

# CORNING CROSSROADS

SWQ Corning Road & Interstate 5 - Corning, CA

A PROUD MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS



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# CORNING CROSSROADS

## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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**location:** SWQ Interstate 5 and Corning Road  
Corning, CA

**notable tenants in close proximity:** Safeway, Rite Aid, Dollar Tree, AutoZone, Sav-Mor Foods

**availability:** Freeway Visible Parcels offer Ideal Opportunities for Hotel, Fuel Station, Retail, Drive Thru Pads

±0.75 acres up to ±7.22 acres



### 2022 total population

5-mile	13,322
7-mile	15,695
10-mile	22,177



### 2022 daytime population

5-mile	12,600
7-mile	15,106
10-mile	20,724



### 2022 total employees

5-mile	4,607
7-mile	5,480
10-mile	6,744



### 2022 total households

5-mile	4,636
7-mile	5,512
10-mile	7,933



### 2022 average HH income

5-mile	\$65,910
7-mile	\$68,826
10-mile	\$70,926

### traffic counts

Interstate 5 (north of Corning Rd)	30,594
Interstate 5 (south of Corning Rd)	32,326
Corning Road (at Interstate 5)	6,306

Major & Notable Retailers within close proximity:



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## PROPERTY OVERVIEW

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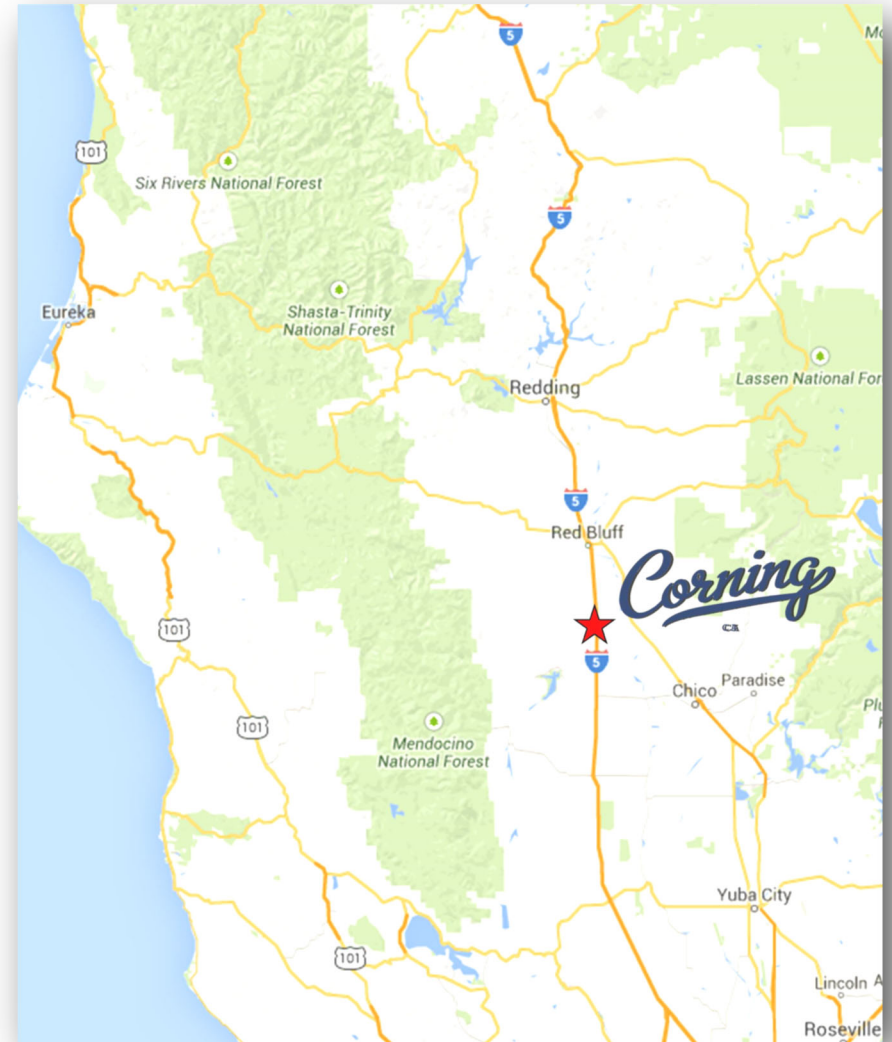
**Corning Crossroads** is a high visibility commercial development opportunity located at the southwest quadrant of Corning Road and Interstate 5 in Corning, California.

Visible to approximately 40,000 cars per day, this  $\pm 9.07$  (gross) acre/ $\pm 7.22$  (net) acre project is at the main access point to the City. The project has an approved 100' pylon sign visible to both north and south bound travelers on Interstate 5.

A "way-stop" opportunity, Corning is the second largest city in Tehama County and is situated along Interstate 5 approximately 113 miles north of Downtown Sacramento and 49 miles south of Redding.

Known as the "Olive City", Corning boasts being the home to the Bell Carter Food Company; the largest producer of table olives in the U.S. and the second largest in the world. Bell Carter employs approximately 500 full time positions. In addition, Corning is part of an extended trade area that includes the rural communities of Los Molinos, Orland and Red Bluff.

This site offers multiple opportunities to benefit from the combination of excellent freeway access and visibility, the area's underserved retail presence and future growth potential in Corning.



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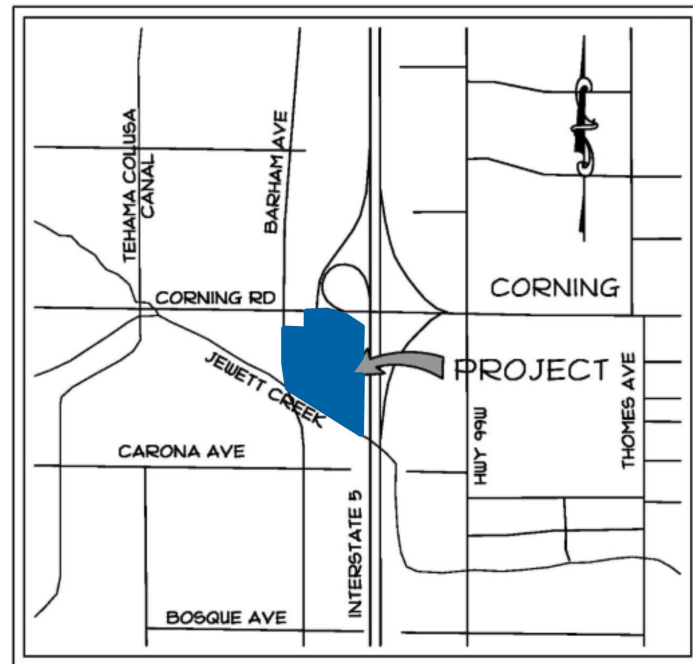
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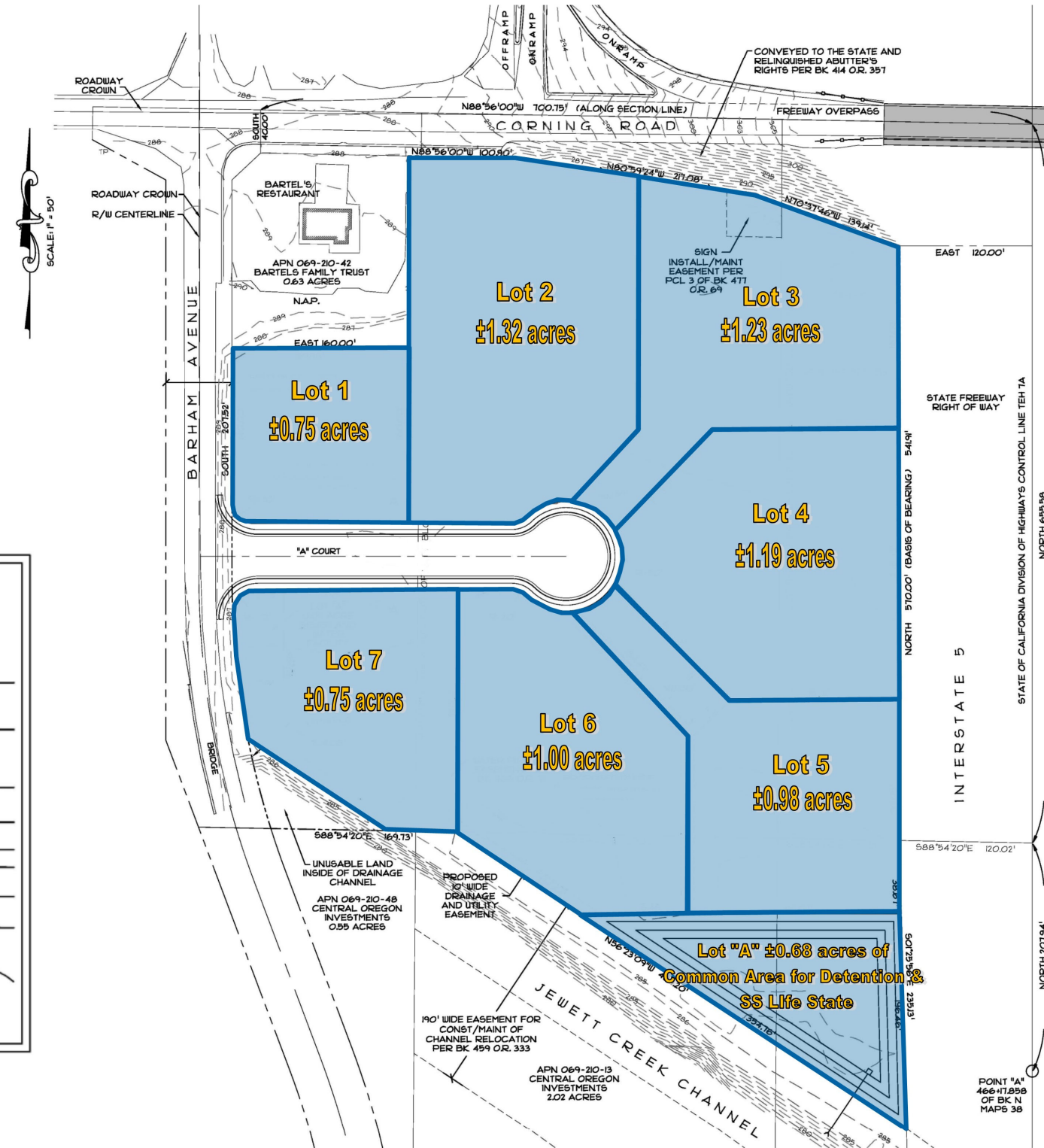
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## SITE PLAN



VICINITY MAP  
NOT TO SCALE



For leasing information,  
please contact:

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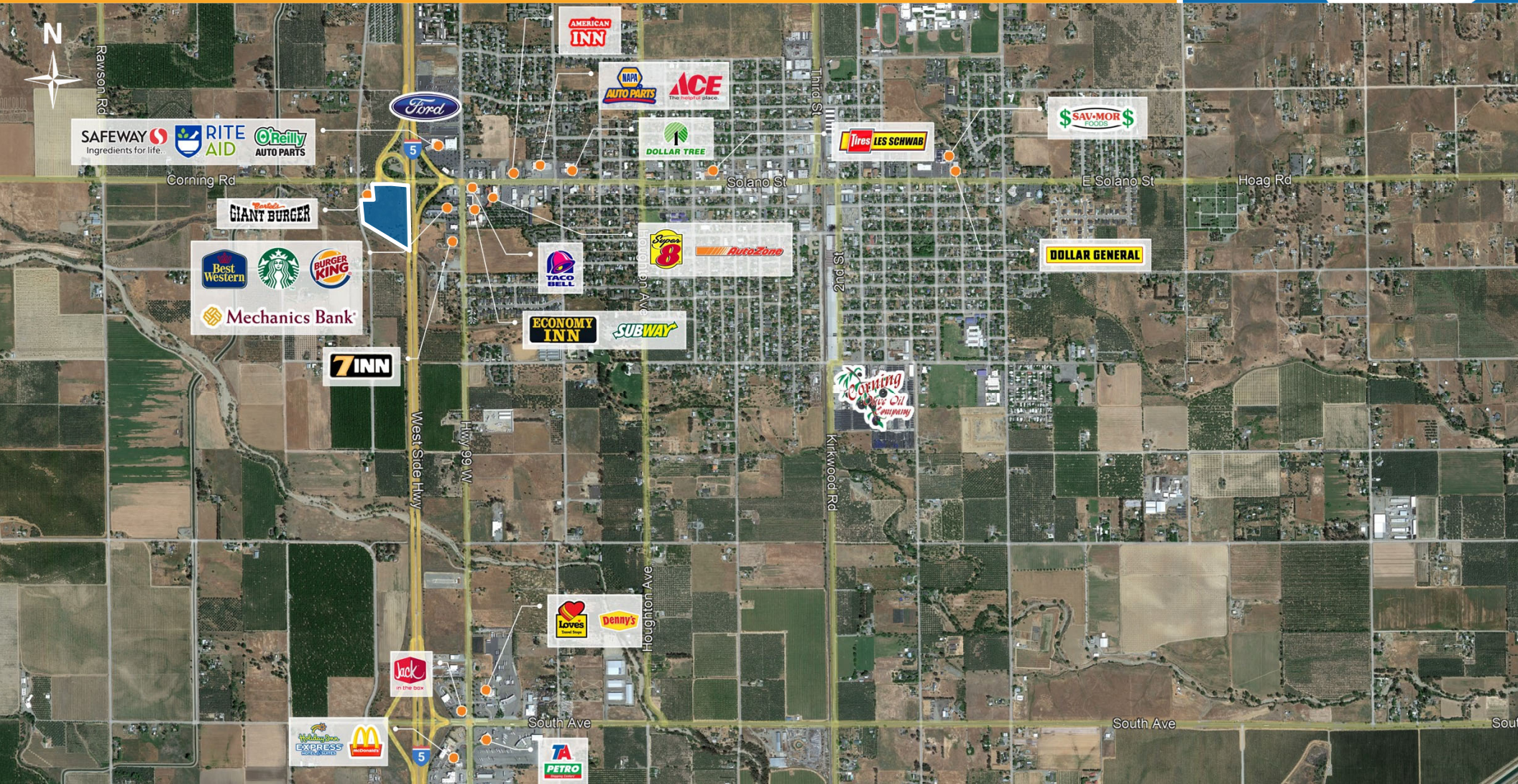
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## RETAIL TRADE AREA AERIAL

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