

**PRIME  
LOCATION**

# FOR LEASE

CHURN CREEK ROAD • REDDING • CA • 96003-4090



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

**RANDY HIGH JR., CCIM**  
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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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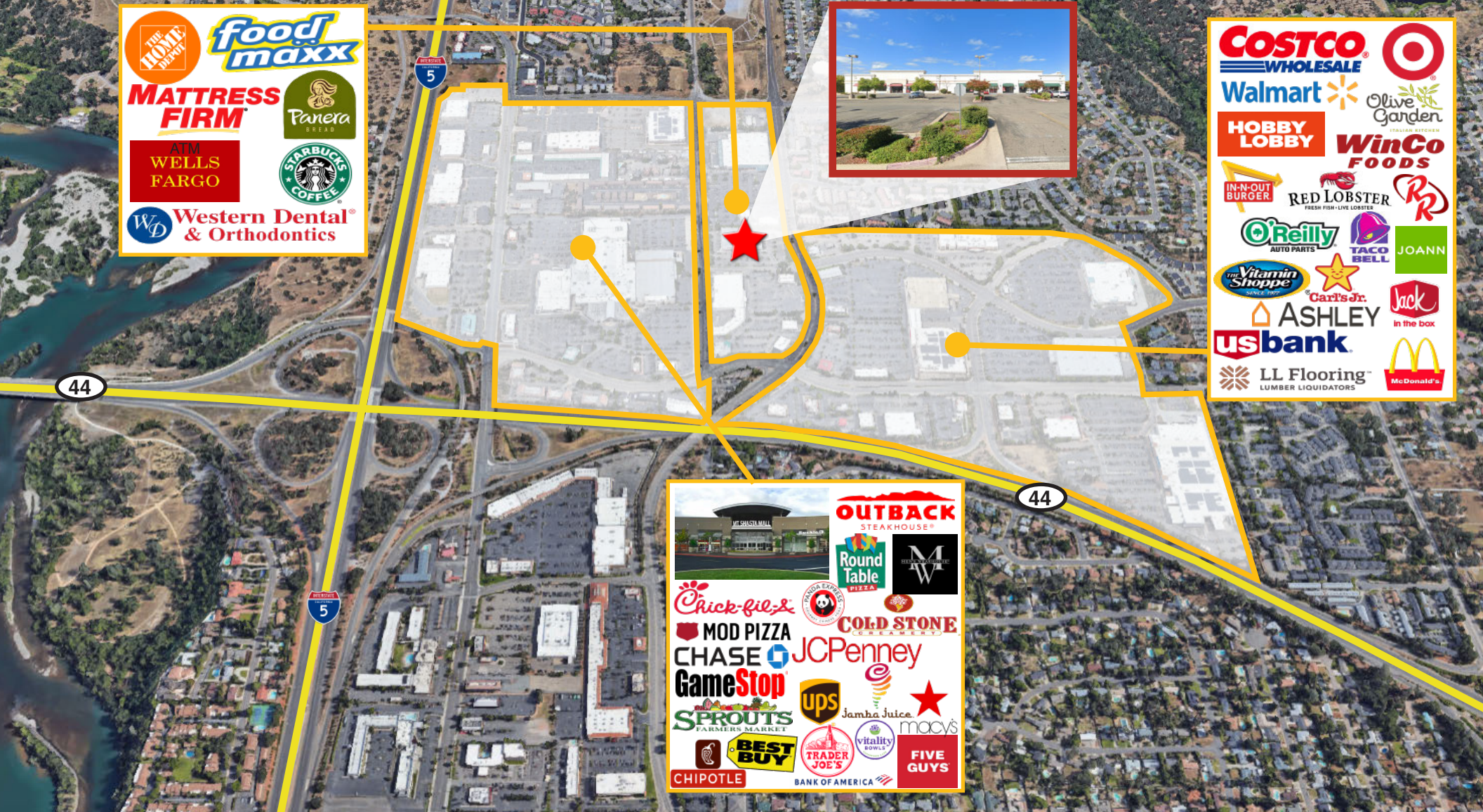
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# LOCATION MAP



**THE HOME DEPOT**  
**food maxx**  
**MATTRESS FIRM**  
ATM  
WELLS FARGO  
**Western Dental & Orthodontics**  
Panera BREAD  
STARBUCKS COFFEE

**COSTCO WHOLESALE**  
**Walmart**  
**HOBBY LOBBY**  
**IN-N-OUT BURGER**  
**O'Reilly AUTO PARTS**  
**the Vitamin Shoppe**  
**usbank**  
**LL Flooring LUMBER LIQUIDATORS**  
**Target**  
**Olive Garden ITALIAN KITCHENS**  
**WinCo FOODS**  
**RED LOBSTER FRESH FISH + LIVE LOBSTER**  
**TACO BELL**  
**JOANN**  
**Carl's Jr.**  
**ASHLEY**  
**Jack in the box**  
**McDonald's**

**OUTBACK STEAKHOUSE**  
**Round Table PIZZA**  
**Chick-fil &**  
**MOD PIZZA**  
**CHASE**  
**GameStop**  
**SPROUTS FARMERS MARKET**  
**CHIPOTLE**  
**UPS**  
**BEST BUY**  
**TRADER JOE'S**  
**BANK OF AMERICA**  
**OUTBACK STEAKHOUSE**  
**Round Table PIZZA**  
**COLD STONE ICE CREAMERY**  
**JCPenney**  
**Jamba Juice**  
**vitality BOWLS**  
**TRADER JOE'S**  
**Bank of America**  
**Five Guys**

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# AERIAL VIEW



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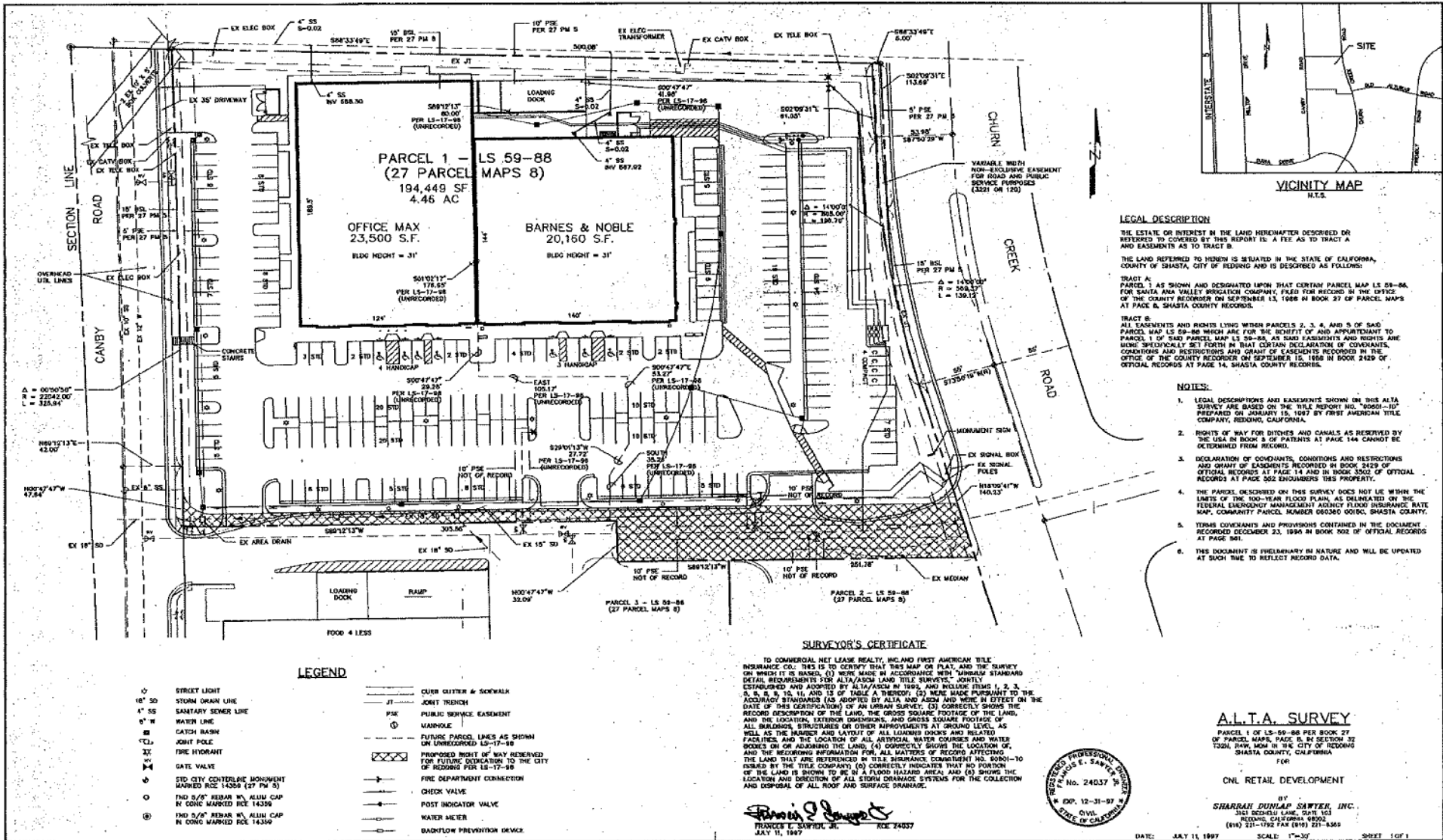
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# SITE PLAN



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

PARCEL 1 OF LS 59-88 PER BOOK 27 OF PARCEL MAPS, PAGE 8, IN SECTION 32 T22N, R44W, W3M IN THE CITY OF REDDING, SHASTA COUNTY, CALIFORNIA.

FOR

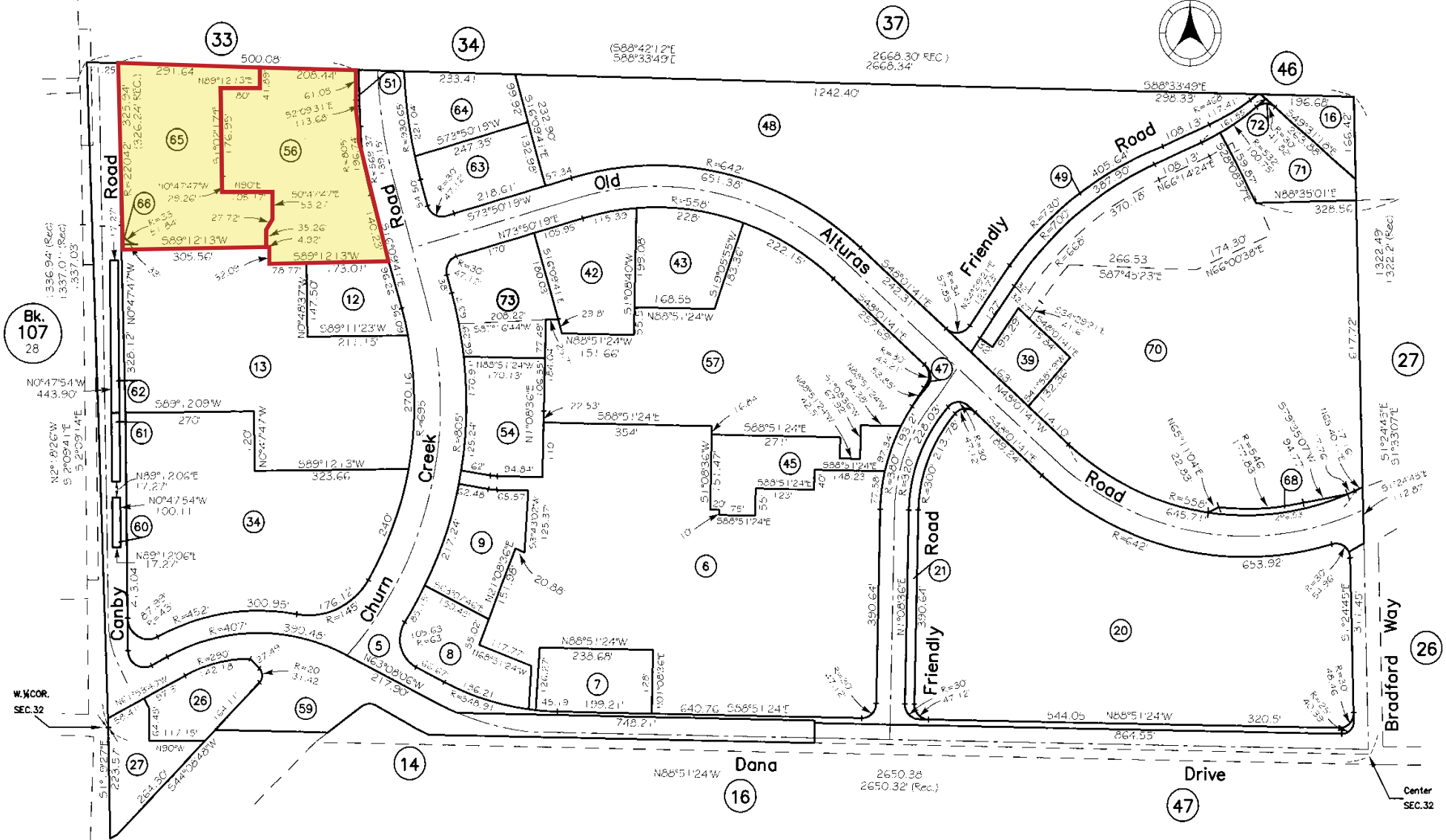
CNL RETAIL DEVELOPMENT

BY  
**SHARRAH DUNLAP SAWYER, INC.**  
3141 REDDING BLVD., SUITE 101  
REDDING, CALIFORNIA 96002  
(916) 521-1755 FAX (916) 221-1365

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

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# PARCEL MAP



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<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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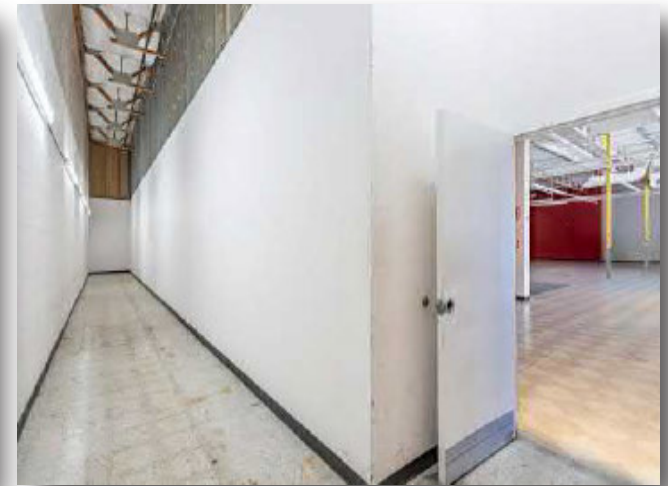
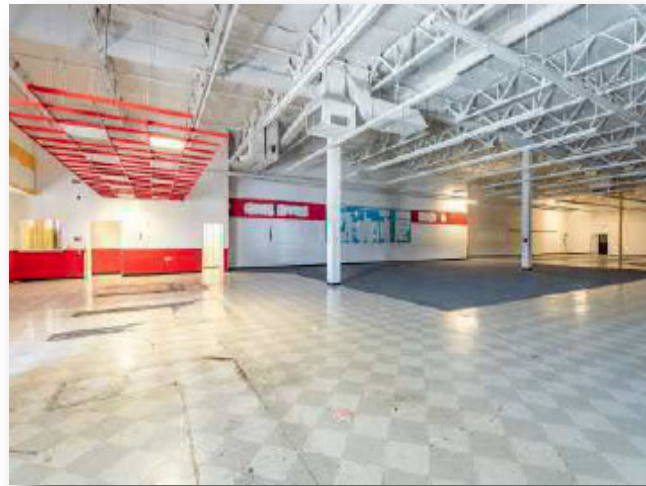
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