

CRESCENT VILLAGE SHOPPING CENTER

Crescent City, CA 95531

← EUREKA : 84 MILES



TSC TRACTOR SUPPLY CO

The Carrington Company

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HIGH PROFILE RETAIL SPACE
- FOR LEASE

PROPERTY SUMMARY

575 M Street, Crescent City, CA 95531

This 75,911 sqft high-profile retail center is available for lease for the first time in decades following Rite Aid's recent bankruptcy proceeding. Crescent City, CA is the county seat to Del Norte County and serves as the regional hub for retail, employment, education, medical, entertainment, and logistics in this highly captive coastal community. Where the waves of the Pacific Ocean meet the ancient Redwood forests, this picturesque coastal region captures the attention of nearly 1,500,000 visitors annually as tourists enjoy the rugged coastline and multiple National and State Parks (proudly serving as the backdrop to major Hollywood films such as E.T, Star Wars [Return of the Jedi], and Jurassic Park]). Serving as the major N/S arterial in the region, HWY 101 stretches from San Francisco to southern Oregon and is the gateway to this shopping center. Centrally located and strategically positioned on the signalized intersection of n/b HWY 101 and 5th Street, the subject property benefits from multiple points of ingress/egress onto the HWY and enjoys cross-selling synergy with the predominant daily-needs center in town (anchored by Safeway). With stringent coastal development protections and natural boundaries, this is a high barrier to entry market making this 31,500 sqft junior box a coveted opportunity to join other successful national brands such as Home Depot, Walmart Supercenter, Tractor Supply, CVS, Auto Zone, Starbucks and Chipotle.

Availability

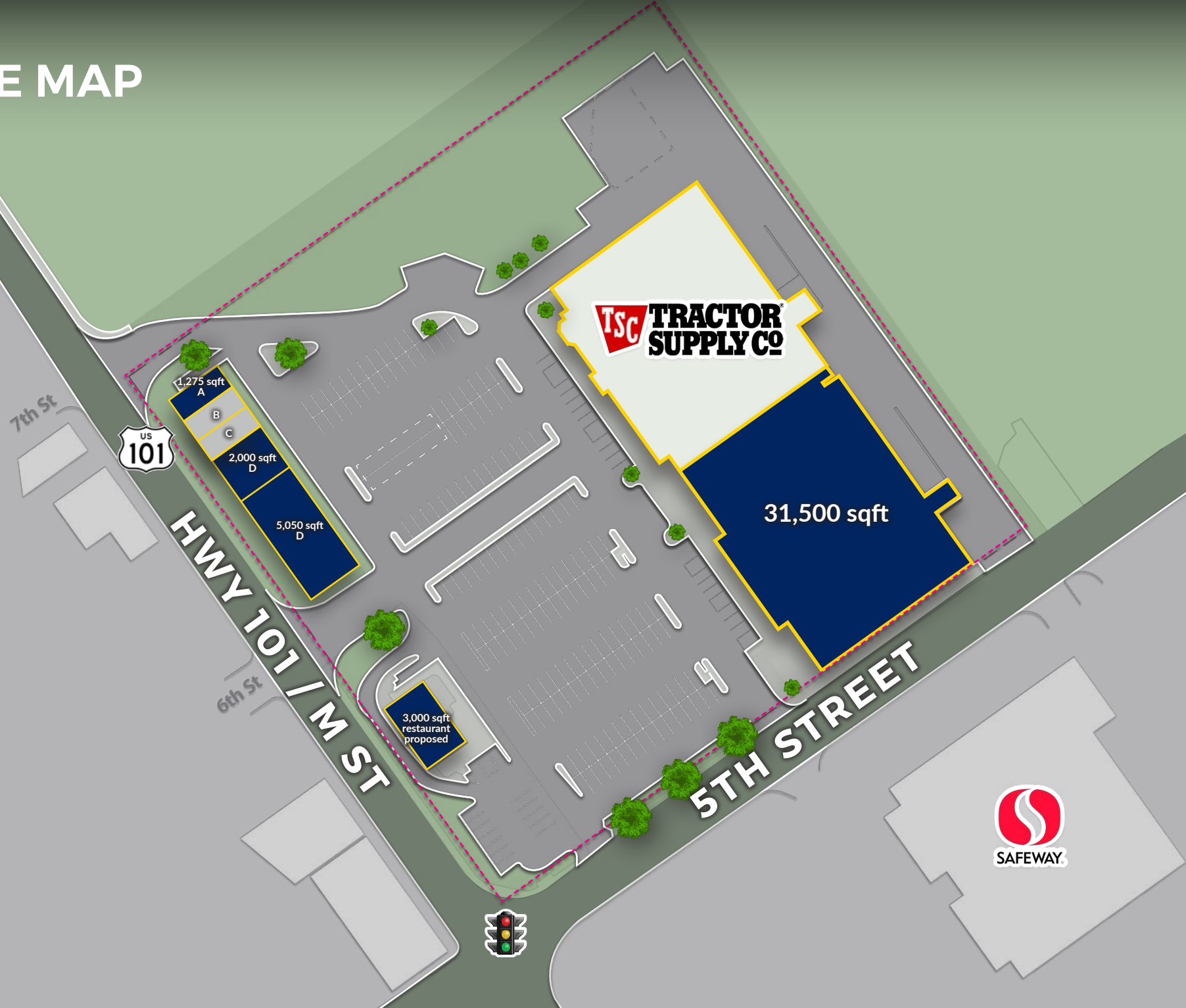
- ▶ 31,500 sqft junior box
- ▶ 8,325 sqft of shop space (1,275 sqft - 5,050 sqft)
- ▶ Former fast-food pad for ground lease or 3,000 sqft BTS

Location Features

- ▶ Strategic/centralized location in a high barrier/coastal market
- ▶ Unobstructed exposure to HWY 101
- ▶ Signalized access with multiple points of ingress/egress directly on HWY 101 (north bound)
- ▶ Large HWY pylon
- ▶ New roof in 2020 (former Rite Aid)



SITE MAP



LOCAL AERIAL

GRANTS PASS, OR

82 Miles

HARBOR FREIGHT
O'Reilly
AUTO PARTS
DOLLAR TREE



**RETAIL SPACE
FOR LEASE**



uscellular
MOUNTAIN MIKE'S
PIZZA



SAFeway
McDonald's

84 Miles

EUREKA, CA



REDDING, CA

212 Miles



Site Photos



PROPERTY AERIAL

← EUREKA : 84 MILES



SAFeway

Little Caesars

McDonald's

TACO BELL

WILD RIVERS MARKET

GROCERY OUTLET
bargain Market

Deery's

Jack
in the box

US
101

HWY 101 / M ST

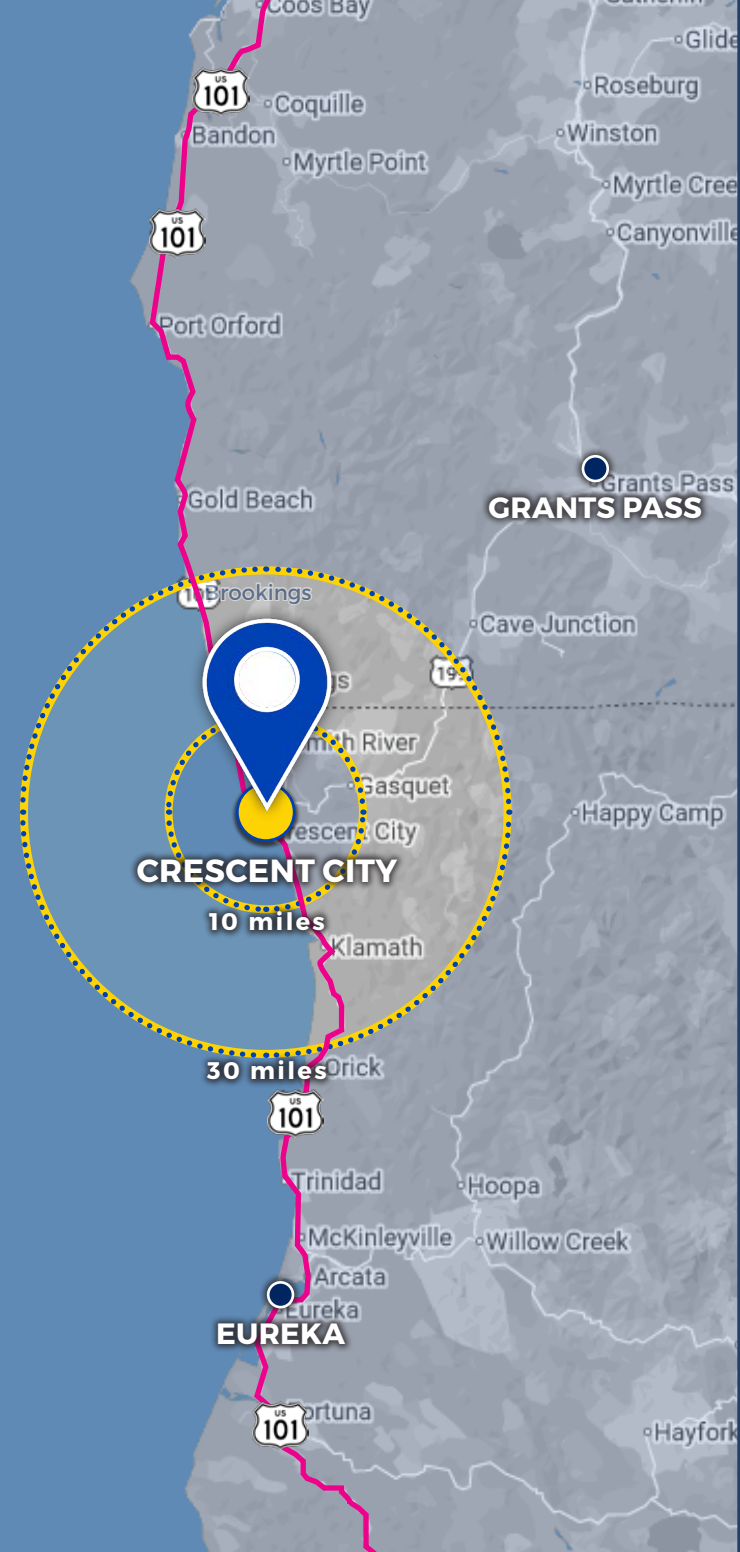
5TH STREET

TSC TRACTOR
SUPPLY CO[®]

DEMOGRAPHICS

2025 SUMMARY

	2 MILES	10 MILES	30 MILES
POPULATION	13,424	22,870	41,653
HOUSEHOLDS	5,196	8,225	16,825
AVG HOUSEHOLD INCOME	\$77,798	\$89,414	\$89,485
AVG MEDIAN INCOME	\$60,104	\$68,351	\$68,705





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