

**PRIME  
LOCATION**

# FOR LEASE

CHURN CREEK ROAD • REDDING • CA • 96003-4090



1270 CHURN CREEK RD  
±23,500 SF

1260 CHURN CREEK RD  
±20,160 SF

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**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

**RANDY HIGH JR., CCIM**  
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(209) 491-3413  
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**DESIREE HOLLAND**  
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(209) 672-6792  
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# PROPERTY SUMMARY

|                                   |                                       |                              |                     |
|-----------------------------------|---------------------------------------|------------------------------|---------------------|
| <b>ADDRESS:</b>                   | 1260 & 1270 Churn Creek Rd. • Redding | <b>COUNTY:</b>               | Shasta County       |
| <b>LEASE RATE:</b>                | \$16.00 PSF NNN                       | <b>PROPERTY TYPE:</b>        | Regional Commercial |
| <b>1260 CHURN CREEK:</b>          | ± 20,160 SF                           | <b>1260 CHURN CREEK APN:</b> | 071-430-056-000     |
| <b>1270 CHURN CREEK:</b>          | ± 23,500 SF                           | <b>1270 CHURN CREEK APN:</b> | 071-430-065-000     |
| <b>1260 CHURN CREEK LOT SIZE:</b> | ± 2.33 AC                             | <b>PROCURING BROKER FEE:</b> | 2.5%                |
| <b>1270 CHURN CREEK LOT SIZE:</b> | ± 2.12 AC                             |                              |                     |

## PROPERTY DESCRIPTION:

This prime retail space is located directly across from the Mt. Shasta Mall, within the largest retail and commercial trade hub in the Shasta Cascade region, stretching from Sacramento to the Oregon state line. The location is convenient and highly visible, just +/- 0.5 miles from the I-5 interchange with CA-44. Nearby are popular retail stores and restaurants, including Home Depot, Target, Walmart, Starbucks, Kohl's, In-N-Out, Olive Garden, Best Buy, Trader Joe's, Cinemark, Hobby Lobby, Chipotle, and many more.

With high-traffic accessibility and monument signage, the site offers excellent exposure. The average daily traffic count for Churn Creek Road and Old Alturas Road is approximately 16,000 vehicles. Zoned as Regional Commercial, the space allows for a wide range of uses, although certain restrictions apply under the CCRs and REAs (refer to PIP section 9 for details).

## 1260 CHURN CREEK ROAD:

- ± 20,160 SF Freestanding Jr. anchor space on ±2.33 AC
- Former Barnes & Noble
- 12' Interior T-bar ceiling
- 400 Amp, 3-phase electric
- 104 Parking Spaces
- Signage on two (2) sides of building

## 1270 CHURN CREEK ROAD:

- ± 23,500 SF Freestanding anchor space on ±2.12 AC
- Former Office Max
- 18' Interior open ceiling (steel truss)
- 400 Amp, 3-phase electric
- 118 Parking Spaces
- Signage on two (2) sides of building

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# LOCATION MAP



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# AERIAL VIEW



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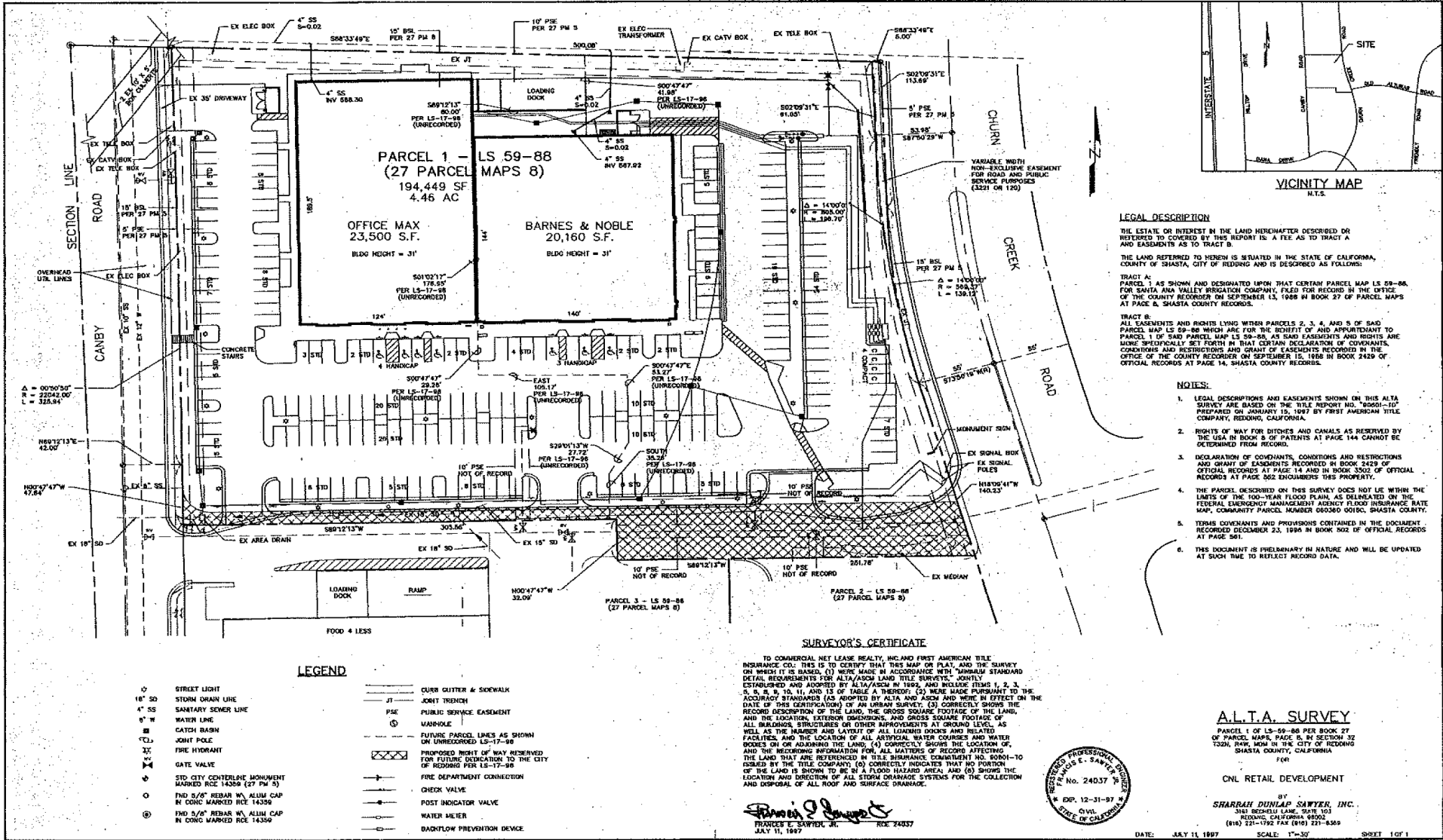
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# SITE PLAN



**LEGAL DESCRIPTION**

THE ESTATE OR INTEREST IN THE LAND HEREAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS A FEE AS TO TRACT A AND EASEMENTS AS TO TRACT B.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SHASTA, CITY OF REDDING AND IS DESCRIBED AS FOLLOWS:

**TRACT A:**  
 PARCEL 1 AS SHOWN AND DESIGNATED UPON THAT CERTAIN PARCEL MAP LS 59-88, FOR SANTA VALLEY IRRIGATION COMPANY, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON SEPTEMBER 13, 1988 IN BOOK 27 OF PARCEL MAPS AT PAGE 8, SHASTA COUNTY RECORDS.

**TRACT B:**  
 ALL EASEMENTS AND RIGHTS LYING WITHIN PARCELS 2, 3, 4, AND 5 OF SAID PARCEL MAP LS 59-88 WHICH ARE FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 OF SAID PARCEL MAP LS 59-88, AS SAID EASEMENTS AND RIGHTS ARE MORE SPECIFICALLY SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON SEPTEMBER 13, 1988 IN BOOK 2429 OF OFFICIAL RECORDS AT PAGE 14, SHASTA COUNTY RECORDS.

- NOTES:**
- LEGAL DESCRIPTIONS AND EASEMENTS SHOWN ON THIS ALTA SURVEY ARE BASED ON THE TITLE RECORD NO. "8950-12" PREPARED ON JANUARY 13, 1997 BY FIRST AMERICAN TITLE COMPANY, REDDING, CALIFORNIA.
  - RIGHTS OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE USER IN BOOK 8 OF PATENTS AT PAGE 144 CANNOT BE DETERMINED FROM RECORD.
  - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN BOOK 2429 OF OFFICIAL RECORDS AT PAGE 14 AND IN BOOK 3502 OF OFFICIAL RECORDS AT PAGE 502 ENCUMBERS THIS PROPERTY.
  - THE PARCEL DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD PLAIN, AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PARCEL NUMBER 00030 00100, SHASTA COUNTY.
  - TERRAIN COVENANTS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 23, 1989 IN BOOK 502 OF OFFICIAL RECORDS AT PAGE 501.
  - THIS DOCUMENT IS PRELIMINARY IN NATURE AND WILL BE UPDATED AT SUCH TIME TO REFLECT RECORD DATA.

**SURVEYOR'S CERTIFICATE**

TO COMMERCIAL NET LEASE REALTY, INC AND FIRST AMERICAN TITLE INSURANCE CO: THIS IS TO CERTIFY THAT THIS MAP OR PLAN, AND THE SURVEY ON WHICH IT IS BASED, (1) WERE MADE IN ACCORDANCE WITH USUALLY STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM IN 1982, AND INCLUDE ITEMS 1, 2, 3, 4, 5, 6, 9, 10, 11, AND 13 OF TABLE A, THERETO; (2) WERE MADE PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND WERE IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY; (3) CORRECTLY SHOWS THE RECORD DESCRIPTION OF THE LAND, THE GROSS SQUARE FOOTAGE OF THE LAND, AND THE LOCATION, EXTERIOR DIMENSIONS, AND GROSS SQUARE FOOTAGE OF ALL BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS AT GROUND LEVEL, AS WELL AS THE NUMBER AND LAYOUT OF ALL LOADING DOCKS AND RELATED FACILITIES, AND THE LOCATION OF ALL ARTIFICIAL WATER COURSES AND WATER BODIES ON OR ADJOINING THE LAND; (4) CORRECTLY SHOWS THE LOCATION OF, AND THE RECORDING INFORMATION FOR, ALL MATTERS OF RECORD AFFECTING THE LAND THAT ARE REFERENCED IN TITLE INSURANCE COMMITMENT NO. 80001-TO ISSUED BY THE TITLE INSURANCE COMPANY; (5) CORRECTLY INDICATES THAT NO PORTION OF THE LAND IS SHOWN TO BE IN A FLOOD HAZARD AREA; AND (6) SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE.

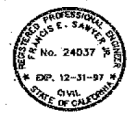
**A.L.T.A. SURVEY**

PARCEL 1 OF LS 59-88 PARCEL MAP OF PARCEL MAPS, PAGE 8, OF SECTION 32 T32N, 24W, 104E IN THE CITY OF REDDING, SHASTA COUNTY, CALIFORNIA.

FOR:

**CNL RETAIL DEVELOPMENT**

BY  
**SHARRAH DUNLAP SAWYER, INC.**  
 2441 REDDING LANE, SUITE 103  
 REDDING, CALIFORNIA 96002  
 (916) 221-1792 FAX (916) 221-8365



Francis E. Sawyer  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 24037  
 Exp. 12-31-97  
 CIVIL  
 STATE OF CALIFORNIA

DATE: JULY 11, 1997 SCALE: 1"=30' SHEET 1 OF 1

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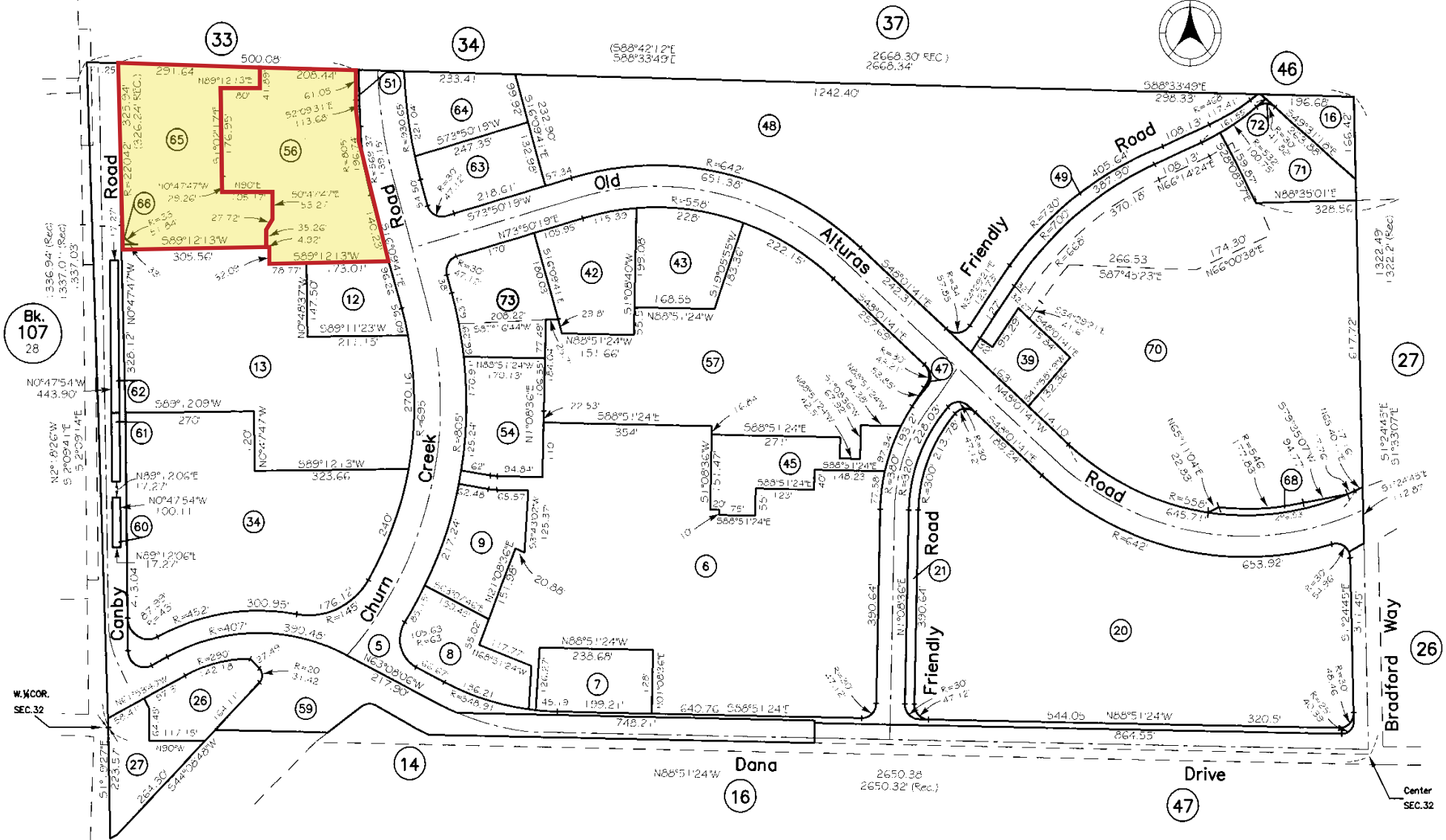
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# PARCEL MAP



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# DEMOGRAPHICS

| <b>POPULATION</b> | <b>2 MILE</b> | <b>5 MILE</b> | <b>10 MILE</b> |
|-------------------|---------------|---------------|----------------|
| 2024 Population:  | 31,195        | 102,340       | 146,752        |

| <b>HOUSING</b>     | <b>2 MILE</b> | <b>5 MILE</b> | <b>10 MILE</b> |
|--------------------|---------------|---------------|----------------|
| Median Home Value: | \$302,685.00  | \$351,287.00  | \$345,227.00   |

| <b>INCOME</b>             | <b>2 MILE</b> | <b>5 MILE</b> | <b>10 MILE</b> |
|---------------------------|---------------|---------------|----------------|
| Average Household Income: | \$73,613.00   | \$84,108.00   | \$83,952.00    |
| Median Household Income:  | \$57,001.00   | \$63,356.00   | \$63,465.00    |

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# PHOTO GALLERY

EXTERIOR



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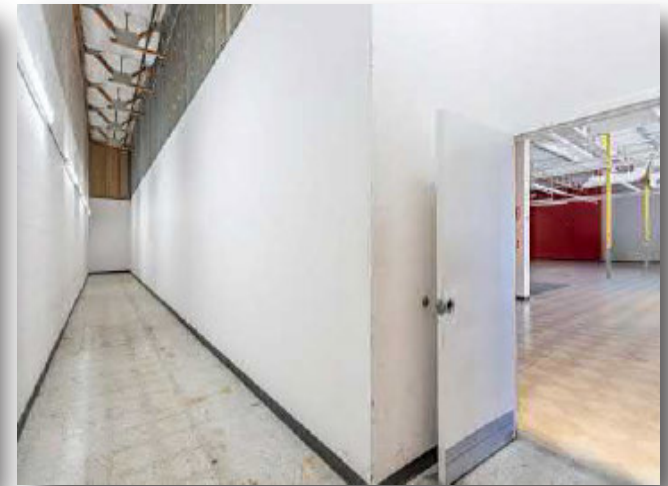
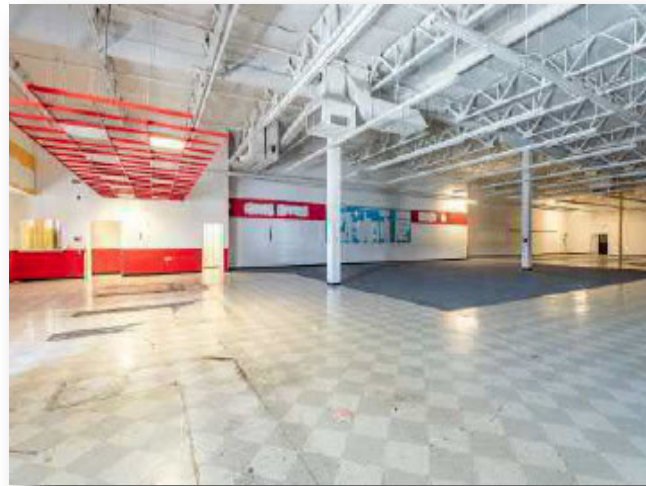
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