

FOR LEASE

+/- 17,272 SF Retail Space Available
Former Rite Aid

5350 Shasta Dam Blvd,
Shasta Lake, CA 96019



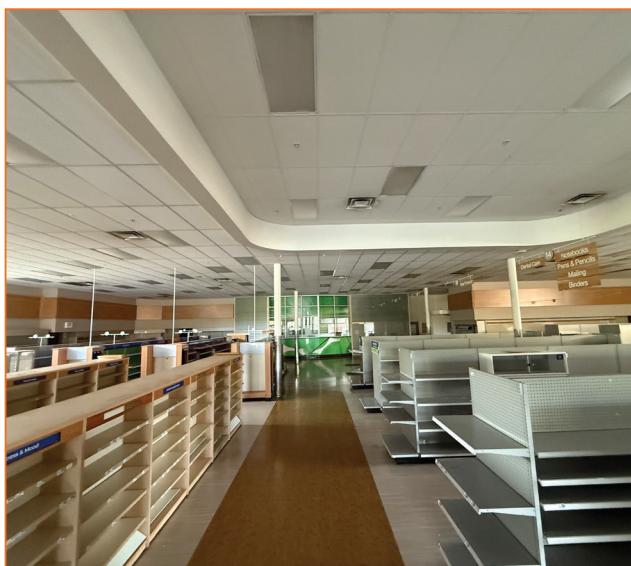
EXECUTIVE SUMMARY

PDF powered by eXp Commercial is pleased to present this +/- 17,272 SF retail space located right off of I-5 on the signalized intersection of Shasta Dam Blvd and Cascade Blvd within the Redding Submarket. This property experiences high traffic as it is located at the last major exit before heading into Lake Shasta.

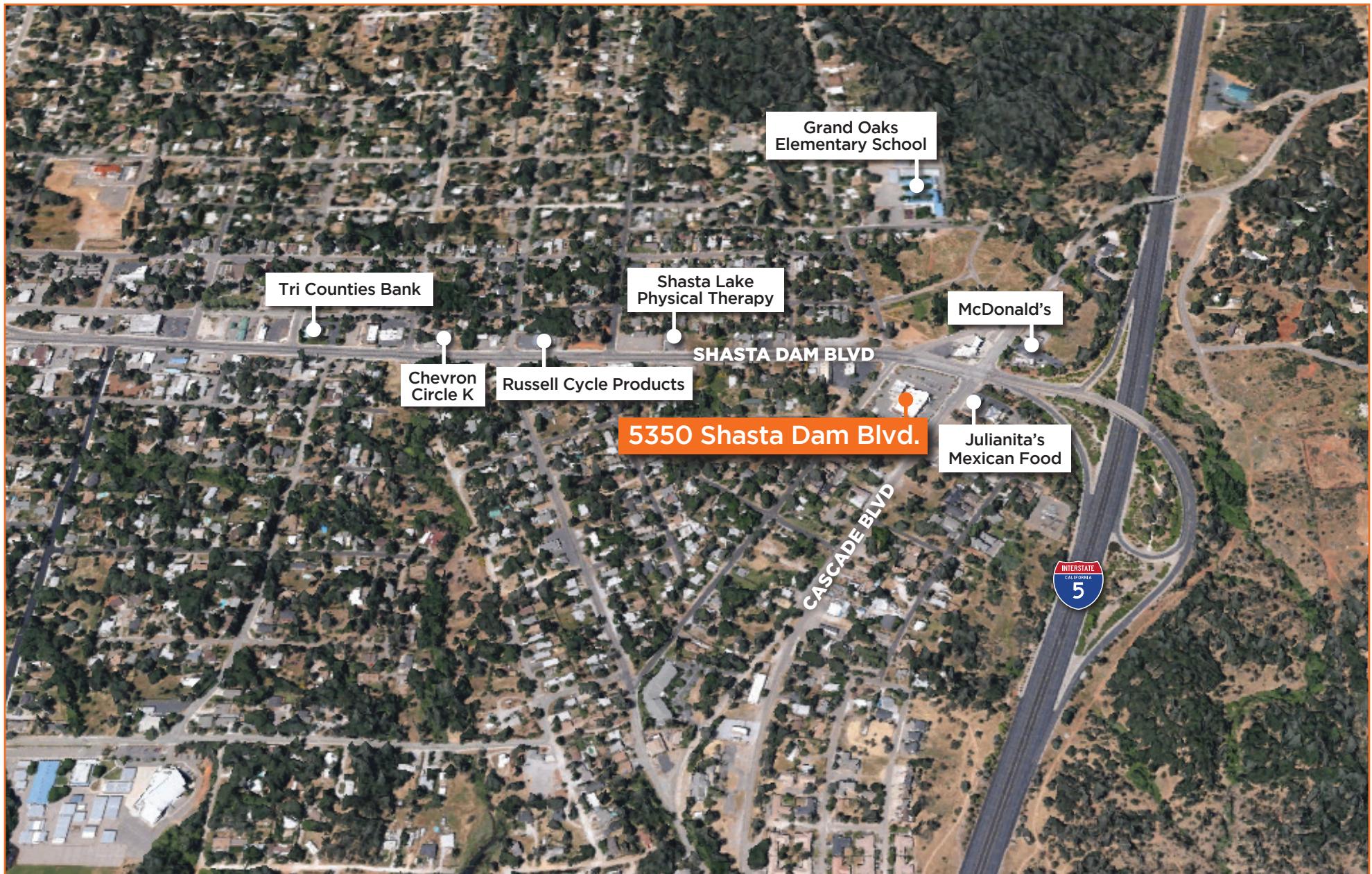
PROPERTY HIGHLIGHTS

- Available 17,272 SF
- Rate: \$1.50 PSF, NNN
- Average Daily Traffic Count of Almost 13,000 and Over 24,000 on Nearby I-5
- Zoning – Community Commercial (City of Shasta Lake)
- Former Rite Aid with Significant Exposure
- Top 1% for Rite Aid Nationwide in Alcohol and Ice Sales
- Signalized Intersection
- Ample Parking
- Monument Signage
- Well Maintained Property
- High Speed EV Charging Stations Coming Soon

AREA DEMOGRAPHICS			
POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Population	4,339	13,945	31,028
2029 Population Projection	4,346	13,843	30,938
Annual Growth 2020-2024	1.0%	-0.1%	0.4%
Annual Growth 2020-2024	0%	-0.1%	-0.1%
Median Age	40	43.8	43.2
Bachelor's Degree or Higher	13%	17%	19%
INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Average Household Income	\$56,865	\$71,686	\$76,705
Median Household Income	\$42,857	\$56,627	\$58,188
<\$25,000	554	1,375	3,060
\$25,000-\$50,000	405	1,097	2,319
\$50,000-\$75,000	333	949	2,284
\$75,000-\$100,000	214	777	1,660
\$100,000-\$125,000	109	558	1,244
\$125,000-\$150,000	44	288	674
\$150,000-\$200,000	54	298	699
\$200,000+	23	168	608



SURROUNDING AREA MAP



LOCATION OVERVIEW

Shasta Lake, California

About 10 miles north of Redding, Shasta Lake was built as a community to house workers building the Shasta Dam. Shasta Lake has a population of roughly 10,000 people with about 4,000 households in the area. Core industries in the area include timber and manufacturing. Despite its small-town feel, the city hosts local traditions like Friday Night in the Park, Shasta Damboree, and a Veteran's Day parade. The Wintu Cultural Center, a museum and gift shop, annually celebrates indigenous heritage. The main attraction is the nearby Lake that gives the town its name. Shasta Lake Reservoir is the largest artificial lake in California and is a very popular vacation destination, particularly in the summertime.



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