



**FOR LEASE**

# HIGH EXPOSURE ANCHOR SPACE

55 LAKE BLVD, REDDING, CA 96003

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# SUMMARY OF FACTS

55 LAKE BLVD, REDDING, CA 96003



## PROPERTY SUMMARY

<b>Available SF:</b>	27,000+/- SF
<b>Lease Type:</b>	NNN
<b>Lease Rate:</b>	Negotiable
<b>APN:</b>	113-320-014
<b>Traffic Count At Market St And Lake Blvd:</b>	36,600 ADT
<b>Signage:</b>	Building and Pylon Sign
<b>Zoning:</b>	SC - Shopping Center

## PROPERTY OVERVIEW

Well located anchor space of approximately 27,000+/- square feet in a Raley's co-anchored shopping center called Northpoint Shopping Center. Access from Lake Blvd and Northpoint Drive with two signalized corners and strong exposure along Hwy 273/North Market Street. The center is well maintained with minimal vacancy and strong tenant mix drawing traffic to the center. The shopping center services most of northern Redding and Shasta Lake City.

Current development of a 77-room independent living, 87 room assisted living, and a 34 bed memory care facility under development directly across intersection of Lake Blvd and Market Street.

## PROPERTY HIGHLIGHTS

- Large Visible Pylon Sign with Excellent Frontage
- Raley's Co-Anchor Tenant Center
- Strong Demographics and Growth in the Area
- Flexible Options for Space
- North Market St and Lake Blvd Intersection - 36,600 Cars Daily

FOR MORE INFORMATION :

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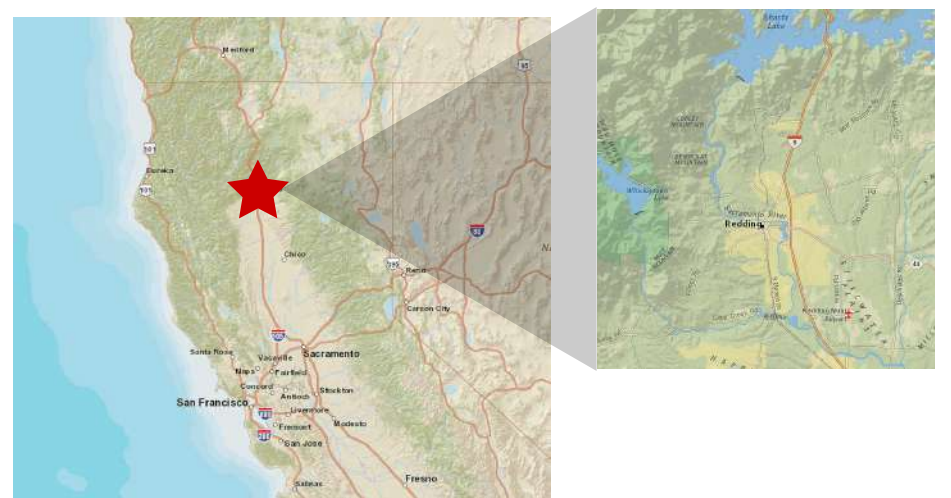
# Location & Demographics

## Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 140,000 people.

	Population	Avg. Income	Households
One Mile	 8,594	 \$41,393	 3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257







# Acquisitions    Leasing    Consulting

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