

SHOP SPACE
FOR LEASE



Palo Cedro Shopping Center
9348 – 9390 Deschutes Road, Palo Cedro, CA



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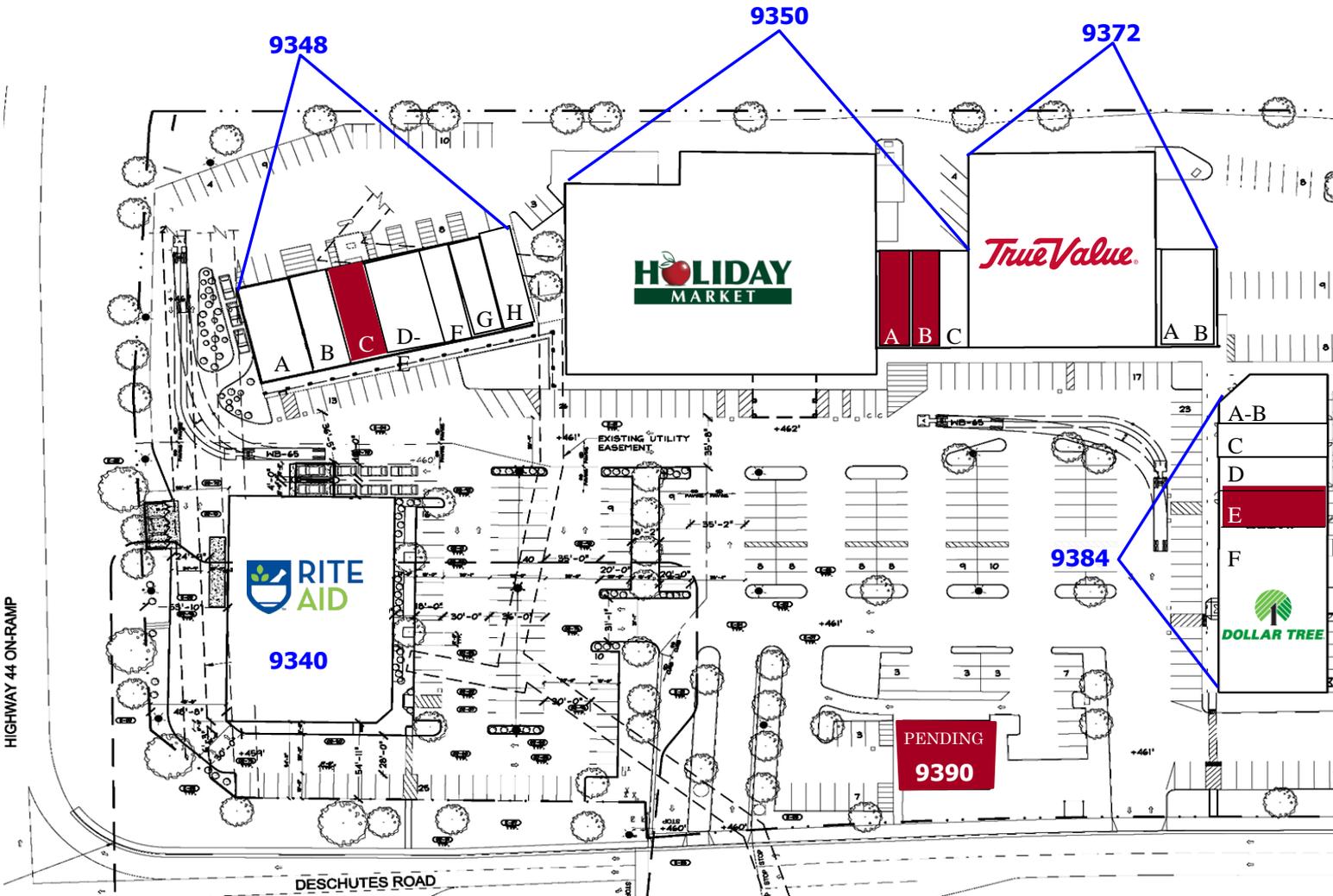
Property Features & Benefits

Palo Cedro Shopping Center. Anchored by Holiday Market, Rite-Aid, and Dollar Tree

- Lease Rate: \$1.00 /SF
- CAM: \$.30/SF (subject to seasonal changes)
- ±1,100 SF - ±2,500 SF
- Easy Landlord – creative & resourceful
- Various build-outs to select from
- Build-to-suit interiors (subject to approved credit & lease terms)
- Multiple traffic generators (Hwy 44, Foothill High School, etc.)
- Dynamic co-tenancy (restaurants, hardware, grocery & more)
- Strong demographics - \$73,000 Avg HHI



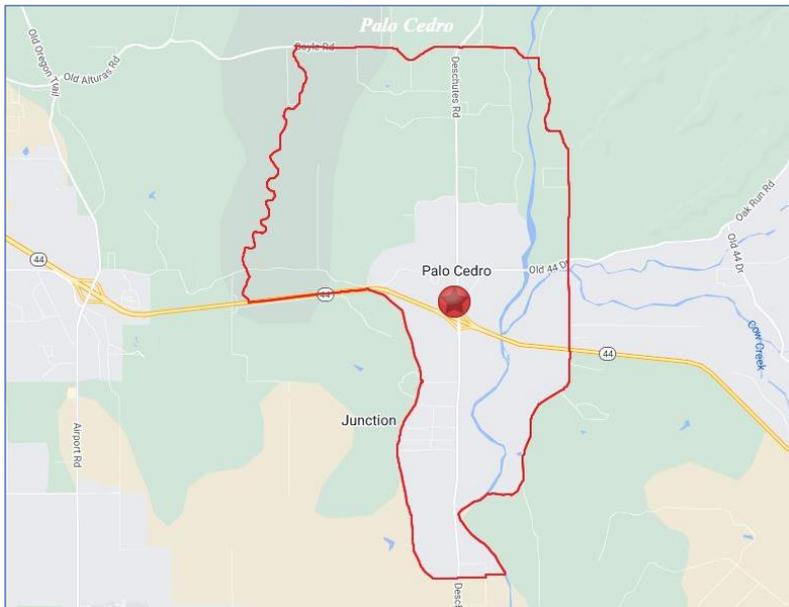
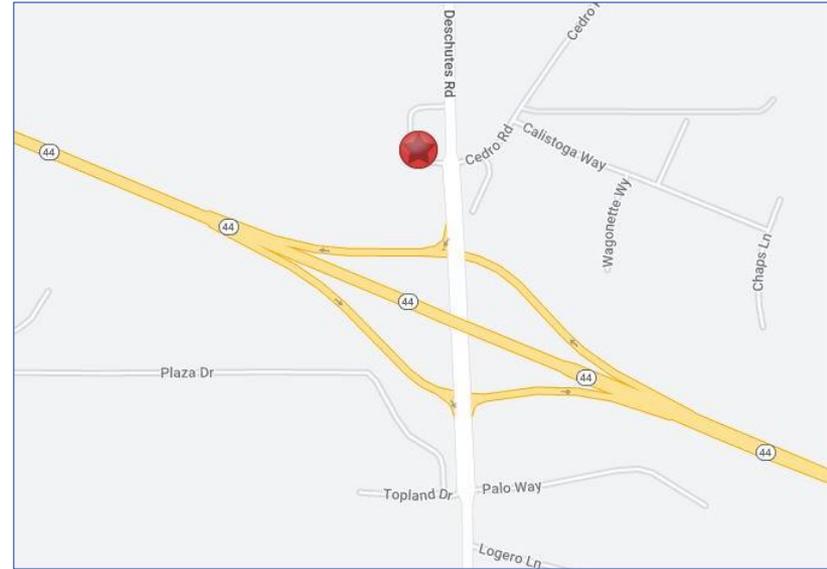
Site Plan



UNIT	TENANT
9340	Rite Aid
9348	
A	Palo Cedro Dentistry
B	Spa & Salon
C	Vacant - ±1,530 SF
D&E	Blue Iris Quilt
F	Annie's Styles & Stitches
G & H	Norm's
9350	Holiday
A	Vacant - ±1,400 SF
B	Vacant - ±1,100 SF
C	Palo Cedro Gift Gallery
9372	True Value
A	Gorman Law
B	Gorman Law
9384	
F	Dollar Tree
E	Vacant - ±1,400 SF
D	Another Chance
C	Another Chance
A&B	The Barn Bum
9390	Vacant ±2,700 SF or BTS

Demographics

	Trade Area
Population:	2,929
Household Income:	\$131,103
Workforce:	833
Traffic Counts:	
Deschutes Road:	10,800
Highway 44:	22,540



Neighborhood Aerial



THE MAP IS NOT THE TERRITORY

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Meet the Team:



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