

2681 BALLS FERRY ROAD

ANDERSON, CA 96007



ANDERSON SQUARE

FULLY IMPROVED 10,000 SF AVAILABLE FOR LEASE



Colby Thomason
The Thomason Group
CA Individual License #02055665
CA Corporate License #02173321
P: 559-349-0472
E: colby@thomasondevelopment.com

THE SPACE

LOCATION	2681 Balls Ferry Road, Anderson, CA 96007
COUNTY	Shasta
APN	201-670-018
CROSS STREET	I-5 & Balls Ferry Road
SQUARE FEET	10,000
RENT PSF (ANNUAL)	\$14.00

HIGHLIGHTS

- Located in a Safeway anchored shopping center
- Immediate access and visibility to I-5
- Fully improved as an Auto Zone, which is relocating to a larger space within the center



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,101	17,047	26,511



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$57,448	\$68,287	\$69,789



NUMBER OF HOUSEHOLDS

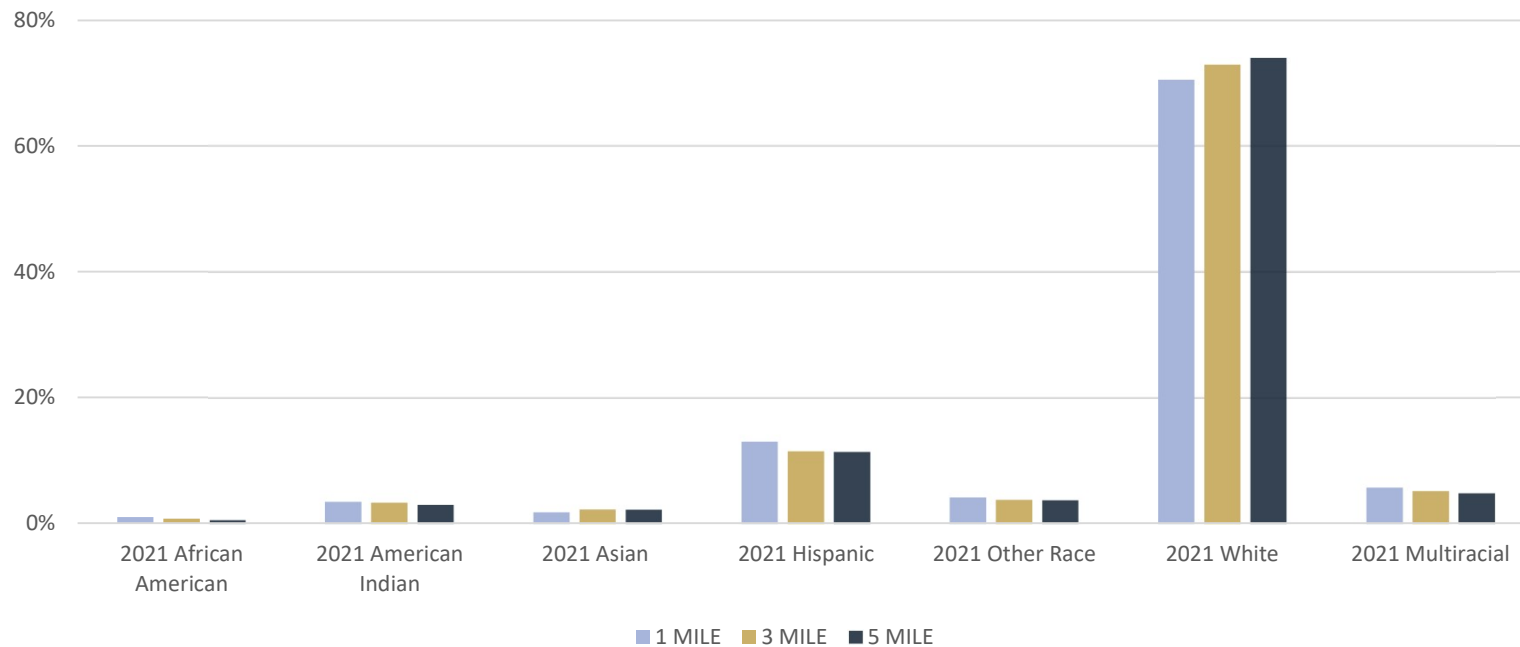
1.00 MILE	3.00 MILE	5.00 MILE
2,441	6,824	10,393

POPULATION METRICS

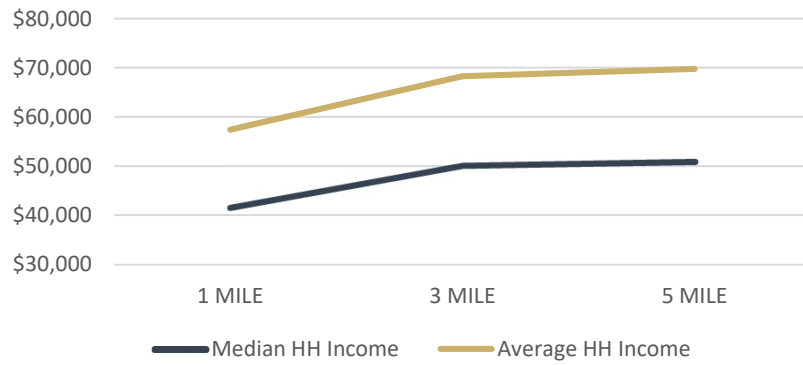


POPULATION	1 MILE	3 MILE	5 MILE
2000 POPULATION	5,164	15,261	23,688
2010 POPULATION	5,769	16,327	25,446
2021 POPULATION	6,101	17,047	26,511
2026 POPULATION	6,130	17,067	26,525
2021 African American	67	140	188
2021 American Indian	248	651	915
2021 Asian	131	452	680
2021 Hispanic	917	2,221	3,415
2021 Other Race	294	740	1,121
2021 White	4,935	14,018	22,088
2021 Multiracial	407	1,003	1,459

2021 POPULATION BY RACE

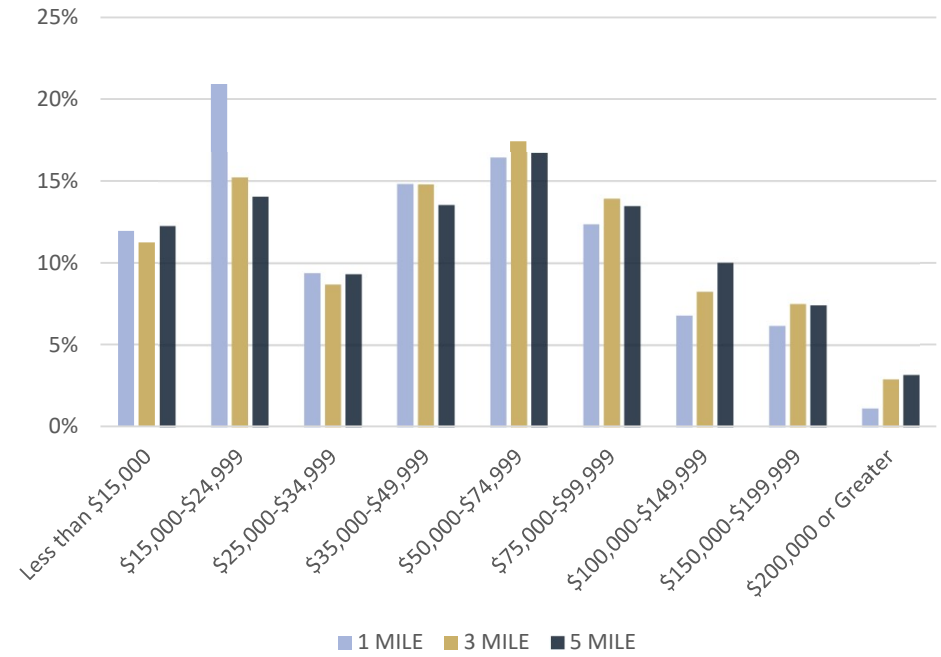


HOUSEHOLD METRICS

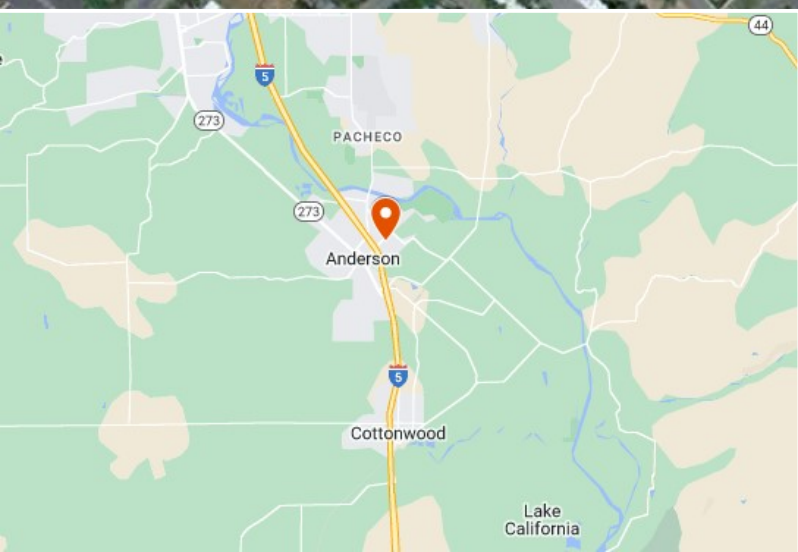
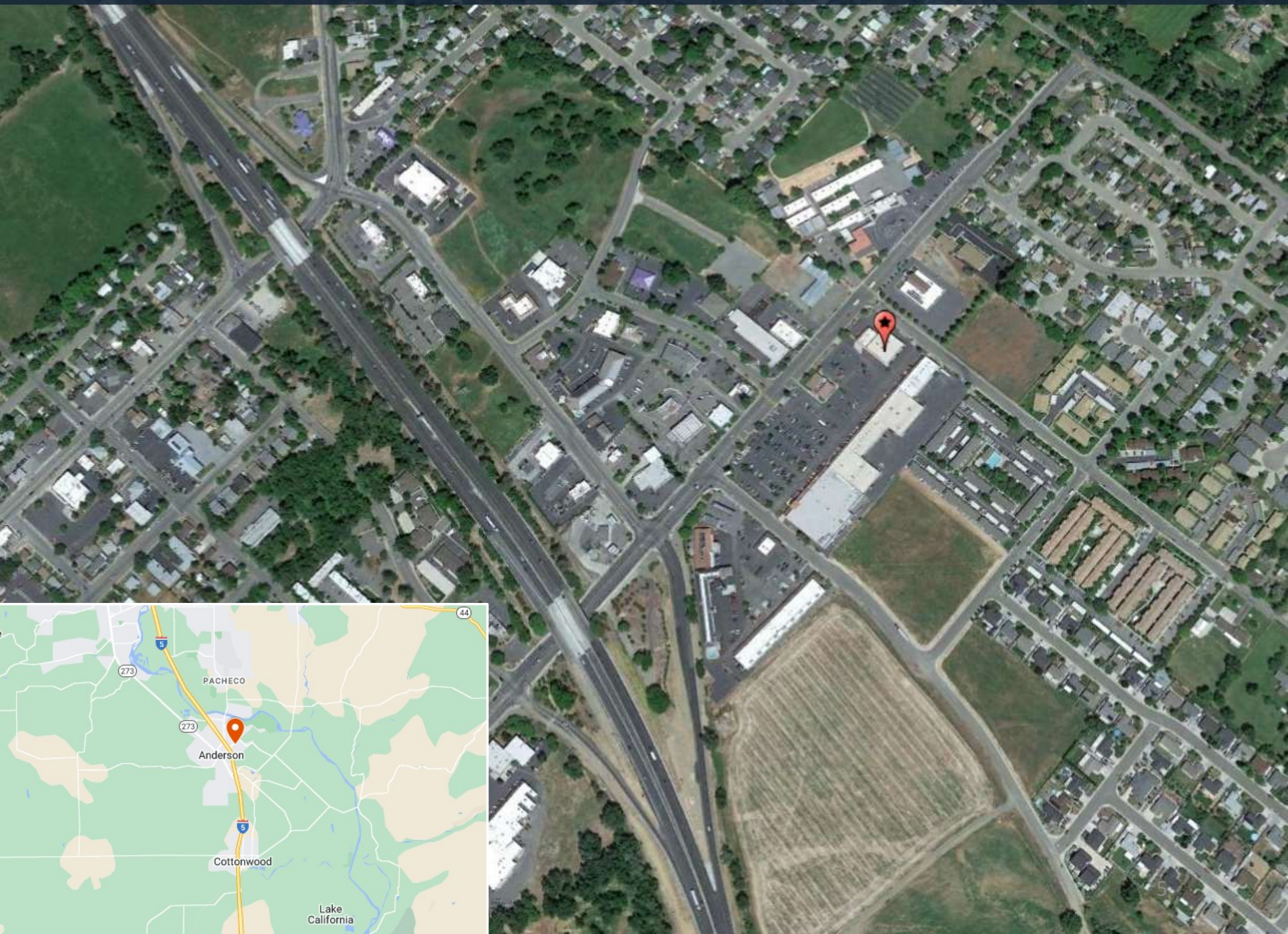


2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
Less than \$15,000	292	767	1,274
\$15,000-\$24,999	511	1,039	1,460
\$25,000-\$34,999	229	594	969
\$35,000-\$49,999	362	1,009	1,407
\$50,000-\$74,999	401	1,190	1,738
\$75,000-\$99,999	302	951	1,400
\$100,000-\$149,999	166	563	1,040
\$150,000-\$199,999	151	512	773
\$200,000 or Greater	28	200	331

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,070	6,259	9,611
2010 Total Households	2,292	6,503	9,927
2021 Total Households	2,441	6,824	10,393
2021 Avg. Household Size	2.50	2.50	2.55
2021 Owner Occupied Housing	1,032	3,864	6,380
2021 Renter Occupied Housing	1,410	2,960	4,013
2021 Vacant Housing	151	393	590
2021 Total Housing	2,592	7,217	10,983



LOCATION SUMMARY



AERIAL MAP



ANDERSON SQUARE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Thomason Group and it should not be made available to any other person or entity without the written consent of The Thomason Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The Thomason Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The Thomason Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The Thomason Group has not verified, and will not verify, any of the information contained herein, nor has The Thomason Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



Colby Thomason
The Thomason Group
CA Individual License #02055665
CA Corporate License #02173321
P: 559-349-0472
E: colby@thomasondevelopment.com