

SHOP SPACE FOR LEASE



Red Bluff Shopping Center

805 – 1005 S. Main Street, Red Bluff, CA



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Property Specifications

Experience shopping like never before at Red Bluff Shopping Center, the gem of Tehama County's retail landscape. The center is anchored by well-known brands such as Raley's grocery store, Ross, Planet Fitness, and Marshall's. Further enhancing the retail environment are the other distinguished tenants including Arby's, Jack-in-the-Box, Mechanics Bank, and Chase Bank. Thanks to our strategic positioning along I-5, we offer easy access for both travelers and daily commuters.

- Lease Rate: Call for a quote
- ±780 SF - ±3,000 SF
- Easy Landlord - Motivated
- Various build-outs to select from
- Build-to-suit interiors (subject to approved credit)
- Multiple traffic generators
- Dynamic co-tenancy
- Regional Shopping Center for Tehama County

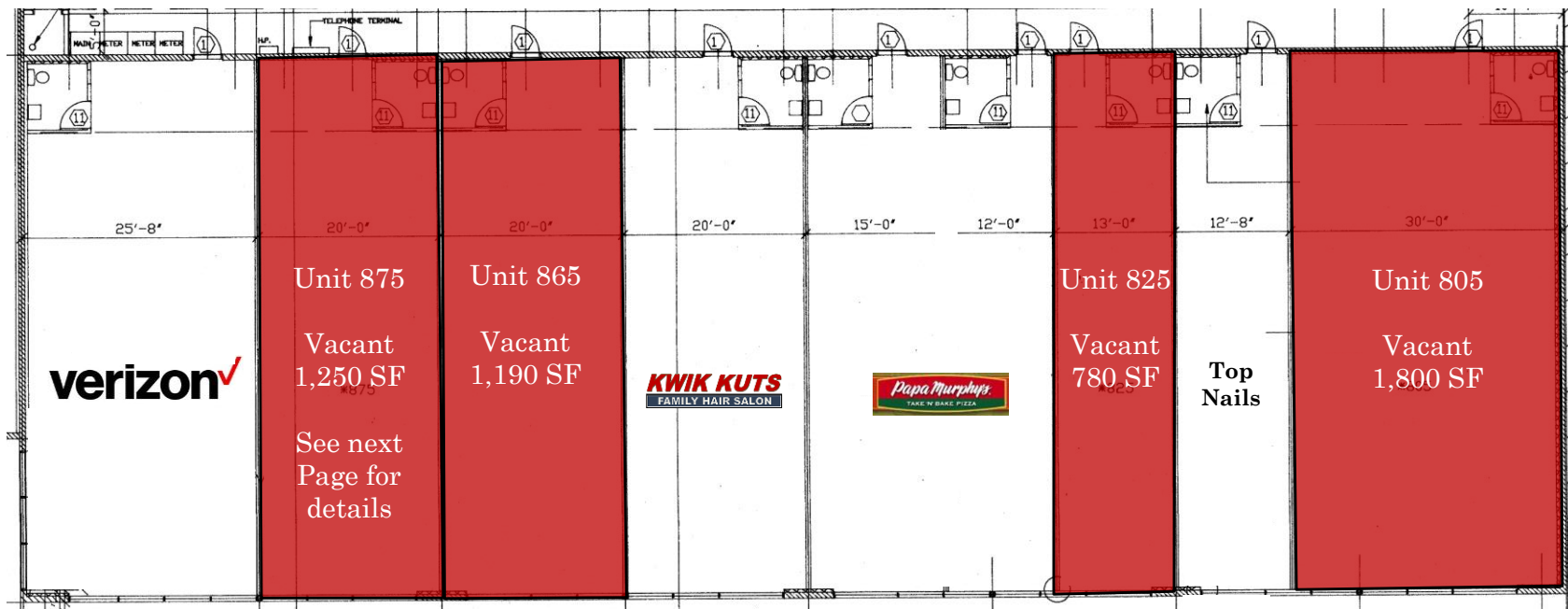


Aerial Site Overview



Floor Plan Overview

Shops 1: 805 – 895 S. Main Street



Unit 805: 1,800 SF

Former LabCorp space. Very clean, open floor plan. Substantial window line. Directly next door to Raley's. 10' T-bar ceiling with 2x4 fluorescent lights.



Unit 825: 780 SF

Smaller open floor plan with 1 private office and restroom. Tile flooring. 2x4 fluorescent lights.

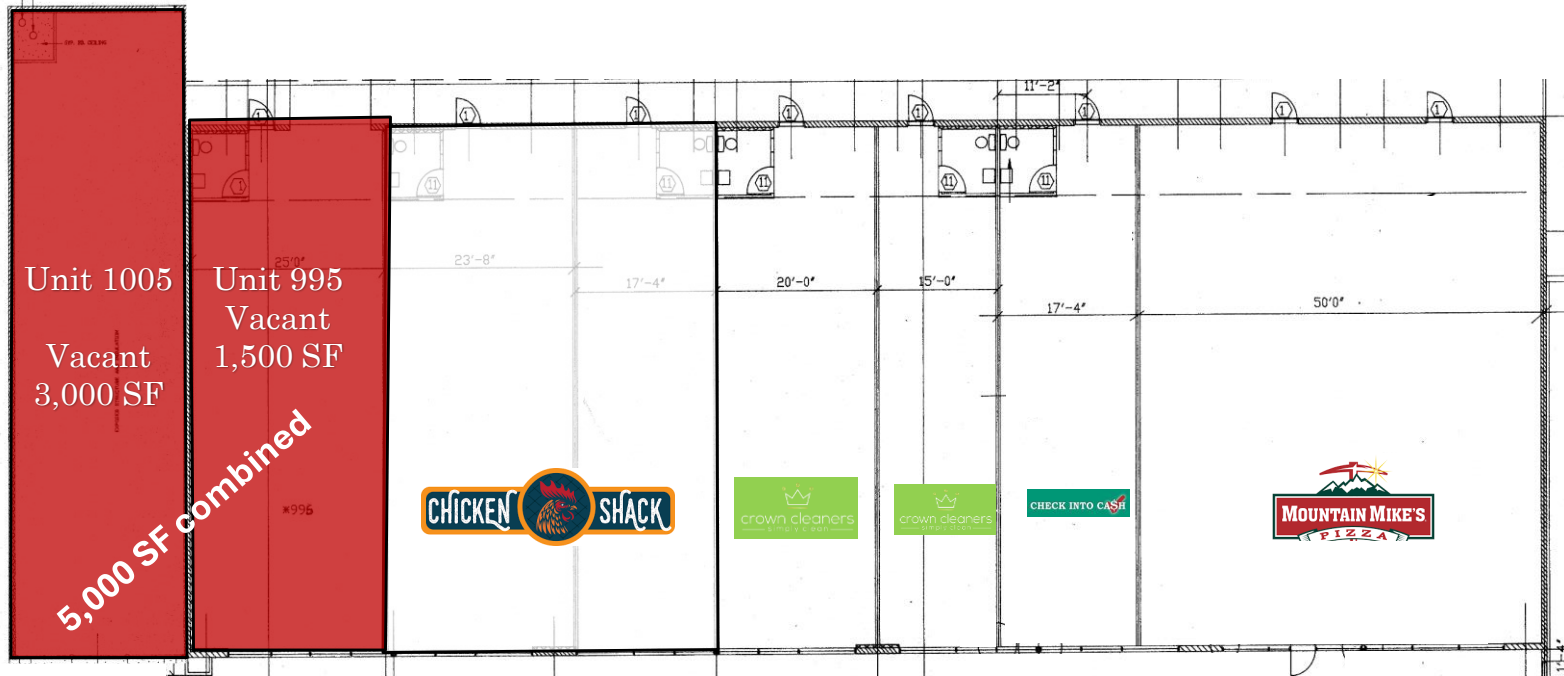


Unit 865: 1,190 SF

Coming up on 3/1/2024, formerly a smoke shop with an open floor plan. If you're seeking more space, there's an option to merge it with Unit 875, providing 2,440 SF to meet your business needs.

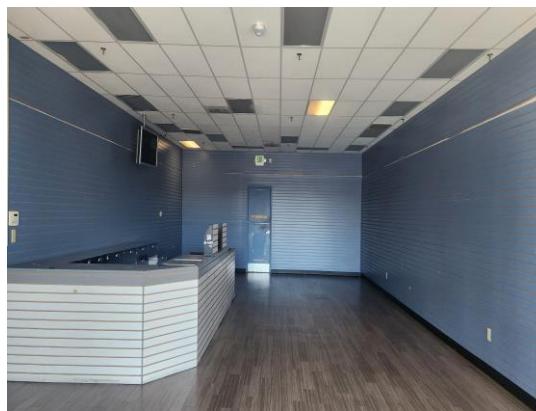
Floor Plan Overview

Shops 2: 905 – 1005 S. Main Street



Unit 875: 1,250 SF

Vanilla shell concrete floor ready for tenant's customization. Can be combined with Unit 865 for 2,440 SF.



Unit 995: 1,500 SF

Former GameStop. Extremely sharp finishes, including laminate floors. Elevated signage is available for this space.

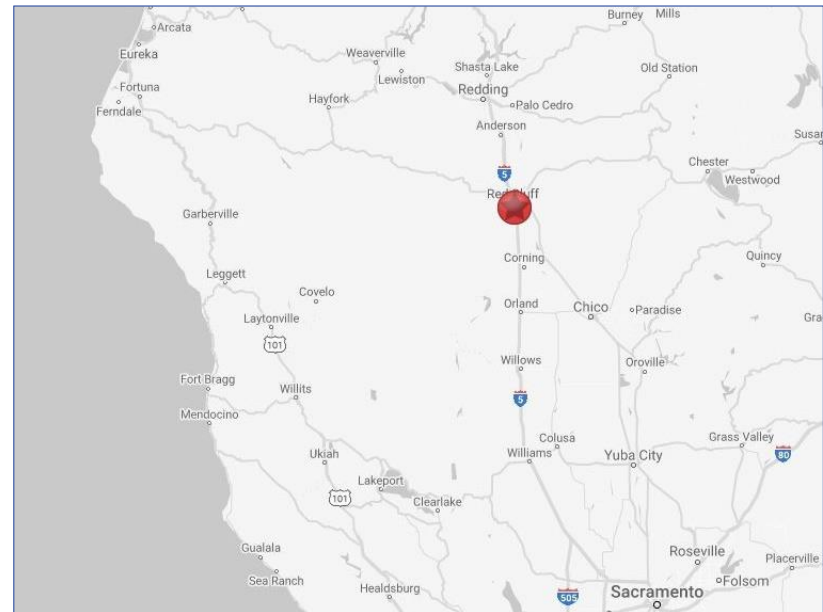
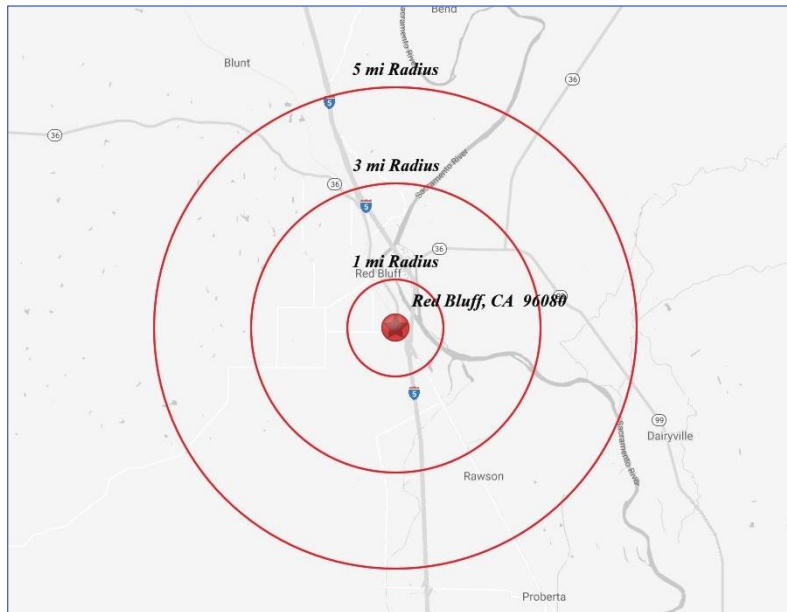
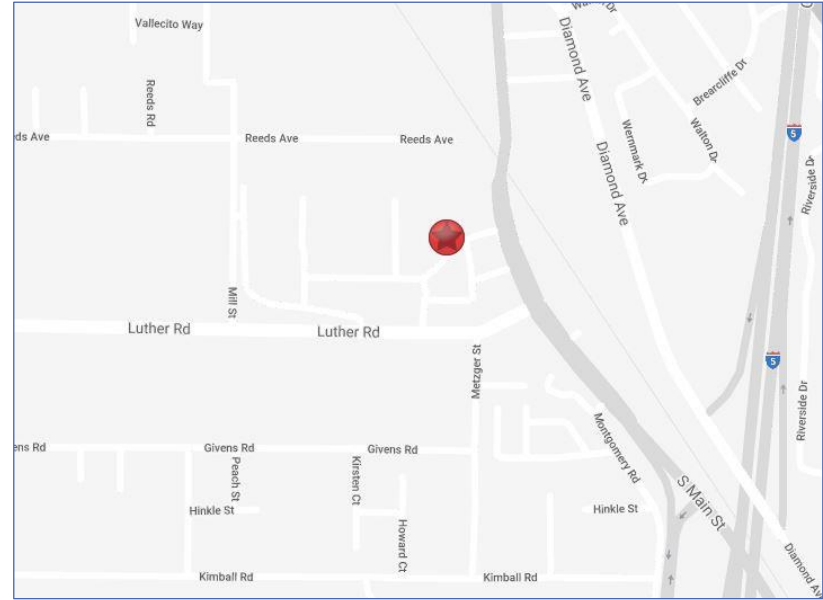


Unit 1005: 3,000 SF

Former Payless Shoes. End cap unit with high-quality track lighting and many display racks left in place. Carpeted floor. Can be combined with Unit 995 for 5,000 SF.

Demographics

	1 mile	3 mile	5 mile
Population:	7,174	20,771	25,246
Household Income:	\$39,240	\$52,671	\$60,226
Workforce:	2,563	9,106	10,321
Traffic Counts:			
South Main Street	10,950		
Luther Road:	8,114		
Interstate 5:	35,436		



RED BLUFF SHOPPING CENTER – 805 – 1005 S. MAIN STREET, RED BLUFF, CA

Neighborhood Aerial



RED BLUFF SHOPPING CENTER – 805 – 1005 S. MAIN STREET, RED BLUFF, CA

THE MAP IS NOT THE TERRITORY

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