

# 2805 CENTER STREET | ANDERSON CA

±1,000 SF Versatile Commercial Suite For Lease



This versatile commercial suite offers a highly functional space for retail or other business needs in a sought-after Anderson, CA location. Situated adjacent to Burrito Bandito and at a busy four-way stop intersection, the property enjoys excellent visibility and steady foot and vehicle traffic. The well-thought-out layout provides flexibility for various business models, while ample parking ensures convenience for customers and employees alike. This property offers the opportunity to establish your business in a highly accessible and visible area.

- **±1,000 square feet | \$1,500 per month modified gross**
- Positioned at a busy four-way stop intersection with high traffic exposure.
- Located next to Burrito Bandito in Anderson, CA.
- Versatile interior suitable for retail or other business uses.
- Convenient on-site parking for customers and staff.



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## RYAN HAEDRICH, CCIM

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280 Hemsted Dr., Suite 104  
Redding, CA 96002

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## AERIAL



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Estimated Population	8,489	16,353	27,431
2024 Estimated Households	3,372	6,588	10,908
2024 Estimated Average Household Income	\$66,473	\$77,809	\$91,479
2024 Estimated Median Household Income	\$48,866	\$60,538	\$68,874
2024 Median Age	36.1	39.0	39.8

Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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