

CHURN CREEK MARKETPLACE

SOUTH REDDING REGIONAL RETAIL CENTER



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

NEWMARK

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15-1261 • 2/25



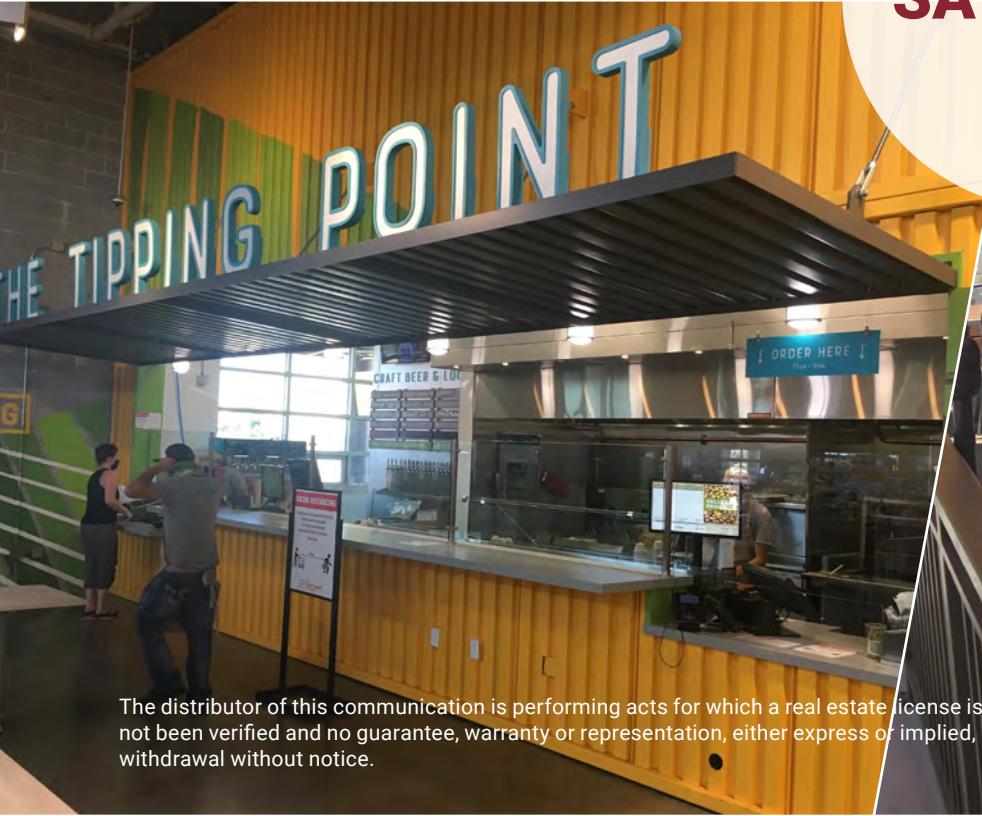
SITE
PLAN
TRAFFIC COUNT ESTIMATE - 2017

| | |
|--|-----------------|
| 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 |

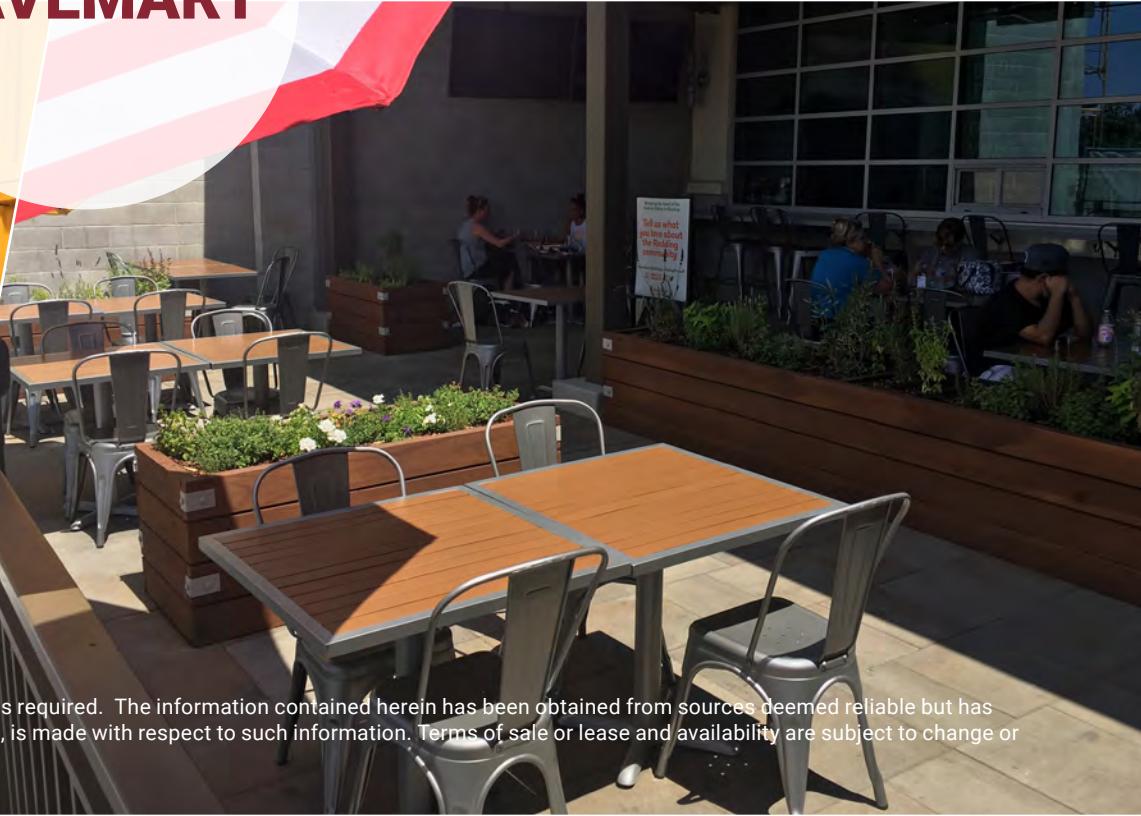
DEMOGRAPHICS ESTIMATE - 2021

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





A circular graphic in the center of the image. The word "SAVEMART" is written in a bold, red, sans-serif font. The background of the circle is white, and it is overlaid on a large, stylized graphic of the American flag's red and white stripes.



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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



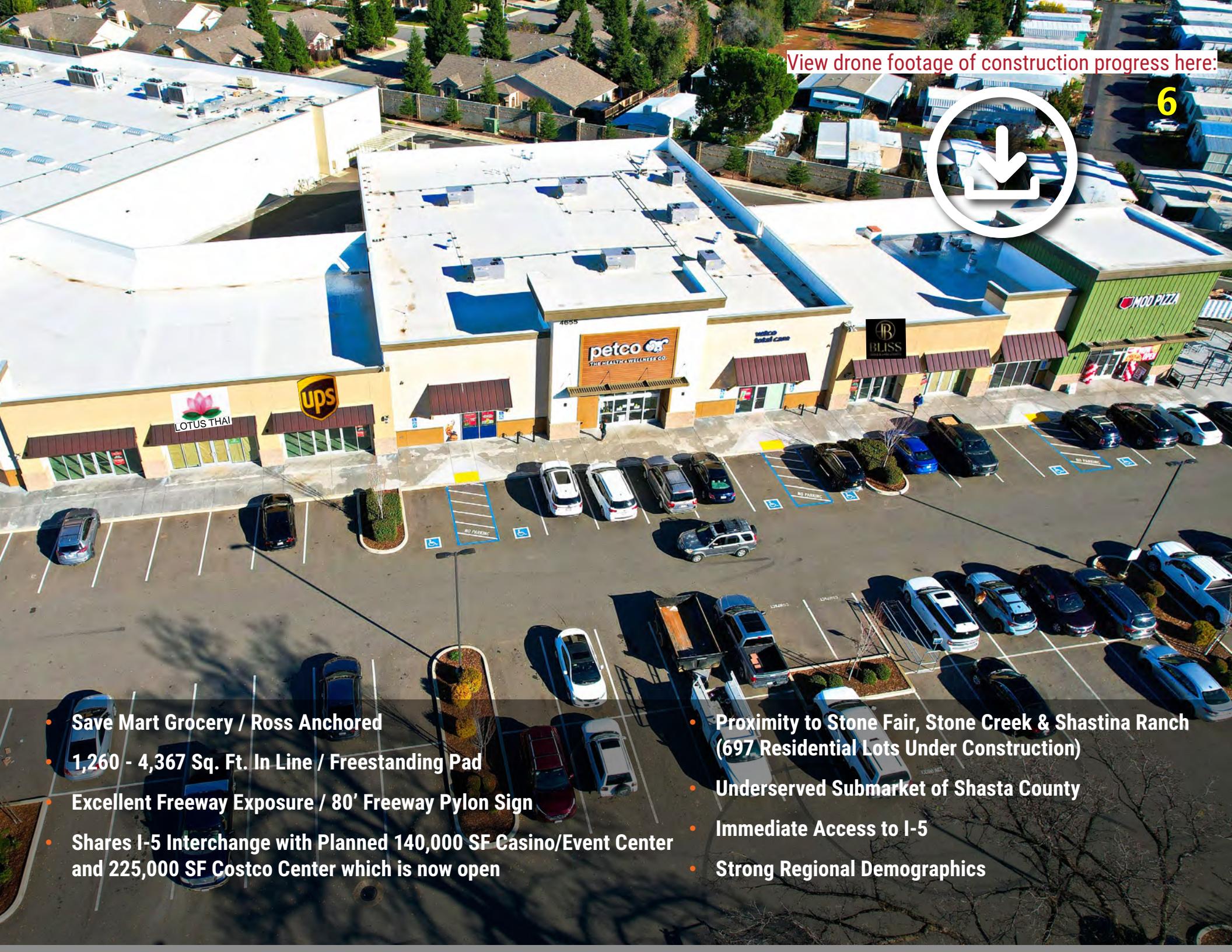
RETAIL #3B

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View drone footage of construction progress here:



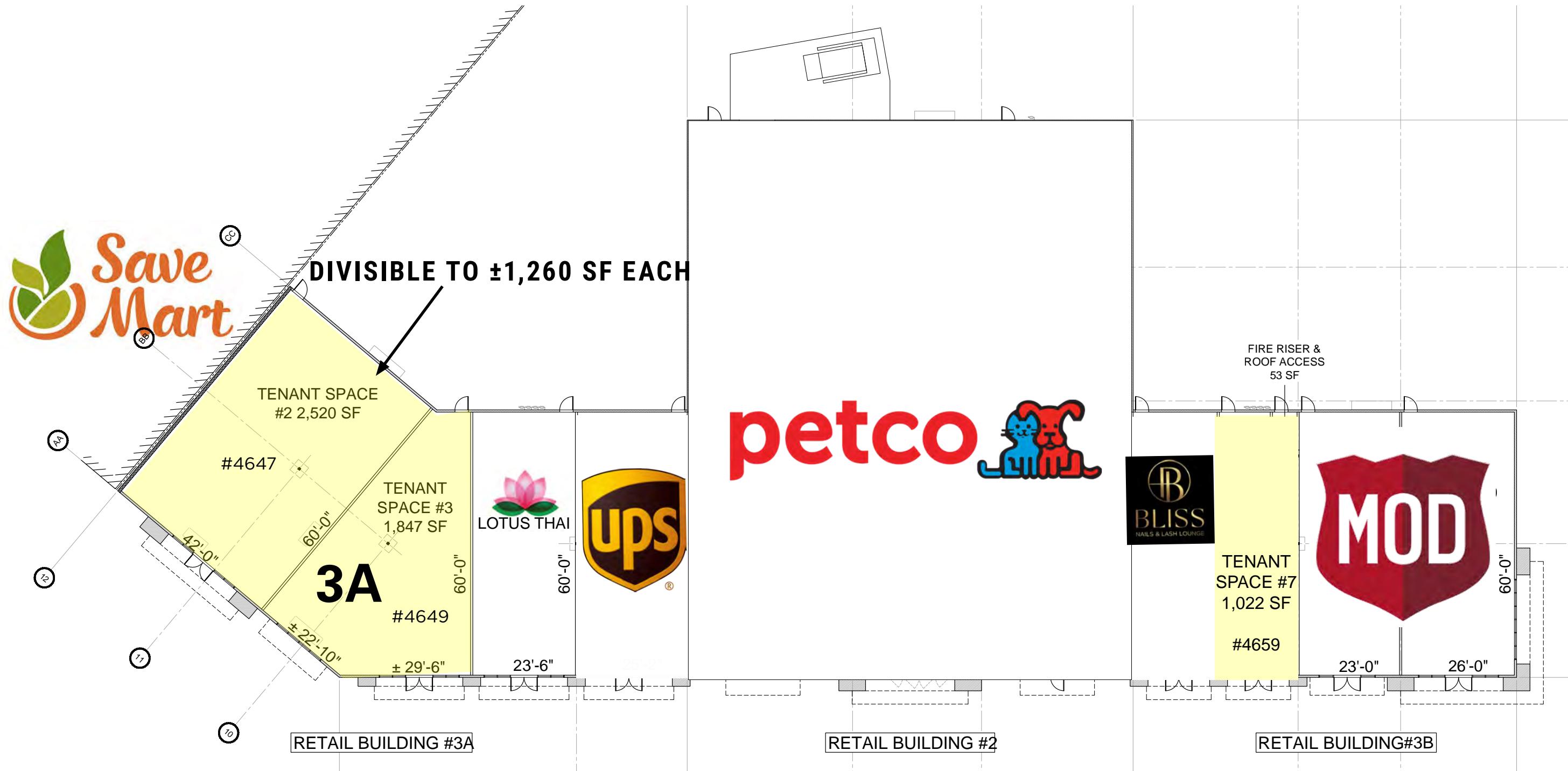
6



- 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





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NEWMARK

8



100% LEASED

RETAIL #4







DOUBLE FACE ILLUMINATED FREEWAY SIGN



MIDRISE SIGN



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

NORTH BOUND INTERSTATE 5

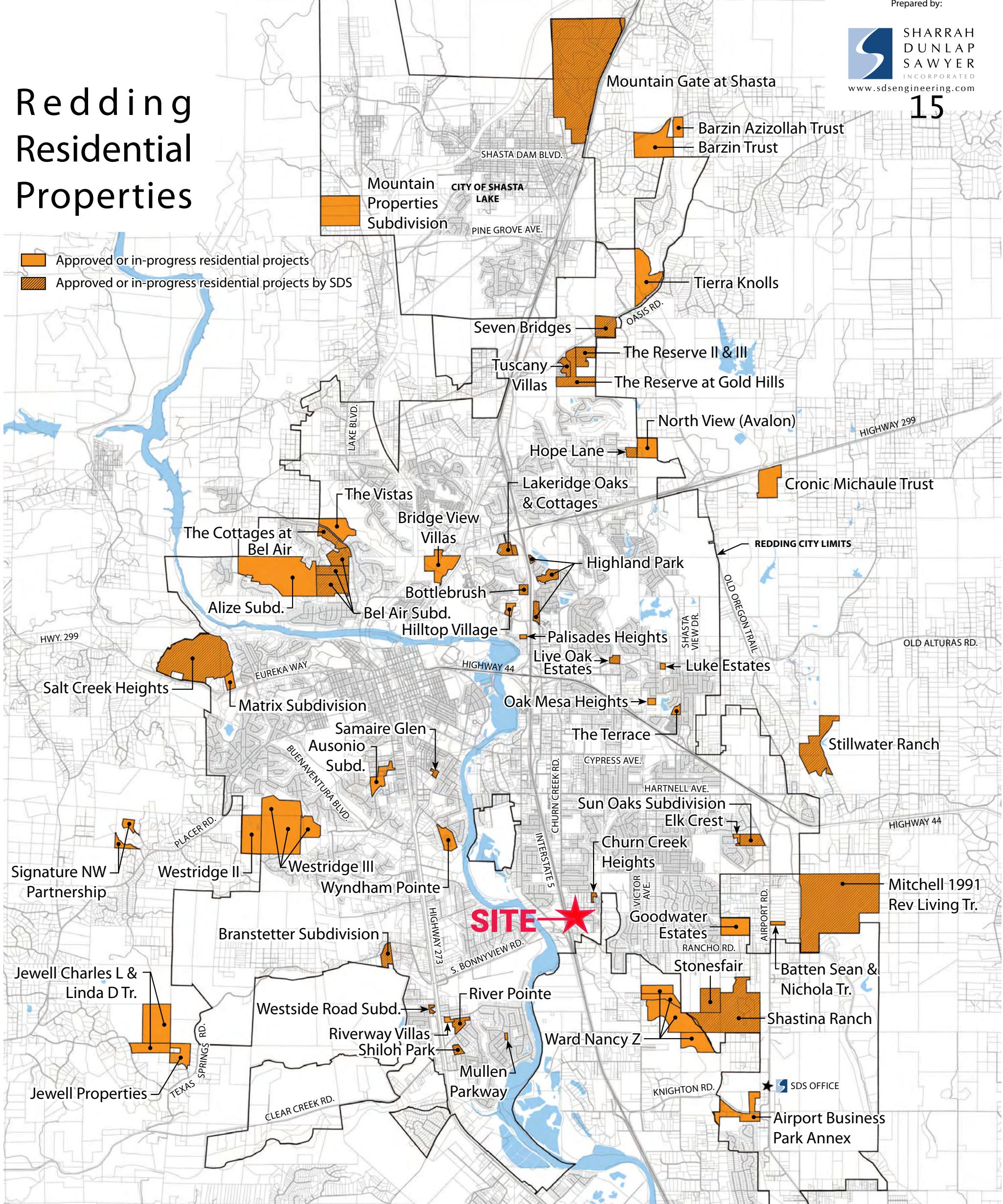


SOUTH BOUND INTERSTATE 5



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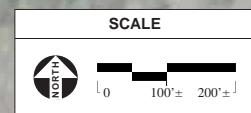
Redding Residential Properties



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 | Riverway 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 Michale 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.



NEWMARK

RV/BOAT PARKING

16

RETAIL PARKING • 380 SPACES

LOADING DOCK

OUTDOOR SPORTS
RETAIL

PORTE COCHERE

WINTER GARDEN

OUTDOOR
AMPHITHEATER

FOOD & BEVERAGE
HOTEL ABOVE

SPA-FITNESS

FOOD & BEVERAGE

HIGH LIMITS

FUTURE HOTEL
EXPANSION

FOOD & BEVERAGE

MEETING ROOMS

BOH

BALLROOM (DIVISIBLE)

EMPLOYEE PARKING • 193 SPACES

LINE OF FLOOD PLAIN

RESORT BOULEVARD

VALET PARKING LOT • 125 SPACES

FUTURE CASINO EXPANSION

FOOD COURT

CASINO

CENTER BAR

PARKING • 380 SPACES

PORTE COCHERE

CAGE

BOH

5 LEVEL GARAGE • 1552 SPACES

LOADING DOCK

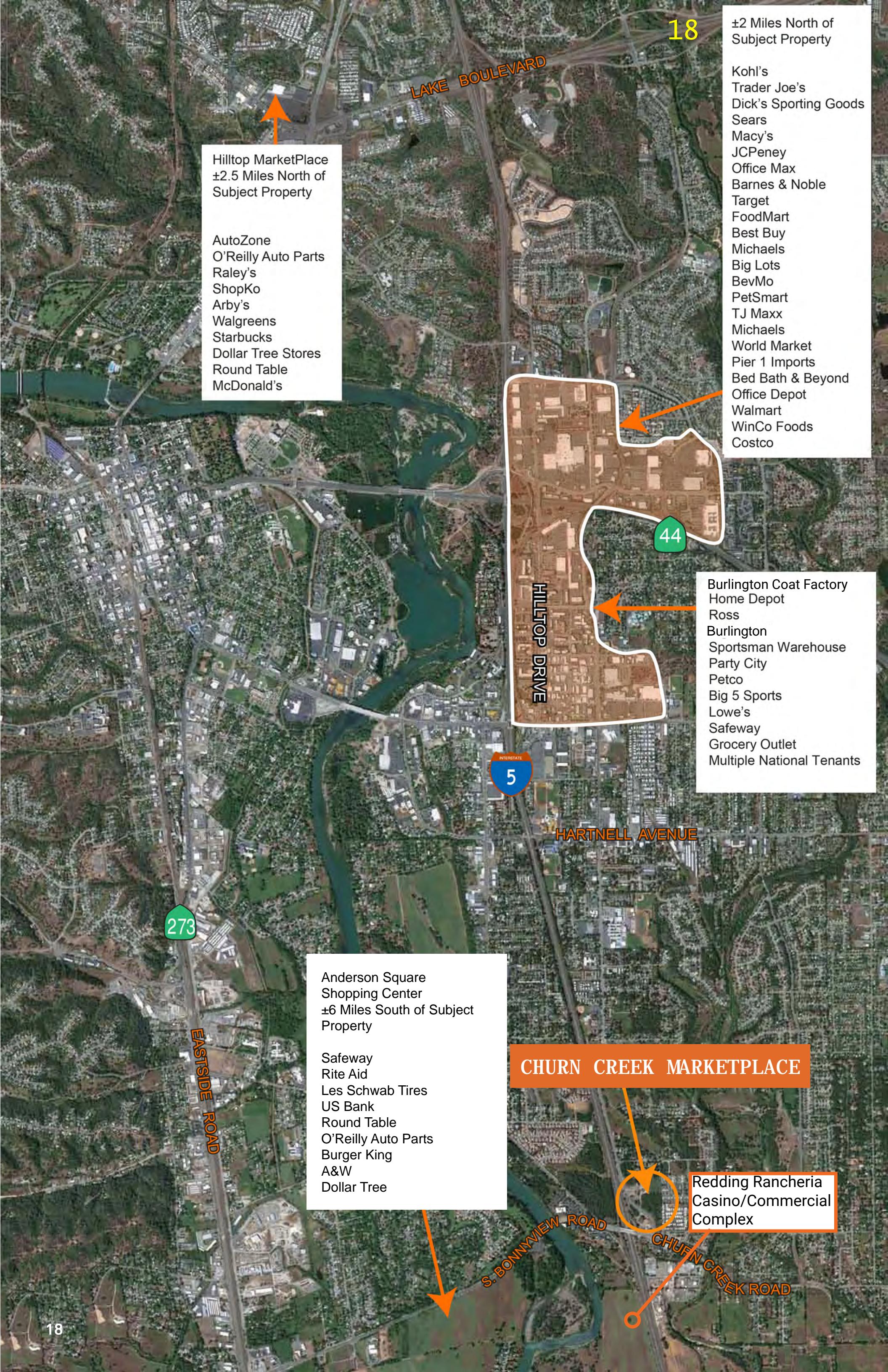
SERVICE ACCESS

POTENTIAL SOUTHERN ENTRANCE

REDDING RANCHERIA CASINO/COMMERCIAL COMPLEX SITE PLAN

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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

| Location | Value |
|------------------------------------|--------------|
| 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.

“There is no limit to what you can accomplish if you don’t care who gets the credit”