



**DOLLAR
TREE**

Lassen Shopping Center

Susanville, California

CORPORATE OFFICE

350 Pine Street | Suite 800
Beaumont, TX | 77701

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LEASING CONTACT

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AlbaneseCormier

albanesecormier.com

Property Information

79,187 SF

CENTER NAME

Lassen Shopping Center

LISTING ID

2301

LOCATION

2545 Main Street
Susanville, CA | 96130

PROPERTY HIGHLIGHTS

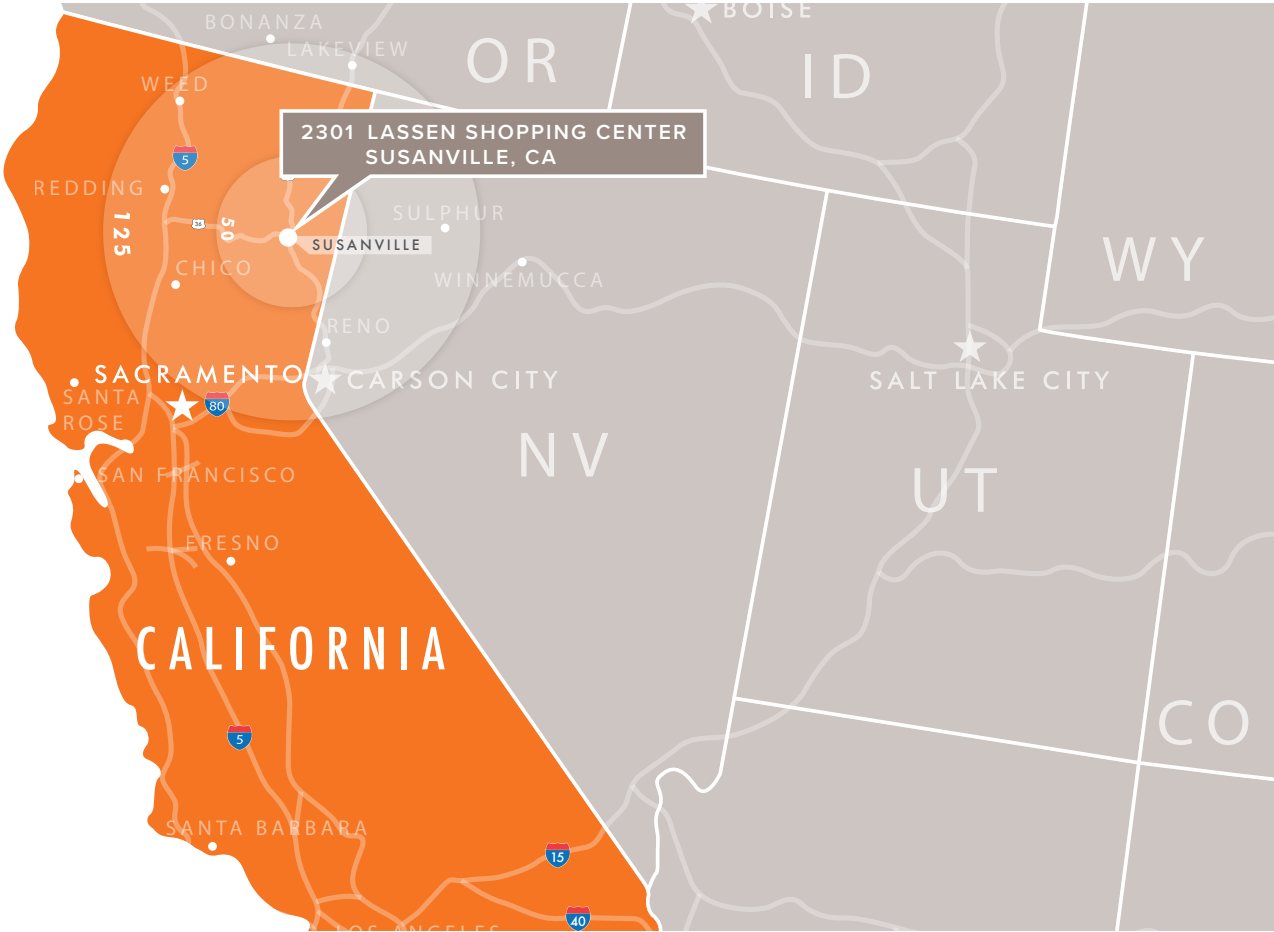
- High performing center with diverse tenant mix driving customer traffic during the day and night
- Ideally located along Highway 36/US 95, representing a major portion of downtown
- Traffic Counts: 17,426 VPD (Hwy 347)

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	3,963	9,570	11,525
HOUSEHOLDS	1,661	3,970	4,744
AVERAGE HH INCOME	\$58,181	\$71,643	\$75,330
BUSINESSES	408	698	752

MAJOR TENANTS

Goodwill
Anytime Fitness
Big 5 Sporting Goods
Dollar Tree
Verizon Wireless



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TENANT LIST

2535 | Kopper Kettle Cafe 3,377 SF
2545 | Dollar Tree 12,000 SF
2555 | AVAILABLE 7,200 SF
2565 | Goodwill 21,991 SF
2571 | AVAILABLE 5,310 SF
2580 | Big 5 Sporting Goods 11,236 SF
2585 | Lassen Nails 1,290 SF
2589 | AVAILABLE 1,290 SF
2595 | Liberty Tax 1,600 SF
2605 | Verizon Wireless 1,290 SF
2615 | California DMV 2,310 SF
2635 | Anytime Fitness 8,350 SF
2365 | Cheaper Cigarettes 900 SF
2655 | Round Table Pizza 3,050 SF



SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

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This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.