

Belle Mill Landing

84 – 146 Belle Mill Road
Red Bluff, CA 96080
www.cbre.com/sacramentodt









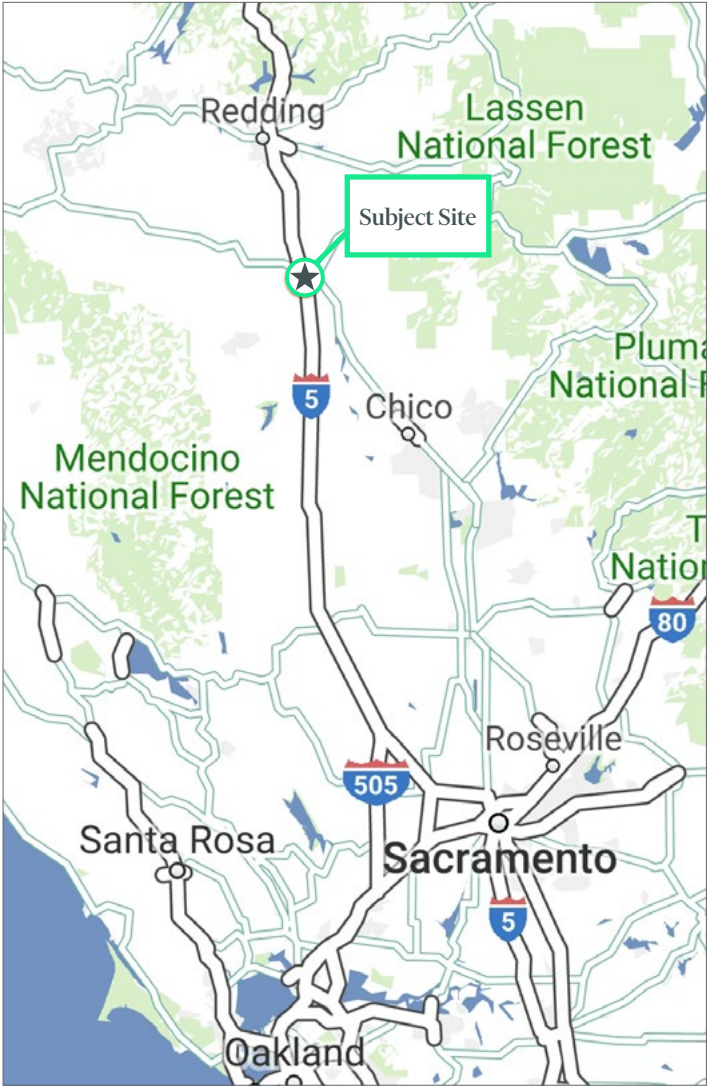
Property Information

Highlights

- + Located off of Interstate 5, Belle Mill Landing is the main shopping center between Woodland and Redding, a distance of over 100 miles
- + Anchored by a very active Food Maxx and a Goodwill store
- + Excellent visibility to Interstate 5 with a 60' pylon sign visible to both I-5 and Highway 36
- + Adjacent to the Durango RV Resort with 105 RV hookups
- + Close proximity to downtown Red Bluff, County offices, Sacramento River, and several RV resorts and hotels
- + Onsite Tesla Superchargers
- + Asking: \$1.27 PSF/Month + NNN

Demographics

	1 MILE	3 MILES	5 MILES
 POPULATION			
2024 Population - Current Year Estimate	5,799	21,882	25,120
 HOUSEHOLDS			
2024 Households - Current Year Estimate	2,456	8,644	9,866
 HOUSEHOLD INCOME			
2024 Average Household Income	\$57,681	\$72,058	\$76,974
2024 Median Household Income	\$41,265	\$52,201	\$55,115
 HOUSING UNITS			
2024 Housing Units	2,629	9,240	10,593
 EDUCATION			
2024 Population 25 and Over	3,934	14,816	17,183
HS and Associates Degrees	2,735 69.5%	10,698 72.2%	12,273 71.4%
Bachelor's Degree or Higher	736 18.7%	2,771 18.7%	3,410 19.8%
 PLACE OF WORK			
2024 Businesses	613	1,279	1,377
2024 Employees	5,251	12,449	14,437



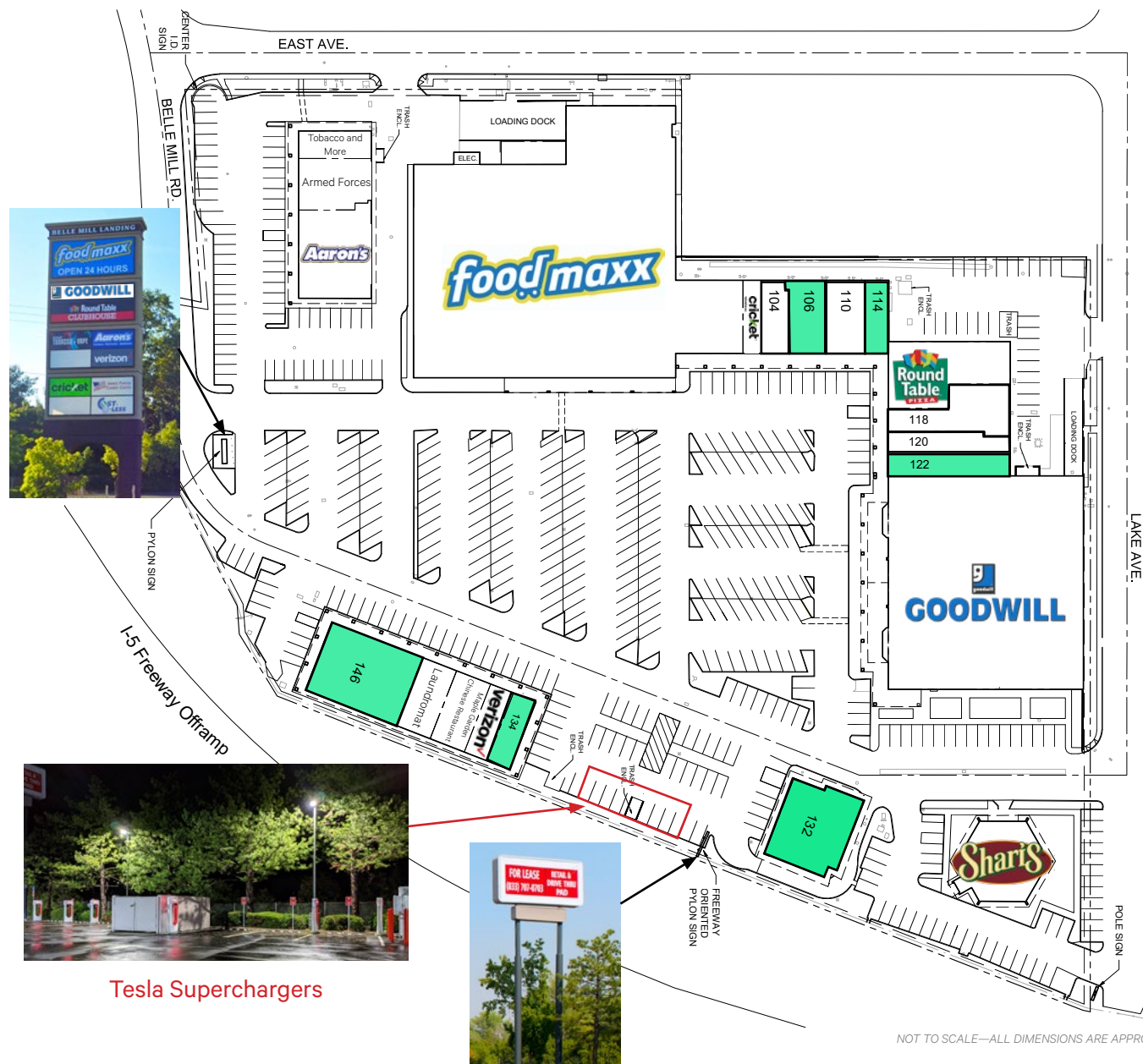
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For Lease

Site Plan

Unit	Tenant	SF (±)
84	Tobacco and More	1,350
86	Armed Forces	2,475
88	Aaron Rents	4,575
94	FoodMaxx	46,025
102	Cricket Wireless	900
104	Ana's Salon	1,306
106	AVAILABLE	1,897
110	SEIU United Healthcare Workers-West, Local 2005	1,897
114	AVAILABLE	1,200
116	Round Table Pizza	4,500
118	Victor Community Services Center	3,010
120	Victor Community Services Center	1,490
122	AVAILABLE	2,000
124	Goodwill	28,710
128	Shari's Restaurant	3,750
132	AVAILABLE - Drive Thru	4,003
134	AVAILABLE	1,200
136	Verizon	1,200
138	Maple Garden Chinese	1,800
142	Belle Mill Laundry	1,800
146	AVAILABLE	4,800



Tesla Superchargers

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For Lease

Unit Information



±1,897 SF | 106 Belle Mill Rd

In line space with short wall dividing unit for semi-private area. 1 restroom.



±1,200 SF | 114 Belle Mill Rd

Turn-key nail salon space. Plumbing installed for up to 6 pedicure stations. Room for 4+ manicure stations and private room for office or waxing services. 1 restroom.



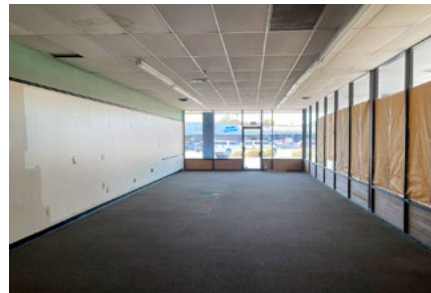
±2,000 SF | 122 Belle Mill Rd

Vanilla shell space with t-bar ceiling, fluorescent lights, and storage room. Landlord will provide paint and carpet allowance. 1 restroom.



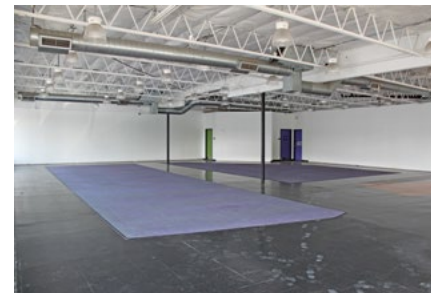
±4,003 SF | 132 Belle Mill Rd | SALE, LEASE OR GROUND LEASE

Former Carl's Jr. fast food restaurant with drive-thru with 400 SF pylon sign facing Interstate 5. Recent interior improvements, landlord will provide interior remodel allowance subject to tenant's approved credit.



±1,200 SF | 134 Belle Mill Rd

End cap space with double aspect window line near the electric car charging area. Former packing and shipping space.



±4,800 SF | 146 Belle Mill Rd

Large retail space at the main entrance of the center. Exposed ceiling with vinyl-backed insulation and sodium vapor lighting - great trendy space! Perfect spot for a brewery or other food service tenant.

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