

# RED BLUFF SHOPPING CENTER

1025 SOUTH MAIN ST

RED BLUFF, CA

FOR SALE OR LEASE

27,248 SF - 29,338 SF RETAIL PADS

# ETHAN CONRAD

PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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**Ravjeet Basi**

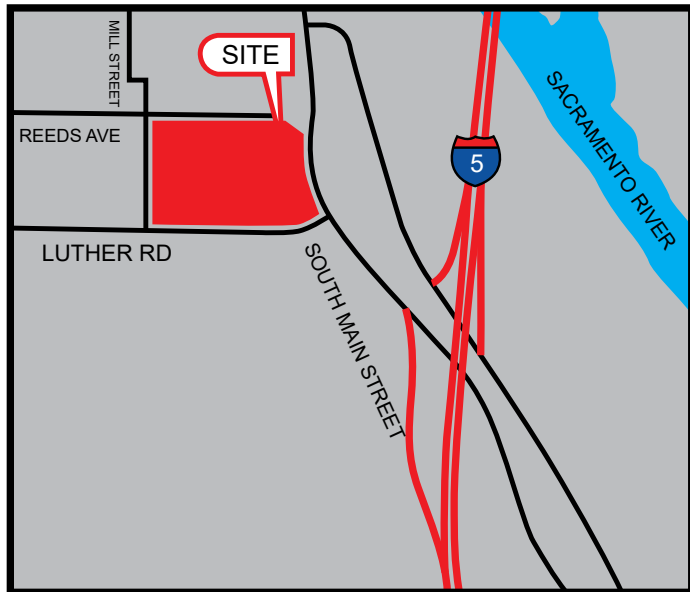
DRE: #02087094

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**916.779.1000**

**FEATURES:**

- Ideal pads for fast food, restaurant or drive-thru use
- Maximum buildable SF for both pads is 2,250 SF
- Excellent access and close proximity to I-5
- Signalized ingress/egress at intersection
- Dominant shopping center in Red Bluff
- Ross Dress for Less, Marshalls and Planet Fitness co-tenants



**PROPERTY DETAILS:**

Situated on South Main Street and Luther Rd with immediate access to I-5 in Red Bluff.

Co-tenants include: Raley’s Grocery Store, Gamestop, Verizon Wireless, Payless ShoeSource and Arby’s.

Nearby National tenants include: Walmart Supercenter, Walgreens, Starbucks, O’Reilly Auto Parts, Big 5 Sporting Goods and more.

**LEASE RATES:**

Parcel B	27,248 SF	\$3,576.00 per month, NNN
Parcel C	29,338 SF	\$3,378.00 per month, NNN

**PURCHASE PRICES:**

Parcel B	27,248 SF	\$613,000.00 (\$22.50 PSF)
Parcel C	29,338 SF	\$579,000.00 (\$19.75 PSF)

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	8,143	20,309	24,704
2023 Average HH Income:	\$45,811	\$75,904	\$77,194
Traffic Count @ South Main St:	28,976		

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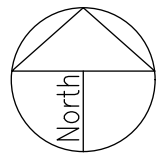
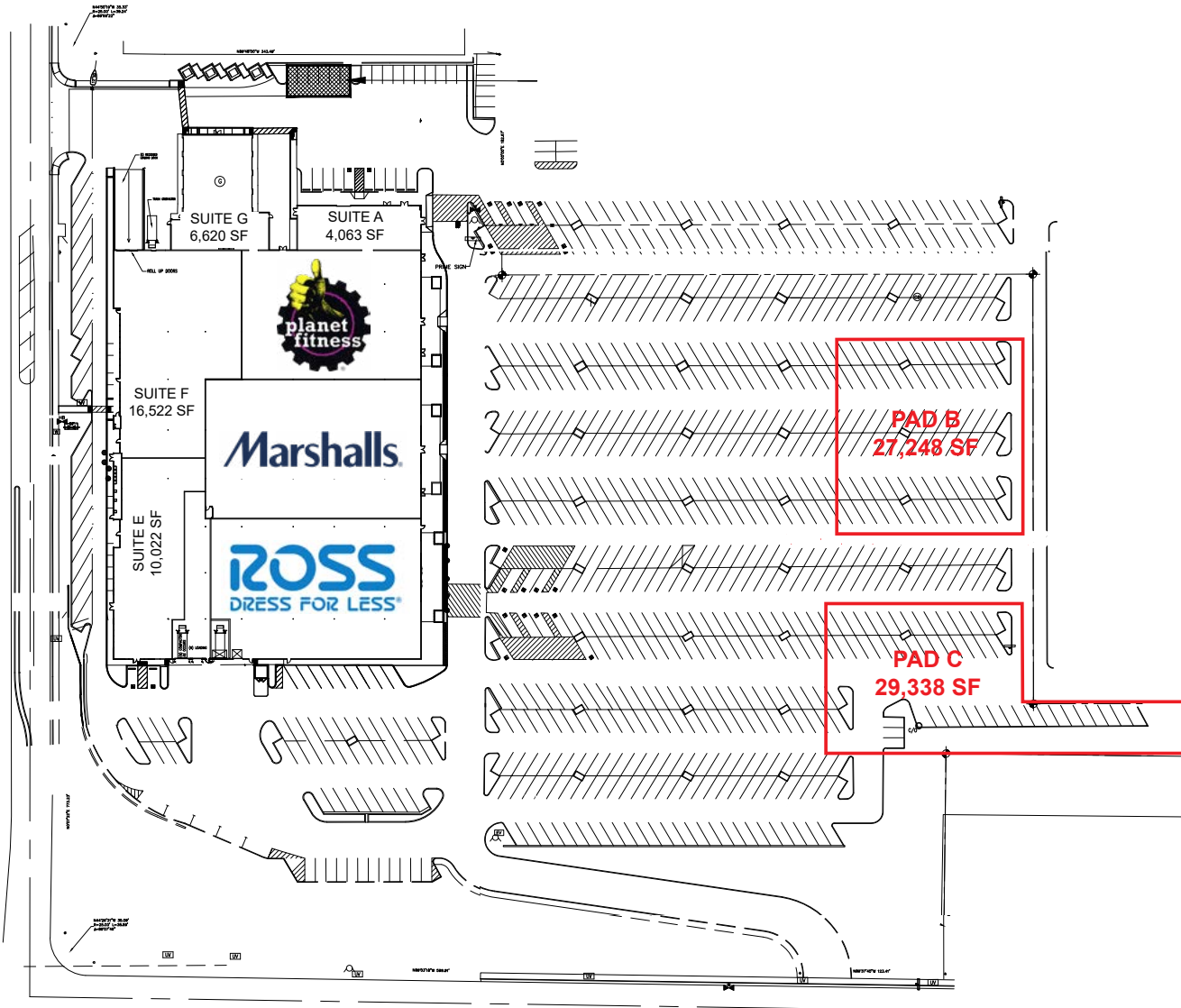
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SITE PLAN



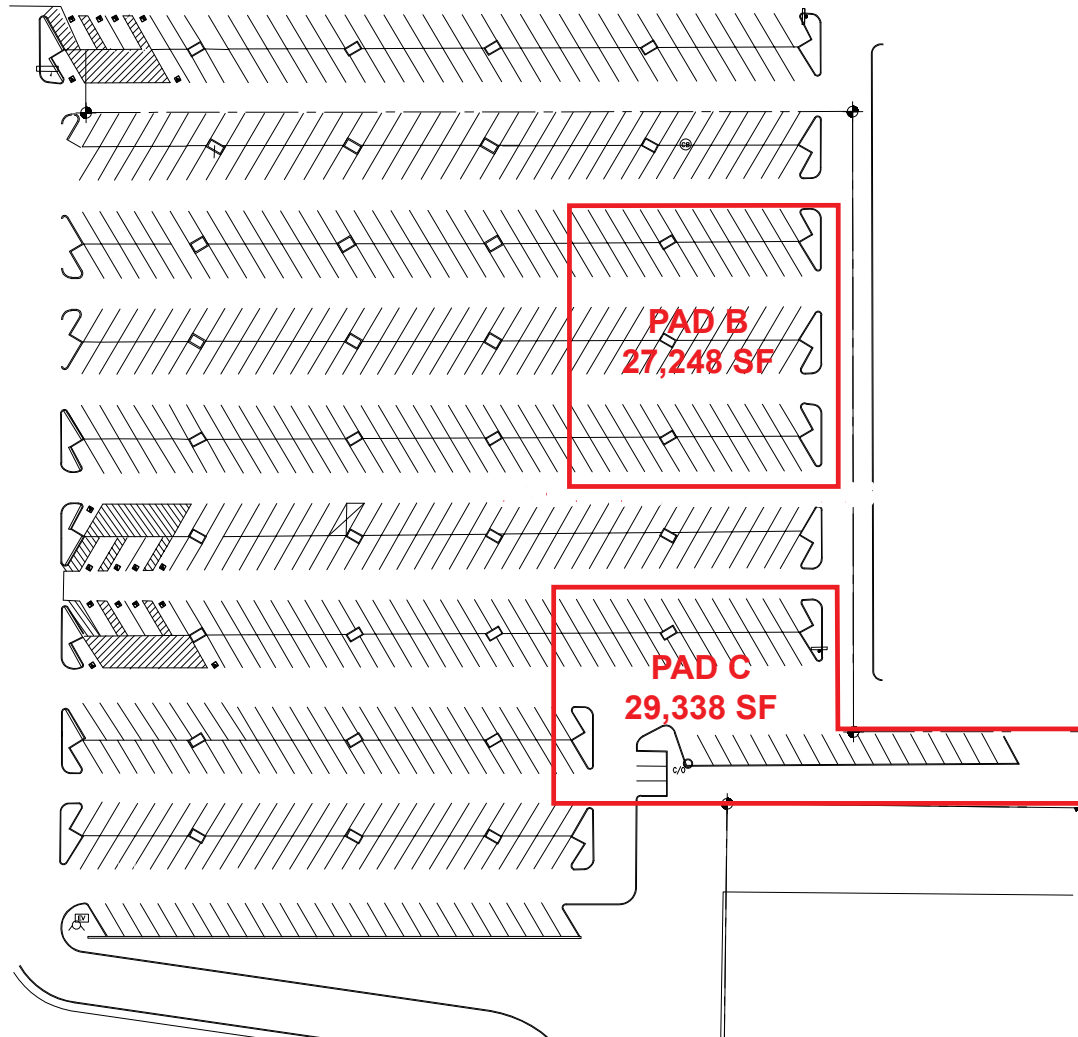
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