

# REDWOOD VILLAGE SHOPPING CENTER

Fortuna, CA



The Carrington Company

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**701-761 S FORTUNA BLVD**  
**FOR LEASE - 17,640 SF JR. ANCHOR SPACE**

# PROPERTY SUMMARY

## Redwood Village Shopping Center, Fortuna, CA 95540

Anchored by a highly successful Safeway, Redwood Village Shopping Center stands as the dominant retail hub for the Central and Southern Humboldt trade areas being the only grocery-anchored shopping center within the region. As the largest shopping center along Highway 101 between Eureka and Ukiah, this 127,174 SF center sits on over 13 acres and is perfectly positioned to serve the North Coast's captive consumer base. The center is home to numerous national retailers with long-standing histories of success at the property, catering to both daily-needs shoppers and destination retail demands. With nearly 1,000 linear feet of frontage along the primary retail arterial and five dedicated access points, the center is strategically located just off the main Fortuna Hwy 101 off-ramp. Its proximity to the county's third-largest residential concentration has cemented its status as the area's premier shopping destination for nearly 50 years. Following the recent completion of significant capital improvements—including new roofing, parking, lighting, and landscaping—tenants have continued to thrive, with several recently completing their own expansions and remodels. According to Placer.ai, Redwood Village is one of the most visited centers within a 50-mile radius, offering unparalleled stability and opportunity.

### Availability

- ▶ 17,640 sf - Former Rite Aid
- ▶ 3,200 sf - Inline shop space
- ▶ 1,200 sf - Inline Shop Space

### Location Features

- ▶ Largest shopping center on HWY 101 between Eureka and Ukiah
- ▶ Anchored by a highly successful and longstanding Safeway
- ▶ Dominant grocery anchored center in the trade area
- ▶ Recently completed property upgrades
- ▶ Abundant parking with 5.5+ spaces per 1,000 sf
- ▶ Great access, visibility, and signage
- ▶ Immediate access off of HWY 101 with centralized positioning



# Local Aerial

EUREKA

20 Miles



**FORTUNA SCHOOL DISTRICT**  
3,082 Students  
526 Staff



LINELL K WALKER  
ELEMENTARY

**FOR LEASE**



Newburg Rd

DOLLAR GENERAL



Redwood Way

Eel River



NORMAN G AMBROSINI  
ELEMENTARY

139 Miles

UKIAH



# Site Photos



# Site Photos



# Site Map

REDWOOD WAY



**FOR LEASE**  
17,640 SF



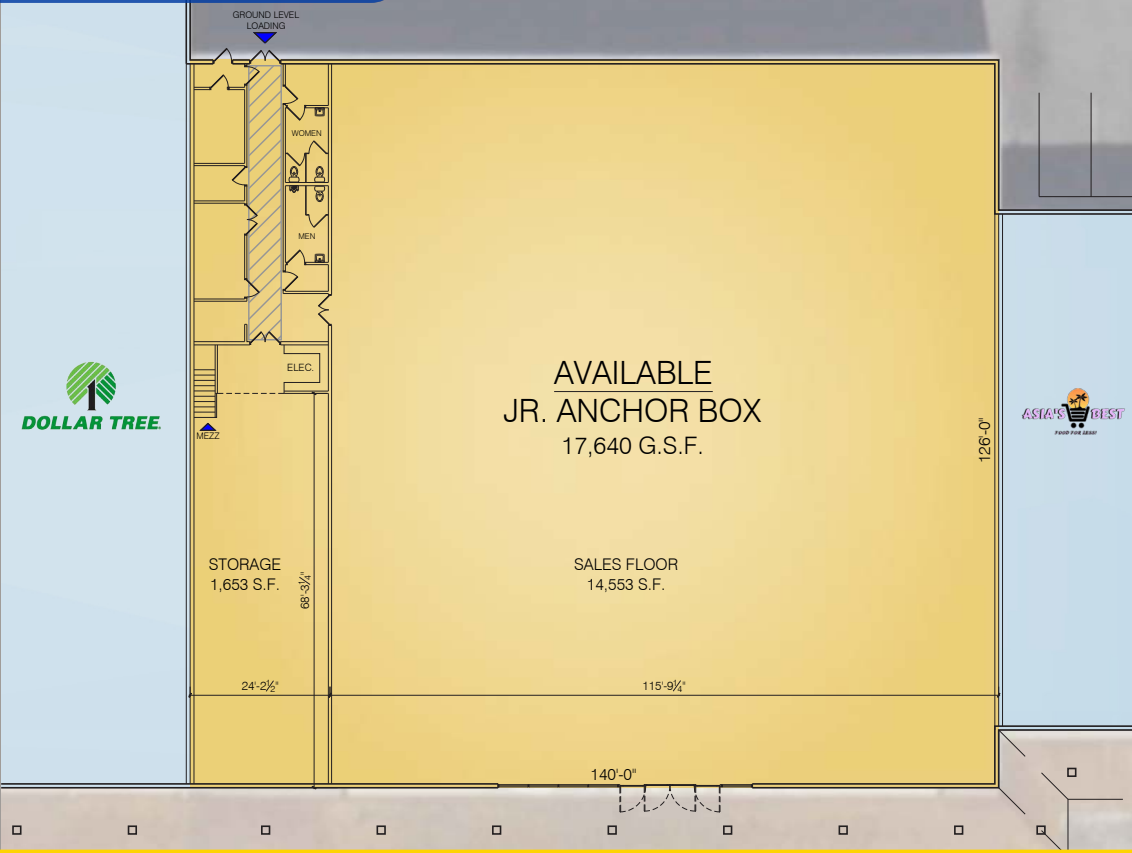
FOR LEASE  
1,200 SF

FOR LEASE  
3,200 SF



**S FORTUNA BLVD (± 22,200 VPD)**

# Space Plan



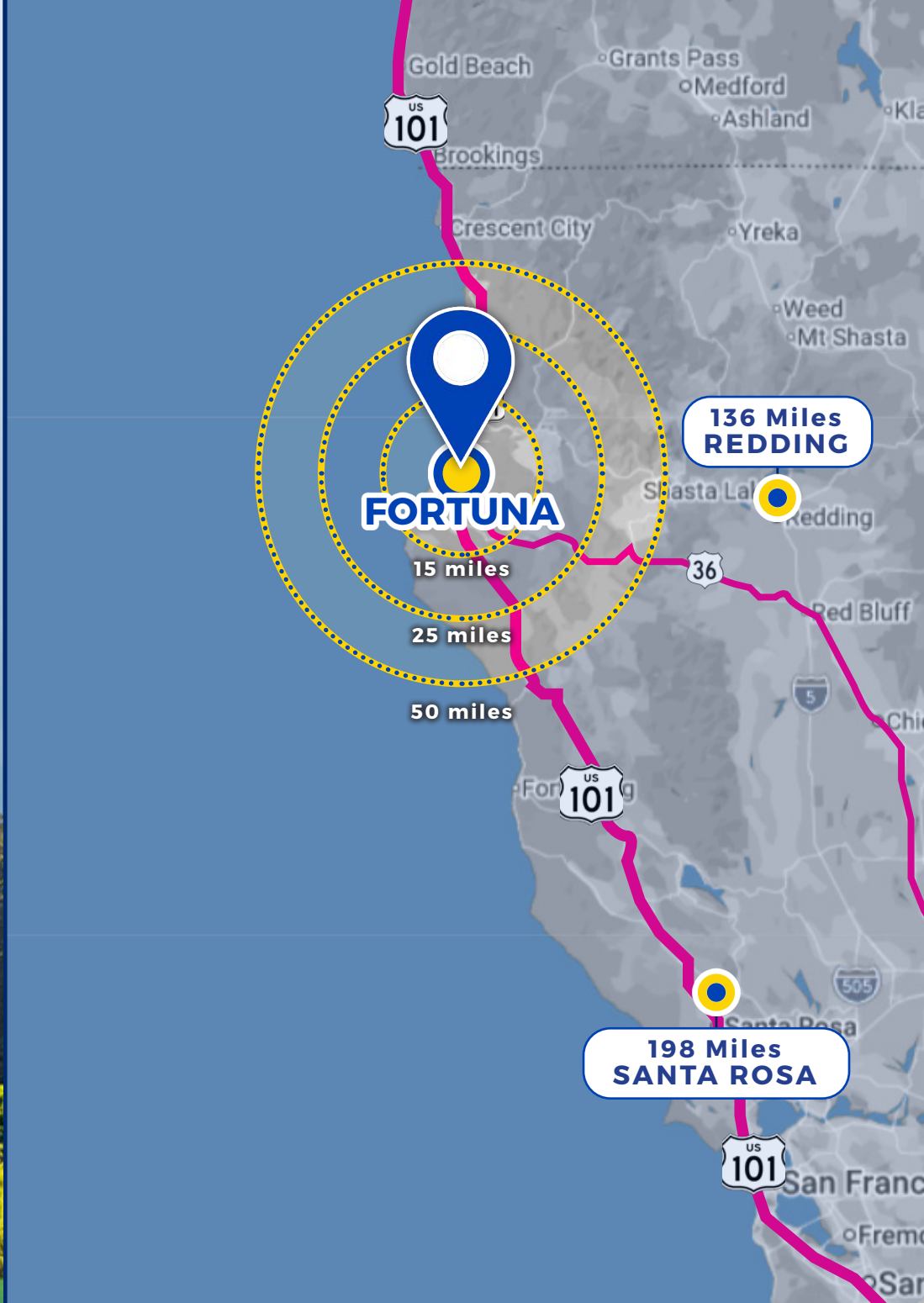
## Space Features

- ▶ 17,640 SF
  - 140' Wide & 126' Deep
- ▶ Ground Level Loading
  - Prominent Facade Signage Opportunity
- ▶ Dedicated Pylon Signage
- ▶ 800-Amp Electrical & 2" Water Utilities
- ▶ Abundant Parking
  - ~5.5 Stalls/1,000 SF



# DEMOGRAPHICS

2025 SUMMARY	15 MILES	25 MILES	50 MILES
POPULATION	70,552	110,822	139,792
HOUSEHOLDS	29,077	45,981	57,943
AVG HOUSEHOLD INCOME	\$98,617	\$94,852	\$92,747
AVG MEDIAN INCOME	\$98,617	\$94,852	\$92,747





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