



# Retail For Sale & For Lease

2998 CHURN CREEK ROAD | REDDING, CA 96002

## AVAILABLE

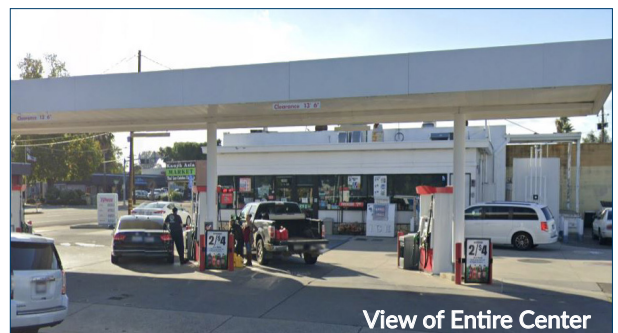
Size: ±1,050 SF  
 Lease Rate: \$1.25 PSF/Mo., NNN  
 Sale Price: \$1,500,000

## PROPERTY HIGHLIGHTS

- Prime Redding, corner location at the intersection of Churn Creek Road and Hartnell Avenue
- Less than 1 mile to I-5 and less than 5 miles to Hwy. 44
- Property is surrounded by numerous residential neighborhoods, schools and retail shopping centers
- Strong traffic counts with ±20,953 CPD on Hartnell Avenue
- The owner will allow C-Store and gas with the purchase, but through a fuel sales agreement and equipment will not be provided (tanks, pumps, canopies, etc.)

*Prospective tenants are hereby advised that all uses are subject to City approval*

## NEIGHBORING TENANTS



View of Entire Center

DEMOGRAPHICS

	1 Mile	2 Mile	5 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>12,284</b>	<b>35,714</b>	<b>98,157</b>
2028 Projected Population	12,431	36,161	99,625
2010 Census Population	11,930	34,584	93,769
Projected Annual Growth 2010 to 2023	1.20%	1.25%	1.50%
Historical Annual Growth 2023 to 2028	2.97%	3.27%	4.68%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	4,639	13,644	39,126
2028 Projected Households	4,694	13,811	39,709
2010 Census Households	4,515	13,245	37,440
Projected Annual Growth 2010 to 2023	1.19%	1.22%	1.49%
Historical Annual Growth 2023 to 2028	2.75%	3.01%	4.50%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	9,901	29,800	84,382
2023 Estimated Black or African American	313	720	1,672
2023 Estimated Asian or Pacific Islander	836	32,338	119,491
2023 Estimated American Indian or Native Alaskan	265	2,063	4,240
2023 Estimated Other Races	792	1,960	4,959
2023 Estimated Hispanic	2,190	5,109	11,535
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$72,678</b>	<b>\$80,700</b>	<b>\$85,180</b>
2023 Estimated Median Household Income	\$48,119	\$64,421	\$66,721



LOCATION

