

FOR LEASE

TTG
THE THOMASON GROUP



1175 DANA DRIVE
Redding, CA 96003

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1175 DANA DRIVE



28,588
SF GLA

2.68
AC LOT

1996
YEAR BUILT

SINGLE
TENANCY

PROPERTY DETAILS

BUILDING

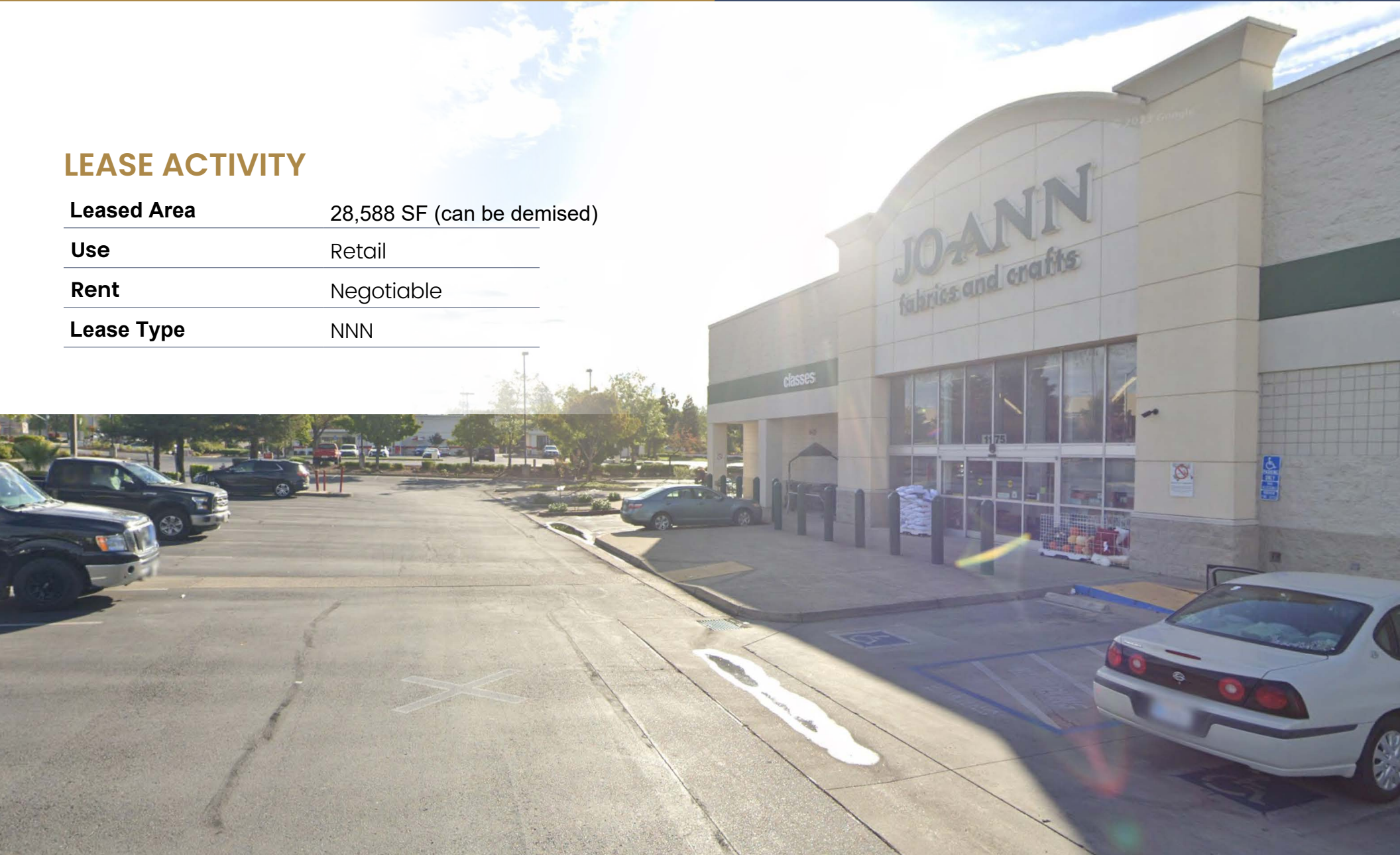
| | |
|----------------|------------------------------|
| Type | Retail Freestanding |
| GLA | 28,588 SF (can be demised) |
| Stories | 1 |
| Typical Floor | 28,588 SF |
| Class | A |
| Docks | 1 ext |
| Construction | Masonry |
| Tenancy | Single |
| Owner Occup | No |
| Elevators | Yes |
| Sprinklers | Yes |
| Year Built | 1996 |
| Frontage | 314' on Dana; 349' on Hwy 44 |
| Parking Ratio | 5.60/1,000 SF |
| Parking Spaces | 167 |
| Walk Score® | Very Walkable (73) |
| Transit Score® | Some Transit (31) |



LEASE STRUCTURE

LEASE ACTIVITY

| | |
|--------------------|----------------------------|
| Leased Area | 28,588 SF (can be demised) |
| Use | Retail |
| Rent | Negotiable |
| Lease Type | NNN |

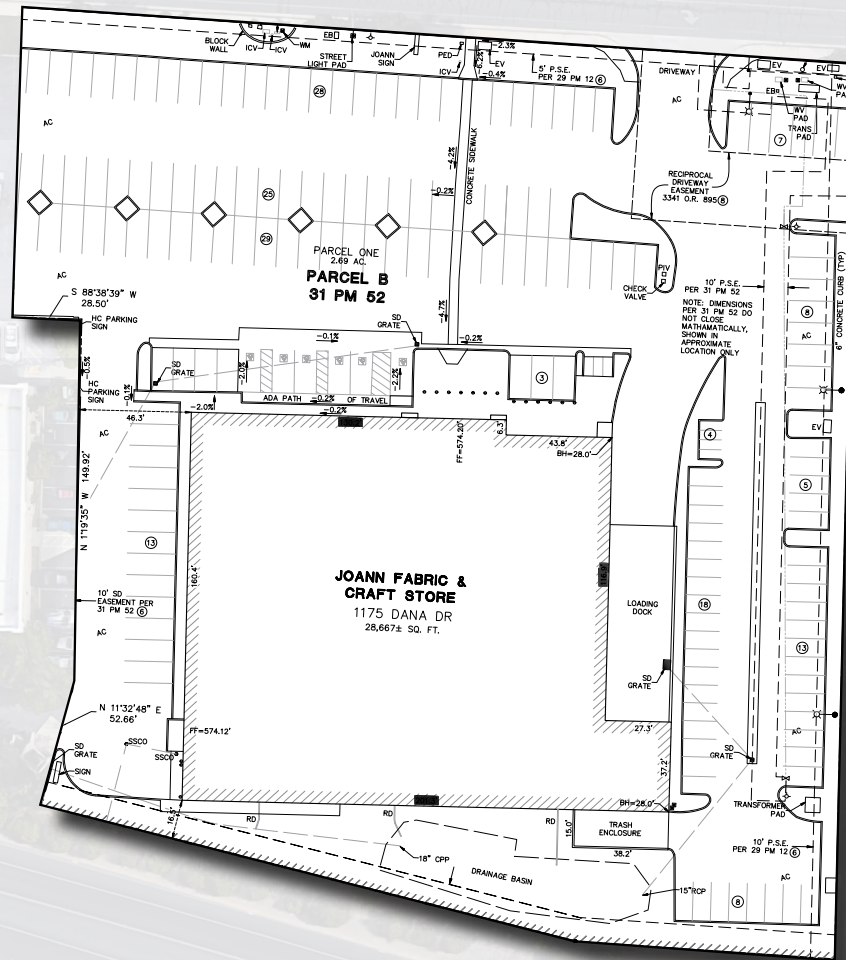


PROPERTY PHOTOS



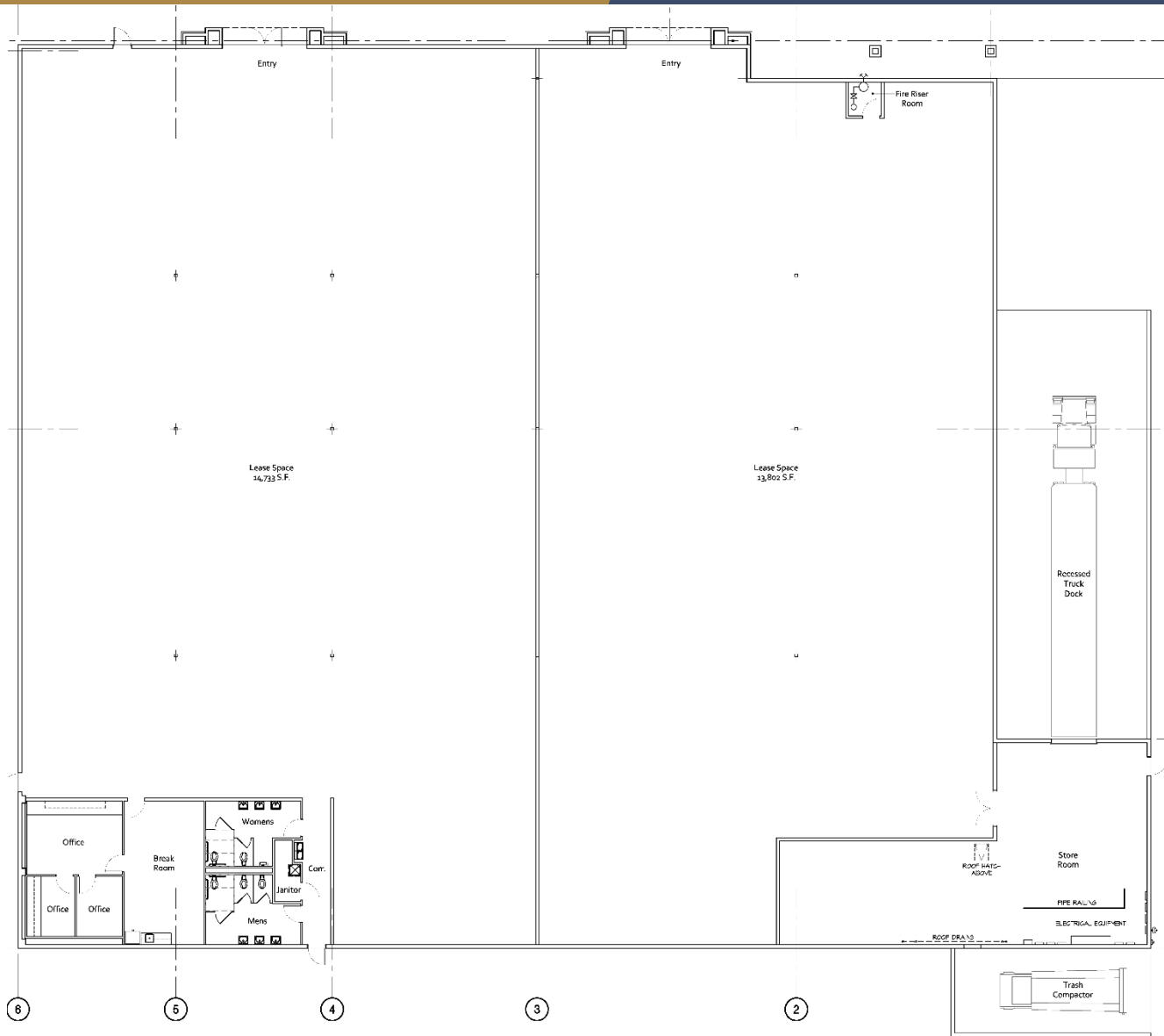
SITE PLAN

DANA DRIVE



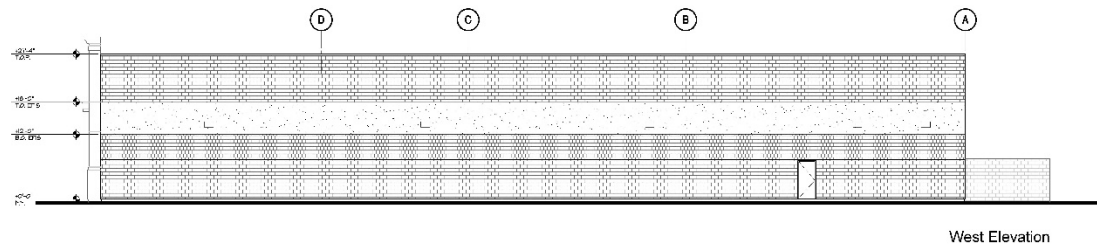
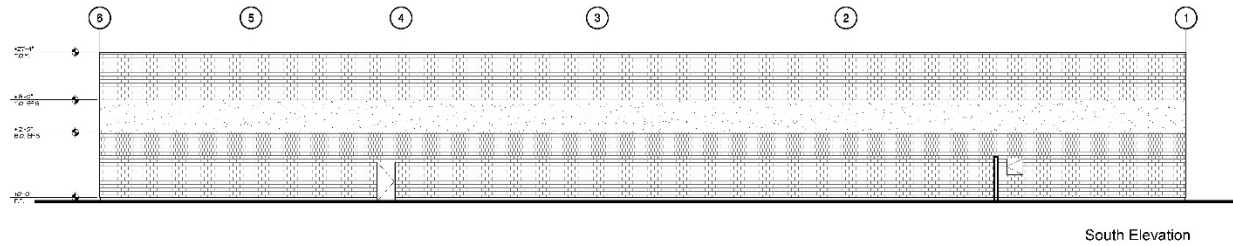
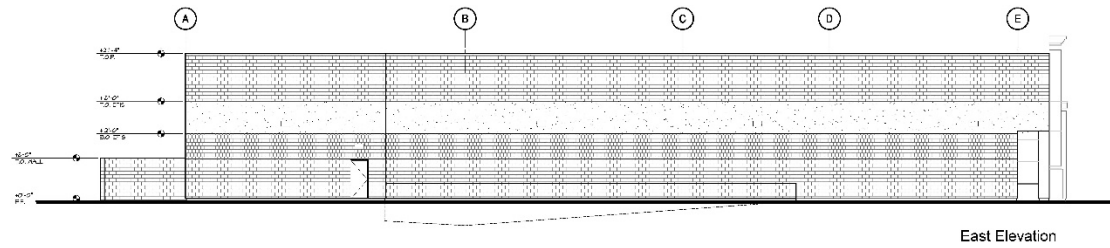
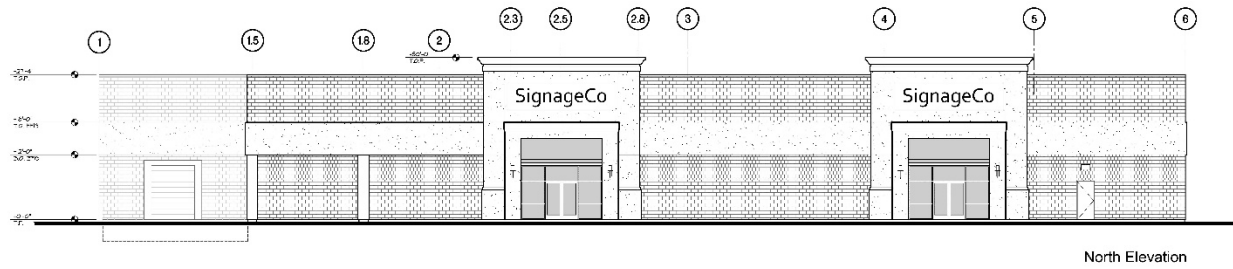
44 11,086 VPD

PROPOSED DEMISED FLOOR PLAN



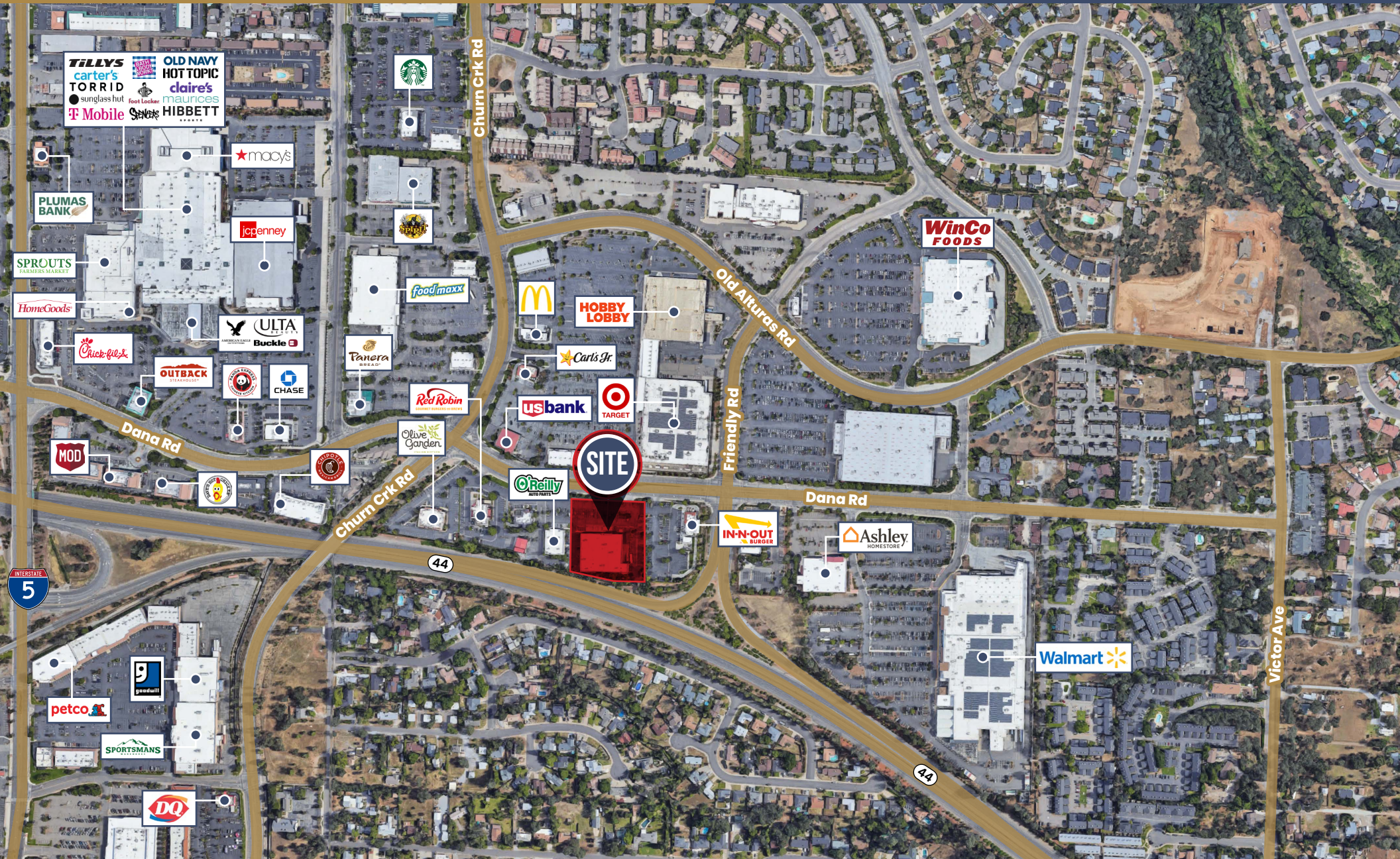
* Illustrative demising plan only. Final suite sizes and configurations are subject to landlord approval.
** Minimum divisible area is ~13,500 SF.

PROPOSED EXTERIOR ELEVATIONS



** Illustrative elevations only. Final building design, materials, and architectural details are subject to change.*

MAPS



MAPS



| Drive Times | |
|------------------|-----------------|
| Route 44 | 0.4 mi 2 mins |
| Mt Shasta Mall | 0.6 mi 3 mins |
| Hilltop Center | 0.9 mi 4 mins |
| I-5 | 1 mi 2 mins |
| Downtown Redding | 2.7 mi 5 mins |

MARKET OVERVIEW

REDDING, CA

Redding is located in Shasta County, which is home to three incorporated cities—Redding, Anderson, and Shasta Lake. Just 160 miles north of Sacramento and 230 miles north of San Francisco, the county is equidistant between San Diego and Seattle on I-5.

With a population of approximately 94,000, Redding is one of the largest cities north of Sacramento. As the county's administrative center, Redding is at the forefront of trade and commerce and is a regional hub for retail, education, professional services, and government. Redding, California is a city known for its captivating scenery, bustling economy and vibrant community. Known as the

Jewel of Northern California, Redding promotes a high quality of life for its residents and is hailed as a promising region for economic and cultural development.

As one of the largest California cities north of Sacramento, Redding is the regional hub for retail, education, professional services, career opportunities, corporate and private business development, medical facilities, and government. The sun shines here in Redding 88% of the time, making the city ideal for adventuring. The city boasts stunning landscapes, 200 miles of hiking and biking trails, a range of cultural, musical, and educational events, and a rich sense of community.



Image Source: www.shastaartscouncil.org

MARKET OVERVIEW

ECONOMY

Redding is the economic hub of the Shasta Cascade region of Northern California.

The Redding Metropolitan Statistical Area (MSA) was recognized as the 29th Most Dynamic MSA in the United States in 2019 by the Walton Family Foundation.[41] Redding was recognized for having a diversified economy with several large employers in different sectors.

The Redding Cultural District is one of 14 Arts and Culture Districts recognized by the State of California Arts Council. The district includes Downtown Redding; the adjacent Turtle Bay Complex; and City of Redding Parks across the Sacramento River from Downtown and Turtle Bay.

MAJOR EMPLOYERS

1. Mercy Medical Center - 1,832 employees
2. Shasta County - 1,750 employees
3. City of Redding - 1,129 employees
4. Shasta Regional Medical Center - 856 employees
5. CA Transportation Department - 663 employees
6. Redding Rancheria - 523
7. Wal-Mart - 450 employees
8. Shasta Union High School District - 406 employees
9. Shasta College - 352 employees
10. Blue Shield of California - 330 employees



Image Source: www.visitredding.com

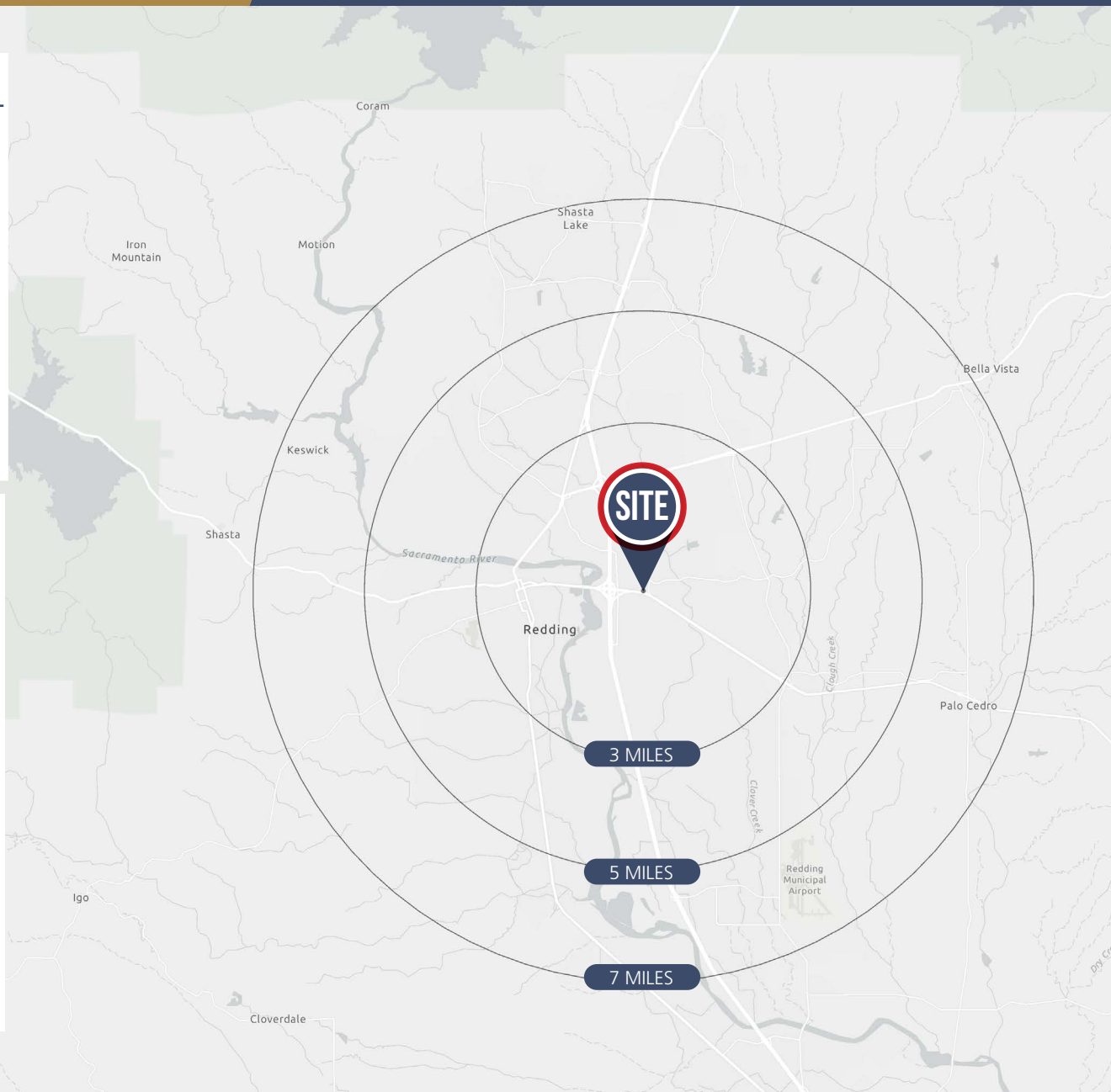
DEMOGRAPHICS

| 2024 SUMMARY | 3 MILE | 5 MILES | 7 MILES |
|------------------|----------|----------|----------|
| Population | 61,608 | 97,228 | 119,657 |
| Households | 25,380 | 39,261 | 48,110 |
| Families | 14,276 | 23,685 | 29,774 |
| Avg HH Size | 2.36 | 2.42 | 2.44 |
| Median Age | 38.9 | 40.4 | 41.3 |
| Median HH Income | \$67,001 | \$73,902 | \$74,829 |
| Avg HH Income | \$88,265 | \$96,102 | \$97,367 |

Key Facts (7-mile)

 **6,620**
 TOTAL BUSINESSES
  **61,890**
 TOTAL EMPLOYEES

 **\$74,829**
 MEDIAN HH INCOME
  **\$39,170**
 PER CAPITA INCOME
  **\$166,615**
 MEDIAN NET WORTH



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