



3315-3395 PLACER STREET - PLACER HEIGHTS SHOPPING CENTER

3315-3395 Placer Street

Haedrich
COMMERCIAL REAL ESTATE & Co., Inc.

Property Summary

3315-3395 Placer Street - Placer Heights Shopping Center ••• 3315-3395 Placer Street Redding, CA 96001



Spaces	Lease Rate	Space Size
3341 Placer Street	Negotiable	1,331 SF
3455 Placer Street #B	Negotiable	1,463 SF

Shopping Center

- Developed in 1999 and professionally maintained.
- City of Redding Shopping Center (SC) Zoning Code
- Strong Performing Existing Tenants per Placer.ai data
- 19,000+ ADT counts

Ryan Haedrich, CCIM

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CalDRE #01747622

Property Tour

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Property Description

Landlord willing to provide FREE RENT for the in-line space! Explore the ultimate shopping destination in West Redding at Buenaventura and Placer. Our premier shopping center boasts a diverse range of stores and services, including Holiday Market, CVS, Starbucks, Moonstone Bistro, Burrito Bandito, Great Clips, and Anytime Fitness, among many others. Whether you're looking for groceries, beauty products, a quick bite to eat, or a workout session, we've got you covered.

Experience the convenience of prime inline retail space with excellent signage throughout the entire center. Our well-designed layout makes it easy to navigate and find the stores and services you need. Enjoy ample parking and easy access to the center, making it the perfect spot for all your shopping needs. Don't miss the opportunity to be a part of the thriving retail community at Buenaventura and Placer shopping center in Redding, CA.

Location Description

Ideally located in the primary class A shopping center of the west side of Redding, CA at the Placer Street and Buenaventura Blvd intersection.

Property Highlights

- Primary shopping center for west Redding
- First class tenant mix driving high traffic to the center
- Strong Average Daily Traffic Counts
- Affordable triple net expenses and strong demographics make this the best location in Redding
- Improved Grease Trap
- Months of Free Rent Depending on Terms

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Prime Shopping Center

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Available Spaces

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Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 3341 Placer Street	Vacant	1,331 SF	NNN	Negotiable	<p>Interested in free rent? Ask us about this space! We have an exciting prime inline, high exposure retail space available for lease, situated in the heart of the shopping center. This is the perfect location for businesses looking to maximize their visibility and customer reach.</p> <p>Benefit from the highest traffic location in the shopping center, with heavy foot and vehicular traffic from both walk-in customers and visitors coming to the center for anchor tenants, Holiday Market and CVS.</p>
■ 3455 Placer Street #B	Vacant	1,463 SF	NNN	Negotiable	<p>We have an exciting end-cap space available for lease, situated in a prime location with great visibility from the entire center and Buenaventura Avenue. This is the perfect location for businesses looking to maximize their visibility in the west area of Redding.</p> <p>This space boasts an outdoor patio area, providing an ideal spot for al fresco dining or outdoor events. The prominent end-cap location ensures that your business will stand out, attracting customers from all over the center and from the two busy neighboring tenants, Starbucks and Moonstone Restaurant.</p> <p>The space is improved and ready for new food service, with a grease trap already installed, making it easy for you to open your restaurant or food service business. This is an ideal location for a restaurant, café, or food service business looking to establish a presence in a high-traffic area.</p>

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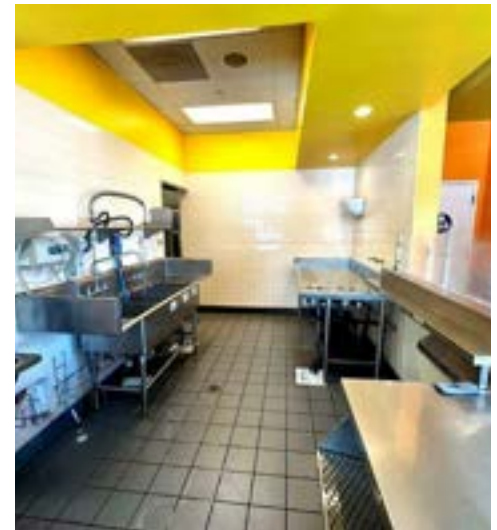
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Ready for your Food Service Business!

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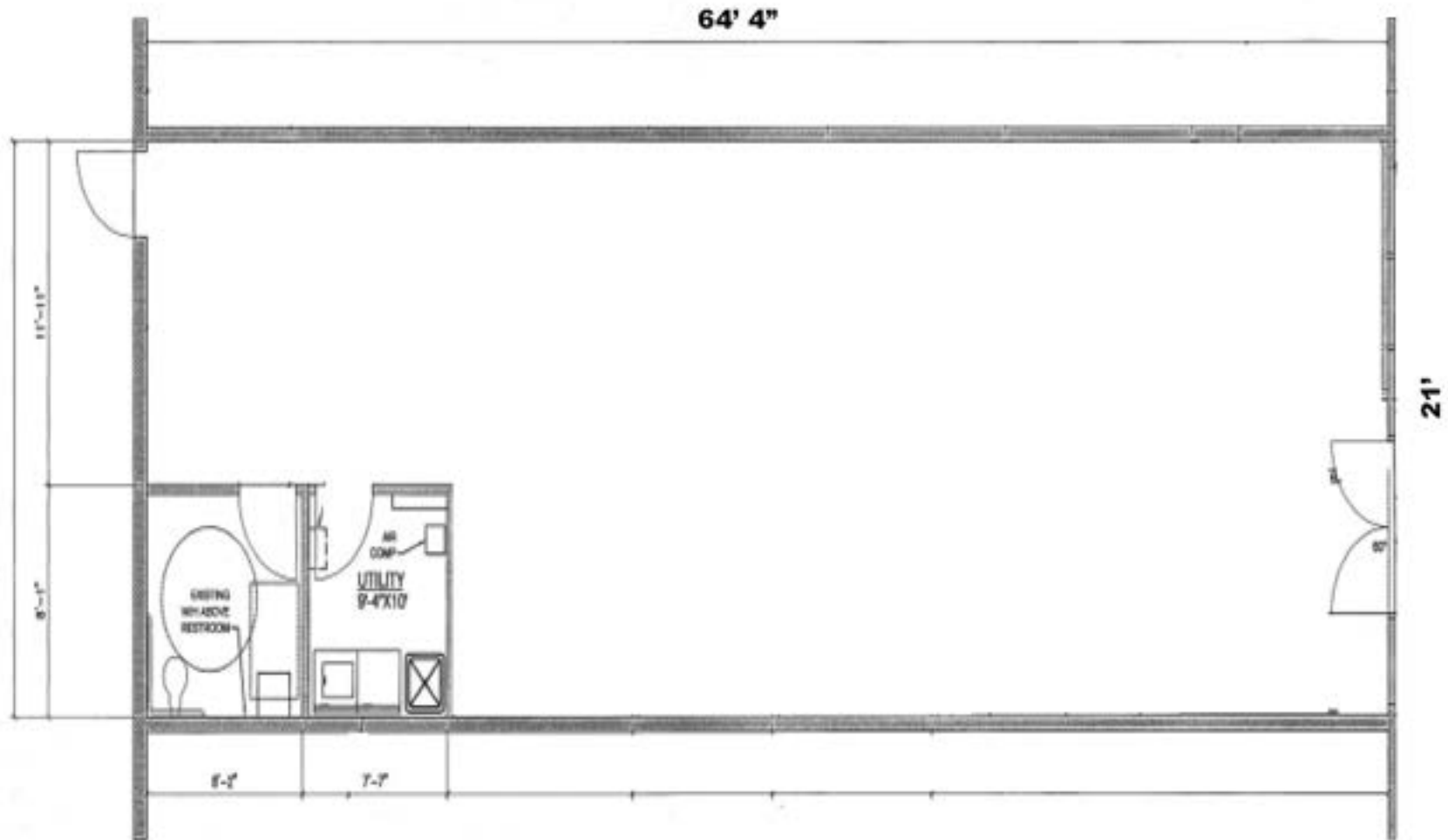
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3341 Placer St - Floor Plan

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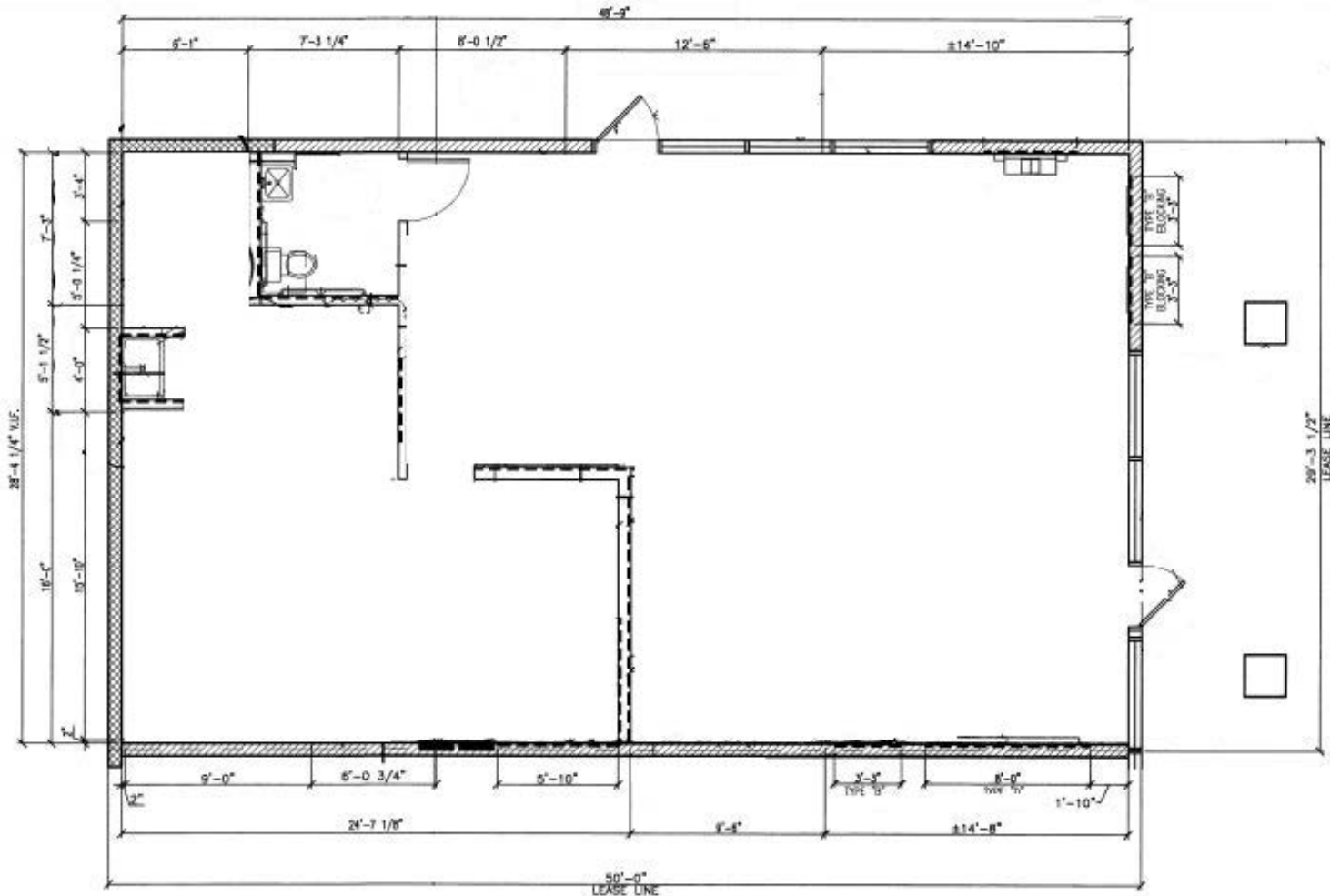
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3345 Ste. B Placer St - Floor Plan

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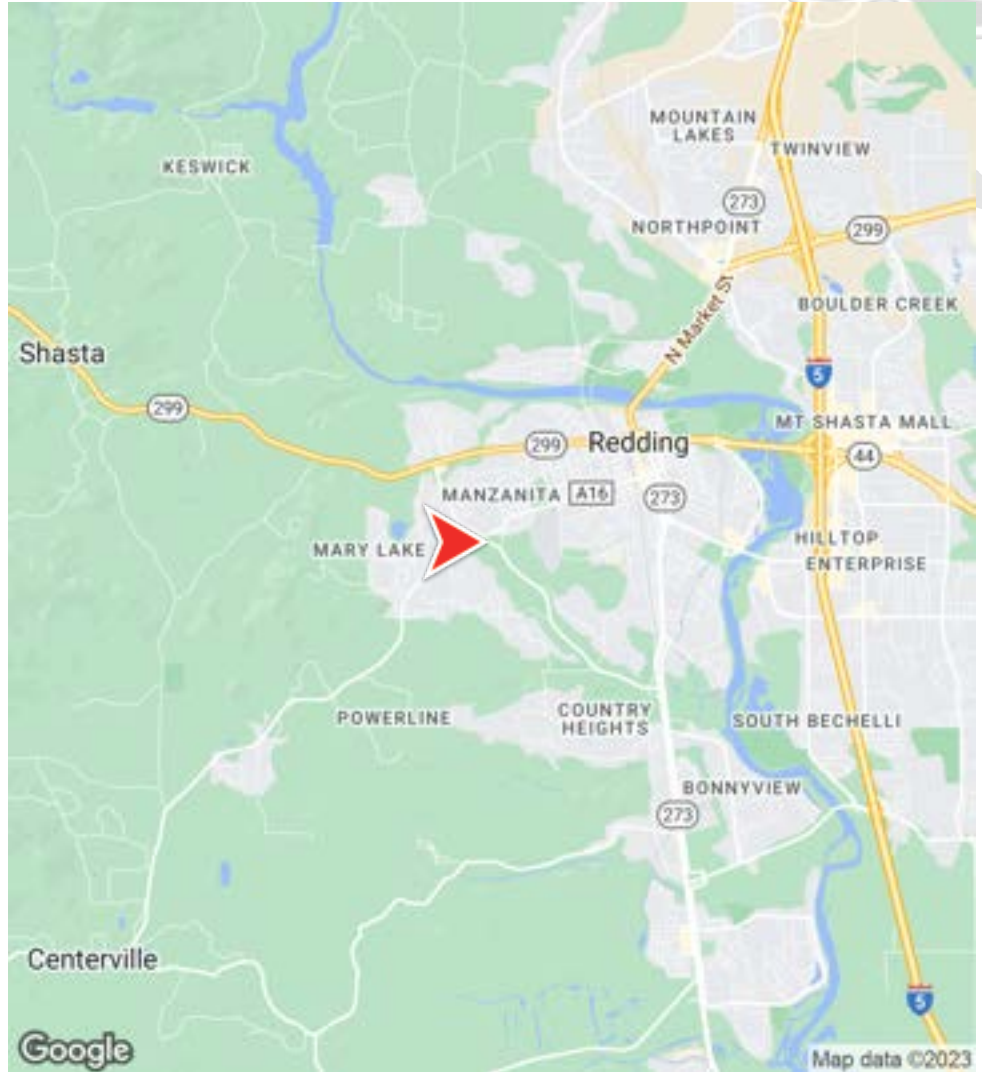
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Location Map

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Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	6,329	34,105	75,753
Average Age	38.6	40.9	39.4
Average Age (Male)	37.8	40.0	38.5
Average Age (Female)	38.7	42.0	40.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,470	13,973	31,563
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$66,533	\$61,745	\$55,229
Average House Value	\$360,831	\$334,256	\$315,752

* Based on data from the 2000 US Census

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Acquisitions Leasing Consulting

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