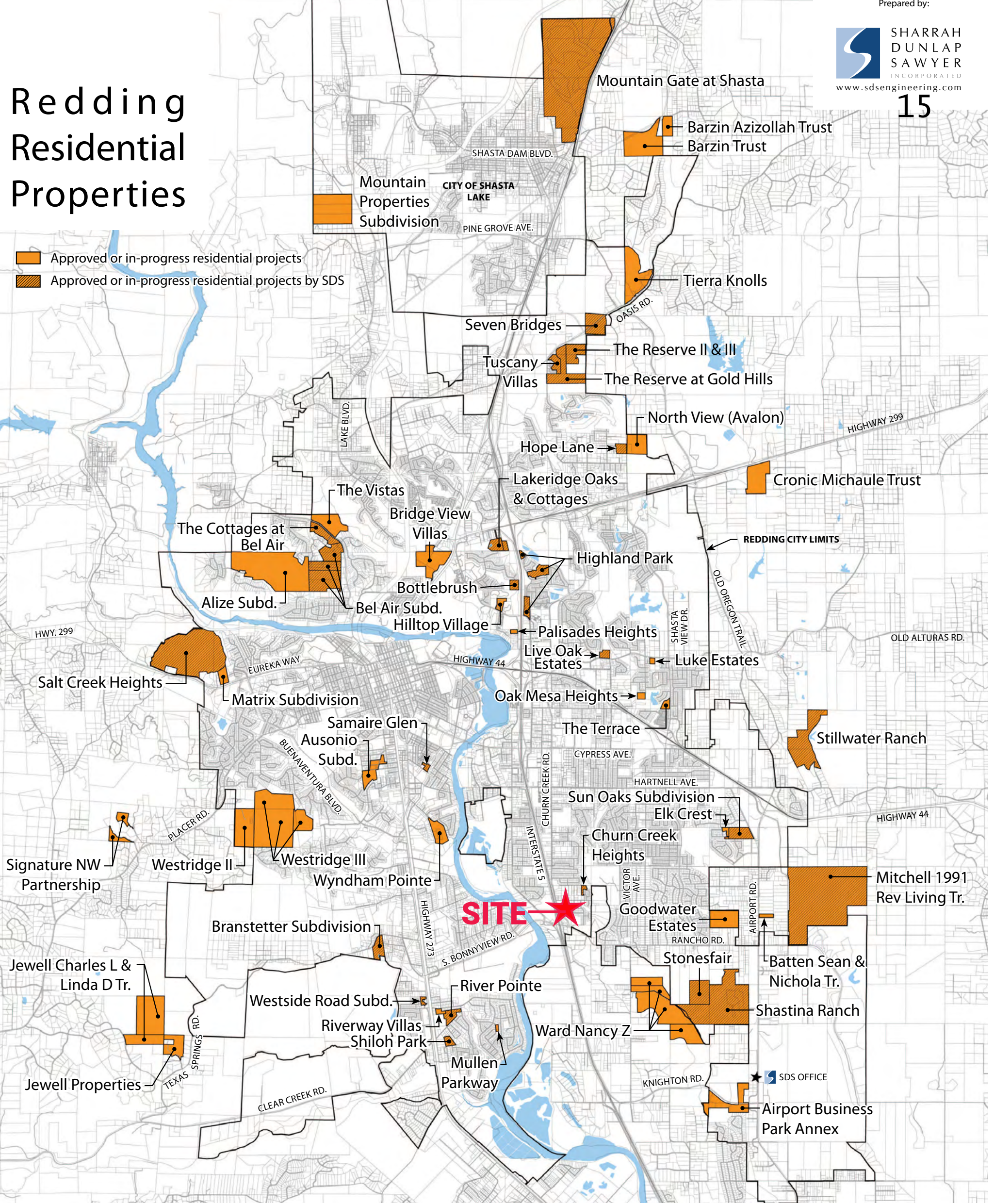
SOUTH BOUND INTERSTATE 5

80' Freeway Pylon Sign



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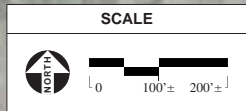
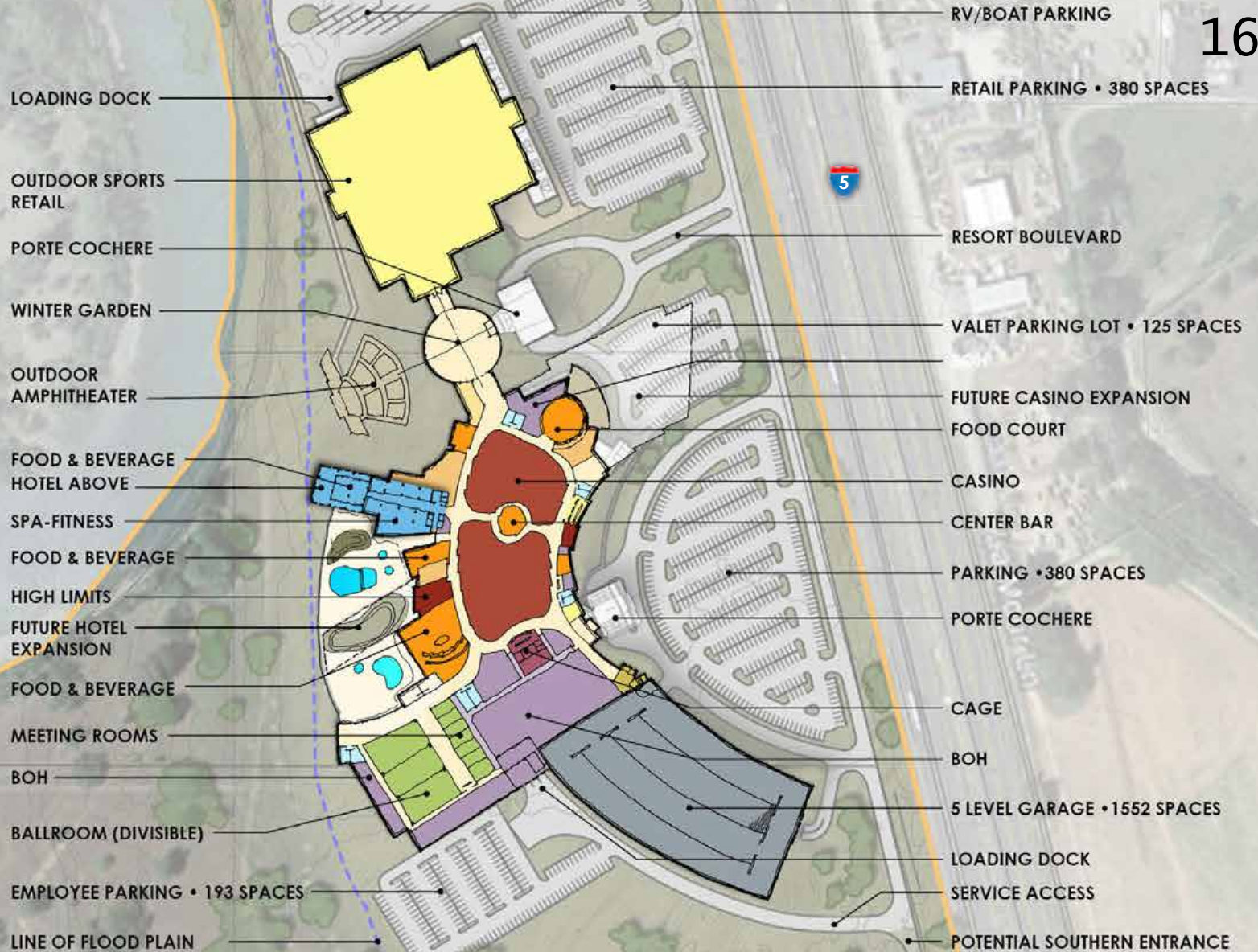
Redding Residential Properties



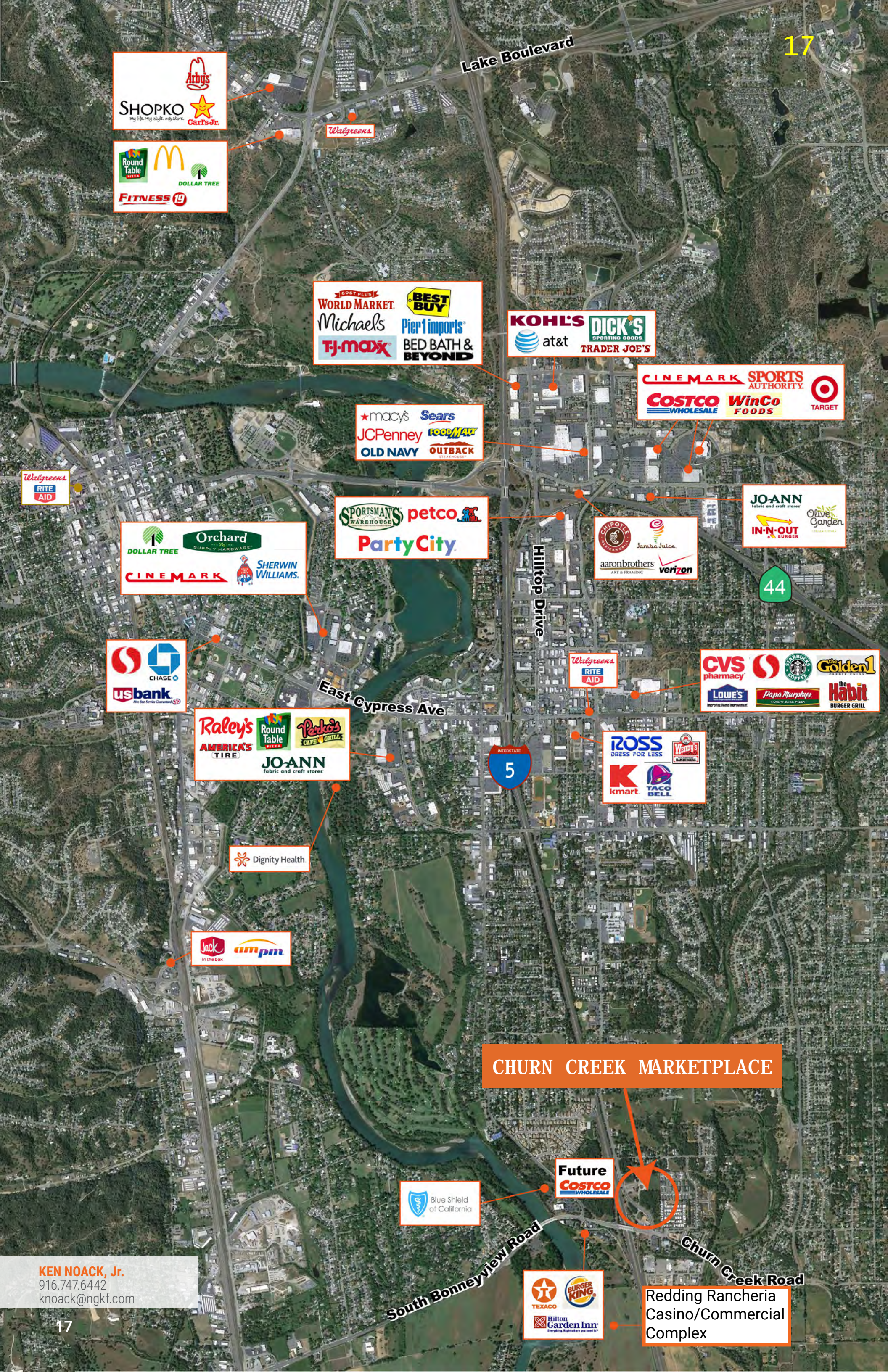
APPROVED AND IN-PROGRESS PROJECTS*

Mountain Gate at Shasta (Master Plan)	1000 +/-	Hilltop Village	72 lots	Mitchell 1991 Rev Living Trust	5 lots
Barzin Azizollah Trust	4 lots	Salt Creek Heights	344 lots	Branstetter Subdivision (In Progress)	65 lots
Barzin Trust	4 lots	Matrix Subdivision	15 lots	Jewell Charles L & Linda D Trust	3 lots
Mountain Properties Subd.	164 lots	Live Oak Estates (duplex, in progress)	40 units	Westside Road Subdivision	37 lots
Tierra Knolls	93 lots	Luke Estates	9 lots	Riveryway Villas (duplex units)	18 units
Seven Bridges	127 lots	Oak Mesa Heights	15 lots	River Pointe (Recorded)	38 lots
Tuscany Villas	52 lots	The Terrace	9 lots	Stonesfair	118 lots
The Reserve II & III	114 lots	Ausonio Subdivision	48 lots	Shastina Ranch	446 lots
The Reserve at Gold Hills	219 lots	Samaire Glen	30 lots	Jewell Properties	10 lots
North View (Avalon)	55 lots	Stillwater Ranch	29 lots	Shiloh Park	21 lots
Hope Lane	26 lots	Bridge View Villas	161 lots	Ward Nancy Z	8 lots
The Vistas	70 lots	Signature NW Partnership	7 lots	Mullen Parkway	6 lots
Cronic Michaule Trust	11 lots	Westridge II	66 lots	Airport Business Park Annex	21 lots
The Cottages at Bel Air	55 lots	Westridge III	132 lots		
Lakeridge Oaks and Cottages	79 lots	Wyndham Pointe	66 lots		
Alize Subdivision	93 lots	Sun Oaks Subdivision	51 lots		
Bel Air Subdivision	23 lots	Elk Crest	8 lots		
Bottlebrush Subdivision	28 lots	Churn Creek Heights	19 lots		
Highland Park	91 lots	Goodwater Estates	87 lots		
Palisades Heights	10 lots	Batten Sean & Nichola Trust	7 lots		

* Properties shown are lots that are approved or submitted but not yet approved. Some portions of developments may not yet be under construction. Lot counts are from reports from the cities and/or maps. Lots shown are single-family unless otherwise noted.



REDDING RANCHERIA CASINO/COMMERCIAL COMPLEX SITE PLAN



Arby's
SHOPKO
my life. my style. my store.
Carl's Jr.

Round Table PIZZA
McDonald's
DOLLAR TREE
FITNESS 19

Walgreens

WORLD MARKET
Michael's
TJ-MAXX
BEST BUY
Pier 1 imports
BED BATH & BEYOND

KOHL'S
at&t
DICK'S SPORTING GOODS
TRADER JOE'S

CINEMARK
Costco WHOLESALE
WinCo FOODS
SPORTS AUTHORITY
TARGET

macy's
Sears
JCPenney
OLD NAVY
FOOD MAXX
OUTBACK STEAKHOUSE

Walgreens
RITE AID

DOLLAR TREE
Orchard
CINEMARK
SHERWIN WILLIAMS.

SPORTSMAN'S WAREHOUSE
petco
Party City

CHIPOTLE
Jamba Juice
aaronbrothers
verizon

JO-ANN
fabric and craft stores
Olive Garden
IN-N-OUT BURGER

CHASE
usbank

Raley's
AMERICA'S TIRE
Round Table PIZZA
Perkins CAFE & GRILL
JO-ANN fabric and craft stores

East Cypress Ave



Walgreens
RITE AID

CVS pharmacy
Starbucks COFFEE
The Golden 1 CREDIT UNION
Lowe's
Papa Murphy's
The Habit BURGER GRILL

ROSS DRESS FOR LESS
Kmart
TACO BELL

Dignity Health

Jack In the box
am/pm

CHURN CREEK MARKETPLACE

Blue Shield of California

Future Costco WHOLESALE

South Bonneyview Road

TEXACO
BURGER KING
Hilton Garden Inn

Churn Creek Road

Redding Rancheria Casino/Commercial Complex

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- ±2 Miles North of Subject Property
- Kohl's
 - Trader Joe's
 - Dick's Sporting Goods
 - Sears
 - Macy's
 - JCPeney
 - Office Max
 - Barnes & Noble
 - Target
 - FoodMart
 - Best Buy
 - Michaels
 - Big Lots
 - BevMo
 - PetSmart
 - TJ Maxx
 - Michaels
 - World Market
 - Pier 1 Imports
 - Bed Bath & Beyond
 - Office Depot
 - Walmart
 - WinCo Foods
 - Costco

- Hilltop MarketPlace
±2.5 Miles North of Subject Property
- AutoZone
 - O'Reilly Auto Parts
 - Raley's
 - ShopKo
 - Arby's
 - Walgreens
 - Starbucks
 - Dollar Tree Stores
 - Round Table
 - McDonald's



- Burlington Coat Factory
- Home Depot
- Ross
- Burlington
- Sportsman Warehouse
- Party City
- Petco
- Big 5 Sports
- Lowe's
- Safeway
- Grocery Outlet
- Multiple National Tenants



HARTNELL AVENUE



EASTSIDE ROAD

- Anderson Square Shopping Center
±6 Miles South of Subject Property
- Safeway
 - Rite Aid
 - Les Schwab Tires
 - US Bank
 - Round Table
 - O'Reilly Auto Parts
 - Burger King
 - A&W
 - Dollar Tree

CHURN CREEK MARKETPLACE

- Redding Rancheria Casino/Commercial Complex

S. BONNYVIEW ROAD

CHURN CREEK ROAD



Ken Noack, Jr.

Senior Managing Director

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YEARS OF
EXPERIENCE

45

AREAS OF
SPECIALTY

Land
Retail
Tenant Representation
Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors – Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
5,500 Acres, Amador County	\$5,000,000
4,200 Acres, Placer County	\$36,000,000
3,300 Acres, Amador County	\$7,000,000
16,100 Acres, Amador County	\$90,000,000
516 Acres, Yolo County	\$4,700,000
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations
Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 40 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.