

For Lease

55 Lake Blvd • Redding • CA • 96003-2500



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
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Danny Price
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Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
des@pmz.com

Property Summary

Address: 55 Lake Blvd • Redding • CA

Lease Rate: \$12.00 PSF NNN

Available Size: ± 27,600 SF

Lot Size (SF/AC): ± 417,740 SF / ± 9.59 AC

County: Shasta County

Property Type: Commercial Retail

Parcel Number: 113-320-014

Property Description:

Located in a highly desirable Redding, CA shopping center, this prime Junior Anchor space is now available for lease. Anchored by Raley's and the upcoming New Grange Co-Op (opening in 2025), this well-positioned property offers excellent visibility and accessibility in a high-traffic area. With convenient access to major roadways and local amenities, it provides a strategic opportunity for businesses looking to establish a strong presence in a thriving retail corridor.

Features:

- ± 27,600 SF • Demisable
- Additional ± 6,000 SF Available Upstairs
- Grocery Anchored Center (Raley's)
- 2024 Demographics within Three (3) Miles
 - Population: ± 46,915 SF
 - Average Household Income: ± \$75,379
 - Traffic Counts: ± 24,124 Cars Per Day on Lake Blvd
± 13,258 Cars Per Day on N. Market St



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Location Map



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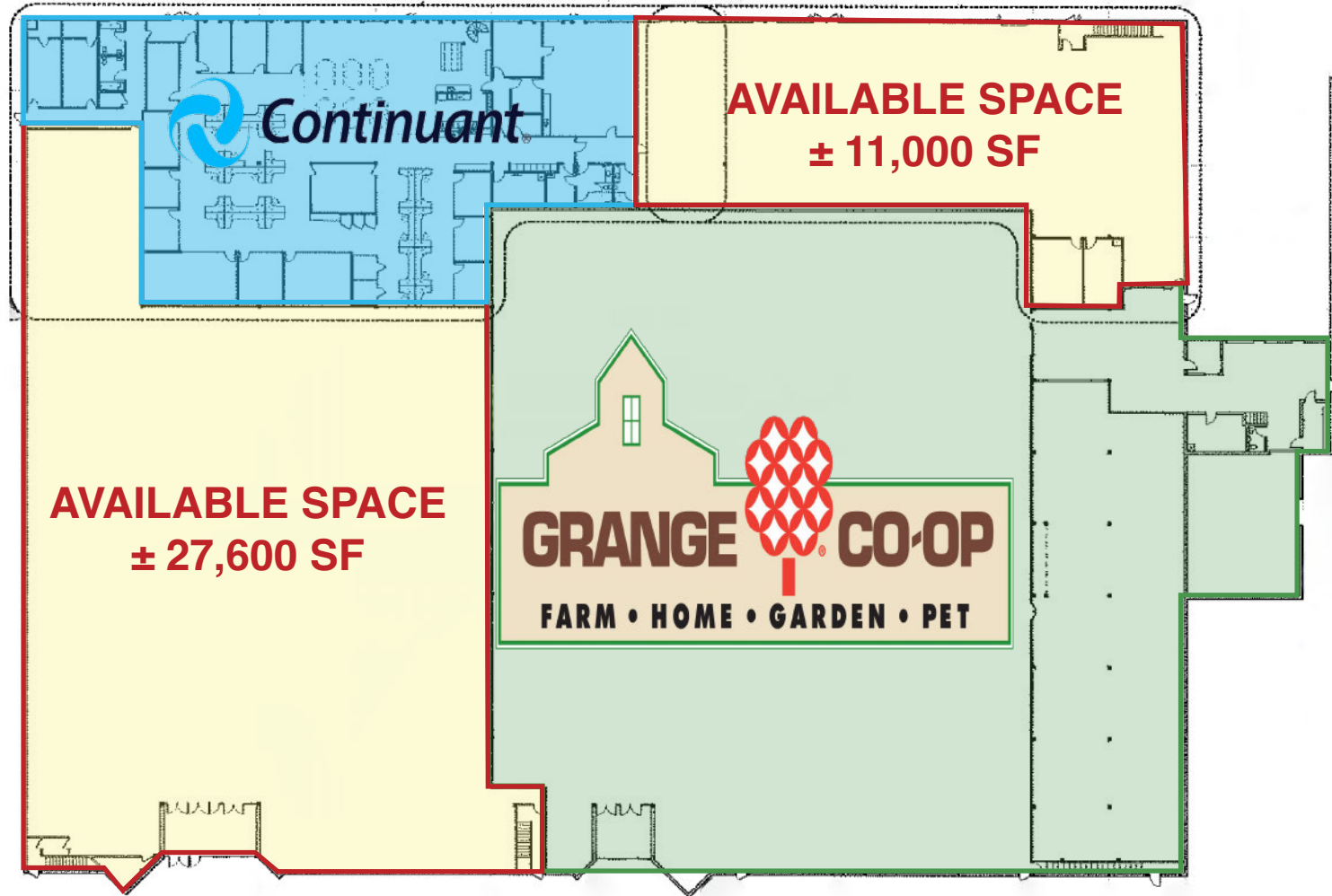
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Floor Plan



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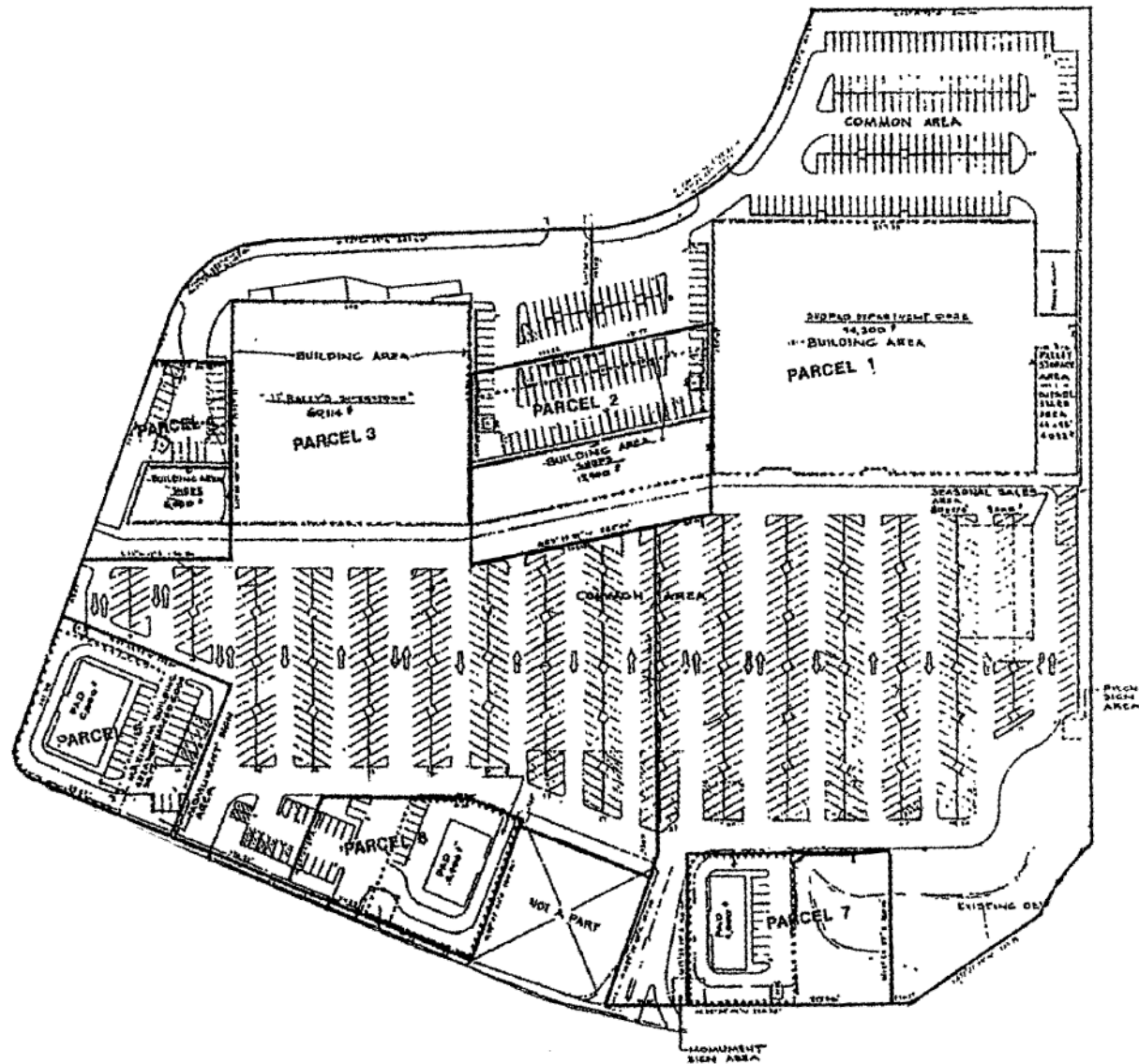
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Site Map



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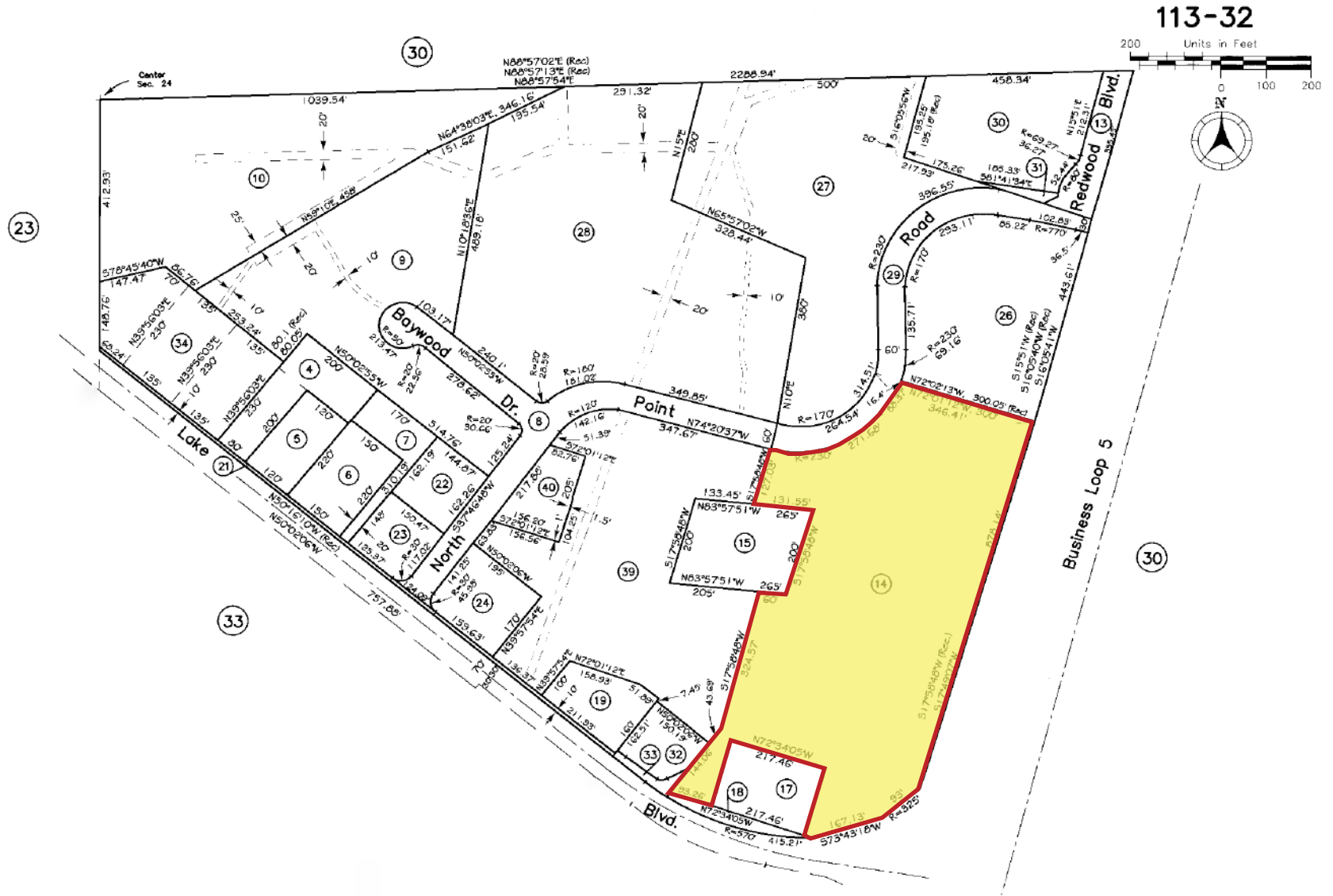
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Parcel Map



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Photo Gallery



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Demographic Detail Report

North Point Shopping Center

55 Lake Blvd, Redding, CA 96003

Building Type: **General Retail**
 Secondary: **Department Store**
 GLA: **94,078 SF**
 Year Built: **1989**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,608		47,102		96,357	
2024 Estimate	8,611		46,915		96,199	
2020 Census	8,348		44,444		92,301	
Growth 2024 - 2029	-0.03%		0.40%		0.16%	
Growth 2020 - 2024	3.15%		5.56%		4.22%	
2024 Population by Age						
Age 0 - 4	482	5.60%	2,643	5.63%	5,374	5.59%
Age 5 - 9	478	5.55%	2,721	5.80%	5,879	6.11%
Age 10 - 14	448	5.20%	2,682	5.72%	5,987	6.22%
Age 15 - 19	395	4.59%	2,416	5.15%	5,425	5.64%
Age 20 - 24	522	6.06%	2,902	6.19%	5,880	6.11%
Age 25 - 29	634	7.36%	3,397	7.24%	6,411	6.66%
Age 30 - 34	656	7.62%	3,625	7.73%	6,908	7.18%
Age 35 - 39	568	6.60%	3,215	6.85%	6,369	6.62%
Age 40 - 44	513	5.96%	2,979	6.35%	6,147	6.39%
Age 45 - 49	418	4.85%	2,427	5.17%	5,215	5.42%
Age 50 - 54	430	4.99%	2,453	5.23%	5,325	5.54%
Age 55 - 59	448	5.20%	2,564	5.47%	5,480	5.70%
Age 60 - 64	504	5.85%	2,755	5.87%	5,710	5.94%
Age 65 - 69	529	6.14%	2,751	5.86%	5,507	5.72%
Age 70 - 74	545	6.33%	2,675	5.70%	5,360	5.57%
Age 75 - 79	446	5.18%	2,061	4.39%	4,074	4.23%
Age 80 - 84	297	3.45%	1,307	2.79%	2,563	2.66%
Age 85+	299	3.47%	1,344	2.86%	2,585	2.69%
Age 65+	2,116	24.57%	10,138	21.61%	20,089	20.88%
Median Age	41.20		39.80		39.90	
Average Age	42.60		41.20		40.90	

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	8,611		46,915		96,199	
White	6,771	78.63%	36,794	78.43%	74,741	77.69%
Black	41	0.48%	232	0.49%	393	0.41%
Am. Indian & Alaskan	75	0.87%	426	0.91%	939	0.98%
Asian	206	2.39%	1,236	2.63%	2,731	2.84%
Hawaiian & Pacific Island	49	0.57%	303	0.65%	718	0.75%
Other	1,469	17.06%	7,923	16.89%	16,676	17.33%
Population by Hispanic Origin	8,611		46,915		96,199	
Non-Hispanic Origin	7,613	88.41%	41,448	88.35%	84,629	87.97%
Hispanic Origin	998	11.59%	5,467	11.65%	11,570	12.03%
2024 Median Age, Male	38.90		38.00		38.20	
2024 Average Age, Male	40.80		39.80		39.60	
2024 Median Age, Female	43.40		41.70		41.70	
2024 Average Age, Female	44.30		42.60		42.10	
2024 Population by Occupation Classification	7,123		38,384		77,876	
Civilian Employed	3,920	55.03%	20,843	54.30%	43,017	55.24%
Civilian Unemployed	207	2.91%	1,082	2.82%	2,122	2.72%
Civilian Non-Labor Force	2,996	42.06%	16,459	42.88%	32,732	42.03%
Armed Forces	0	0.00%	0	0.00%	5	0.01%
Households by Marital Status						
Married	1,293		7,491		15,931	
Married No Children	933		4,998		10,377	
Married w/Children	361		2,493		5,553	
2024 Population by Education	6,675		35,884		72,610	
Some High School, No Diploma	738	11.06%	2,996	8.35%	5,658	7.79%
High School Grad (Incl Equivalency)	1,573	23.57%	8,221	22.91%	17,222	23.72%
Some College, No Degree	2,727	40.85%	13,989	38.98%	28,338	39.03%
Associate Degree	391	5.86%	2,334	6.50%	4,957	6.83%
Bachelor Degree	822	12.31%	5,392	15.03%	10,840	14.93%
Advanced Degree	424	6.35%	2,952	8.23%	5,595	7.71%

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Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	7,231	38,105	78,257
Real Estate & Finance	152 2.10%	892 2.34%	2,110 2.70%
Professional & Management	1,573 21.75%	9,863 25.88%	20,226 25.85%
Public Administration	222 3.07%	1,274 3.34%	2,904 3.71%
Education & Health	1,136 15.71%	6,046 15.87%	11,233 14.35%
Services	847 11.71%	4,729 12.41%	9,420 12.04%
Information	13 0.18%	295 0.77%	588 0.75%
Sales	1,127 15.59%	4,481 11.76%	9,701 12.40%
Transportation	15 0.21%	74 0.19%	192 0.25%
Retail	674 9.32%	2,649 6.95%	5,723 7.31%
Wholesale	65 0.90%	382 1.00%	840 1.07%
Manufacturing	220 3.04%	1,183 3.10%	2,142 2.74%
Production	266 3.68%	2,022 5.31%	4,349 5.56%
Construction	321 4.44%	1,534 4.03%	3,557 4.55%
Utilities	97 1.34%	816 2.14%	1,897 2.42%
Agriculture & Mining	80 1.11%	276 0.72%	589 0.75%
Farming, Fishing, Forestry	58 0.80%	130 0.34%	192 0.25%
Other Services	365 5.05%	1,459 3.83%	2,594 3.31%
2024 Worker Travel Time to Job	3,614	19,304	40,121
<30 Minutes	3,236 89.54%	17,215 89.18%	35,613 88.76%
30-60 Minutes	195 5.40%	1,260 6.53%	2,854 7.11%
60+ Minutes	183 5.06%	829 4.29%	1,654 4.12%
2020 Households by HH Size	3,974	18,982	37,270
1-Person Households	1,612 40.56%	6,466 34.06%	11,082 29.73%
2-Person Households	1,370 34.47%	6,538 34.44%	12,873 34.54%
3-Person Households	451 11.35%	2,574 13.56%	5,587 14.99%
4-Person Households	322 8.10%	1,956 10.30%	4,284 11.49%
5-Person Households	128 3.22%	858 4.52%	2,014 5.40%
6-Person Households	58 1.46%	370 1.95%	901 2.42%
7 or more Person Households	33 0.83%	220 1.16%	529 1.42%
2024 Average Household Size	2.10	2.20	2.40
Households			
2029 Projection	4,078	20,180	39,026
2024 Estimate	4,084	20,092	38,949
2020 Census	3,974	18,982	37,271
Growth 2024 - 2029	-0.15%	0.44%	0.20%
Growth 2020 - 2024	2.77%	5.85%	4.50%

Demographic Detail Report

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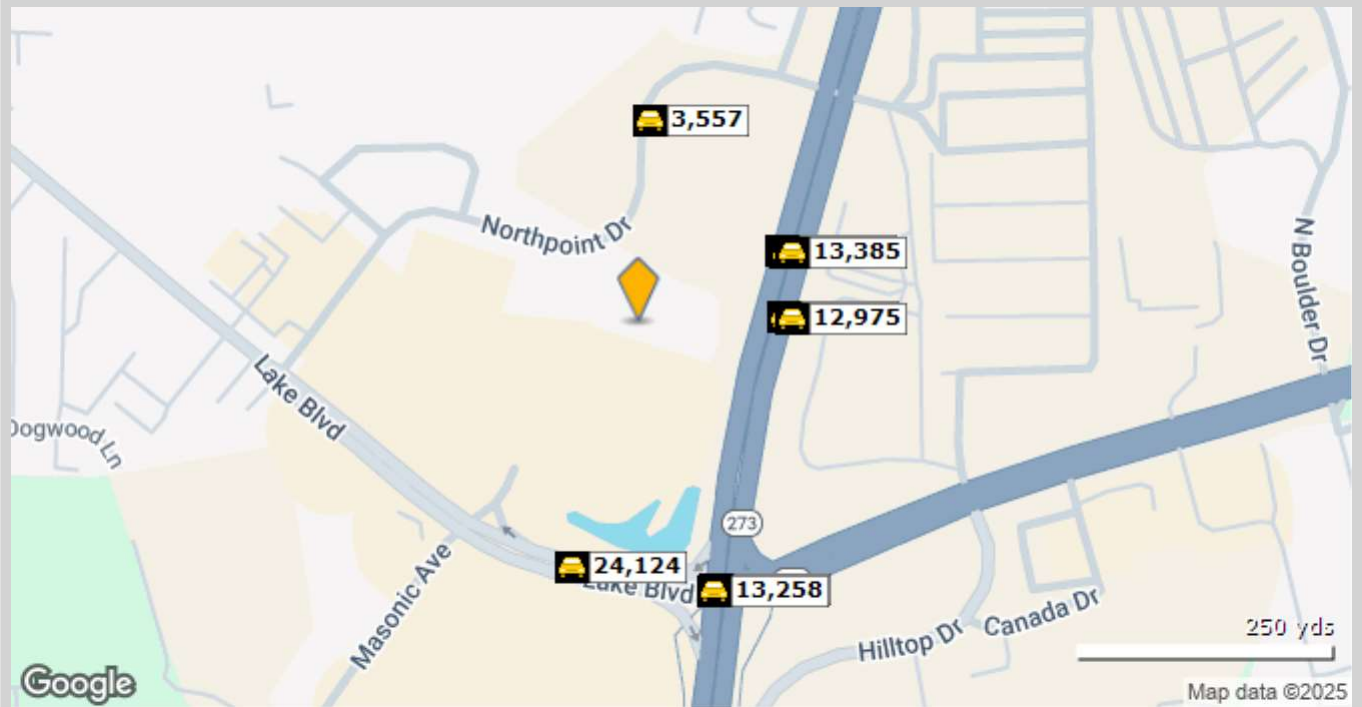
Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	4,082	20,091	38,951
<\$25,000	1,205 29.52%	4,630 23.05%	7,563 19.42%
\$25,000 - \$50,000	898 22.00%	4,225 21.03%	8,031 20.62%
\$50,000 - \$75,000	774 18.96%	3,719 18.51%	7,211 18.51%
\$75,000 - \$100,000	508 12.44%	2,685 13.36%	5,929 15.22%
\$100,000 - \$125,000	285 6.98%	1,749 8.71%	3,494 8.97%
\$125,000 - \$150,000	164 4.02%	1,124 5.59%	2,366 6.07%
\$150,000 - \$200,000	143 3.50%	955 4.75%	2,162 5.55%
\$200,000+	105 2.57%	1,004 5.00%	2,195 5.64%
2024 Avg Household Income	\$62,238	\$75,379	\$80,827
2024 Med Household Income	\$46,960	\$55,919	\$60,796
2024 Occupied Housing	4,084	20,092	38,949
Owner Occupied	1,873 45.86%	9,693 48.24%	21,197 54.42%
Renter Occupied	2,211 54.14%	10,399 51.76%	17,752 45.58%
2020 Housing Units	3,072	19,470	38,513
1 Unit	1,392 45.31%	12,605 64.74%	28,174 73.15%
2 - 4 Units	879 28.61%	3,237 16.63%	5,294 13.75%
5 - 19 Units	308 10.03%	2,063 10.60%	2,899 7.53%
20+ Units	493 16.05%	1,565 8.04%	2,146 5.57%
2024 Housing Value	1,873	9,694	21,198
<\$100,000	786 41.96%	1,052 10.85%	1,554 7.33%
\$100,000 - \$200,000	179 9.56%	653 6.74%	1,679 7.92%
\$200,000 - \$300,000	421 22.48%	2,382 24.57%	5,714 26.96%
\$300,000 - \$400,000	297 15.86%	2,382 24.57%	4,921 23.21%
\$400,000 - \$500,000	100 5.34%	1,790 18.47%	3,902 18.41%
\$500,000 - \$1,000,000	66 3.52%	1,309 13.50%	2,847 13.43%
\$1,000,000+	24 1.28%	126 1.30%	581 2.74%
2024 Median Home Value	\$184,077	\$331,906	\$333,570
2024 Housing Units by Yr Built	4,374	21,526	41,668
Built 2010+	279 6.38%	2,050 9.52%	3,407 8.18%
Built 2000 - 2010	401 9.17%	2,336 10.85%	4,532 10.88%
Built 1990 - 1999	616 14.08%	3,363 15.62%	6,610 15.86%
Built 1980 - 1989	1,317 30.11%	4,972 23.10%	9,175 22.02%
Built 1970 - 1979	1,194 27.30%	3,670 17.05%	7,631 18.31%
Built 1960 - 1969	367 8.39%	2,173 10.09%	4,367 10.48%
Built 1950 - 1959	126 2.88%	1,591 7.39%	3,767 9.04%
Built <1949	74 1.69%	1,371 6.37%	2,179 5.23%
2024 Median Year Built	1982	1983	1982

Traffic Count Report

North Point Shopping Center

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 Secondary: **Department Store**
 GLA: **94,078 SF**
 Year Built: **1989**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Market St	Northpoint Dr	0.13 N	2022	12,770	MPSI	.08
2	N Market St	Northpoint Dr	0.13 N	2020	12,975	MPSI	.09
3	N Market St	Northpoint Dr	0.09 N	2022	12,896	MPSI	.09
4	N Market St	Northpoint Dr	0.09 N	2018	12,658	MPSI	.09
5	N Market St	Northpoint Dr	0.09 N	2020	13,385	MPSI	.10
6	Northpoint Dr	Redwood Blvd	0.08 E	2022	3,557	MPSI	.12
7	Lake Blvd	Masonic Ave	0.06 NW	2022	25,617	MPSI	.14
8	Lake Blvd	Masonic Ave	0.06 NW	2016	24,124	ADT	.14
9	Market Street		0.00	2020	12,975	MPSI	.15
10	273		0.00	2022	13,258	MPSI	.16