

RED BLUFF PLAZA

525-535 ADOBE ROAD, RED BLUFF, CA

I-5 VISIBILITY & ACCESS



AVAILABLE

AVAILABLE

PAD & SHOP SPACE
AVAILABLE FOR LEASE



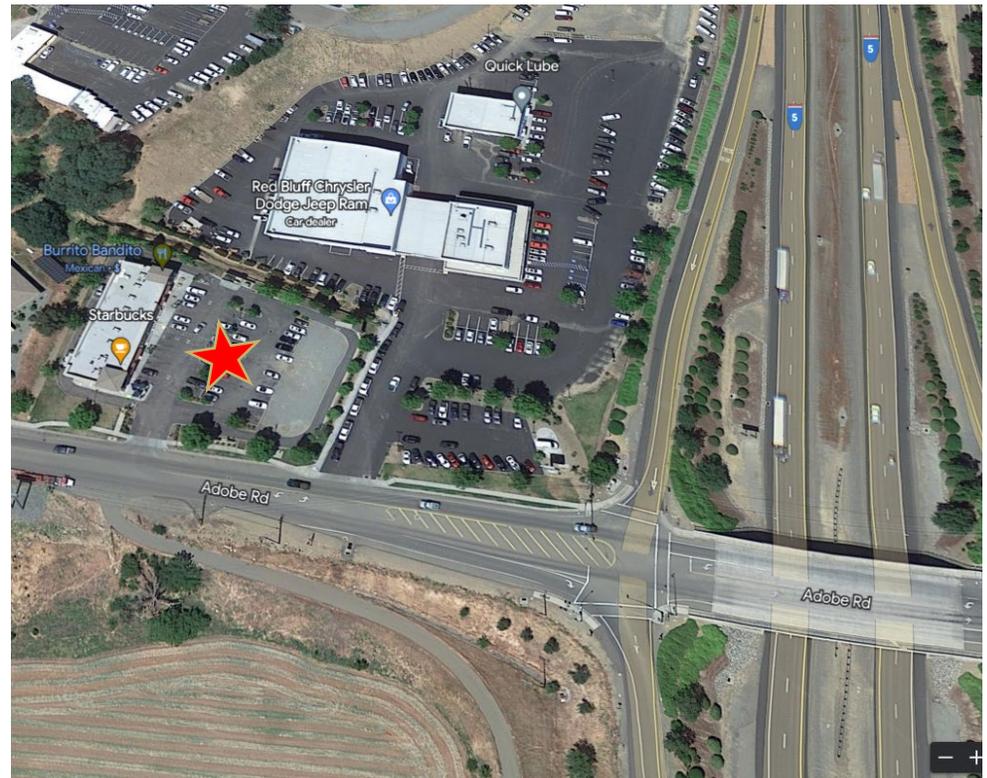
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PROPERTY HIGHLIGHTS

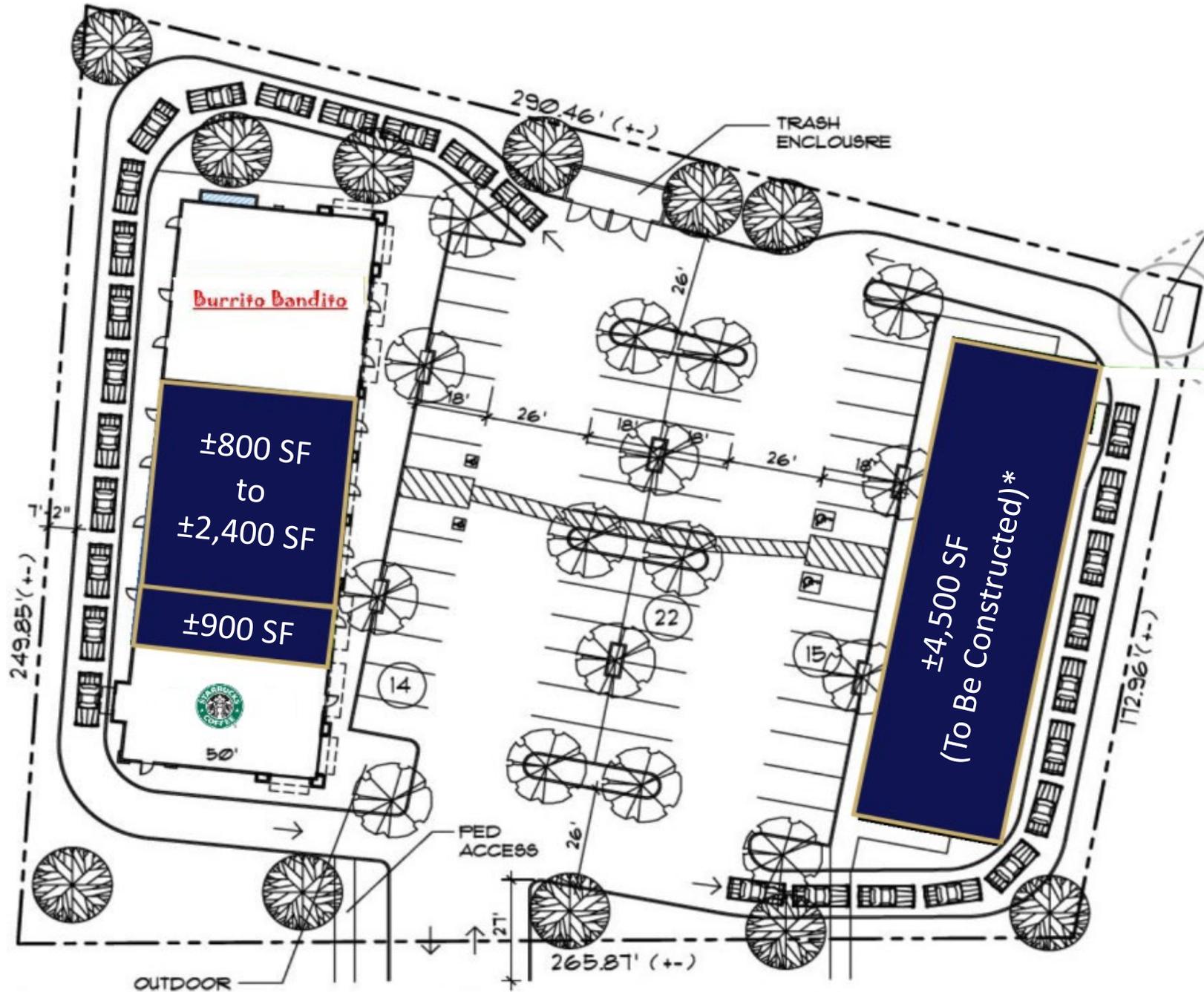
Introducing Red Bluff Plaza, an impressive retail center spanning approximately 12,000 square feet. Situated along Adobe Road in Red Bluff, CA, this plaza boasts a prime location with convenient access to Interstate 5. Adjacent to the esteemed Hampton Inn & Suites and anchored by the popular Starbuck's, it offers exceptional visibility and exposure to passing motorists on the freeway.

The strategic placement of Red Bluff Plaza allows for easy entry and exit from Interstate 5 via the well-connected 4-way freeway interchange at Adobe Road. The center features a prominent 65-foot pylon sign, ensuring its visibility to freeway travelers. With high interstate traffic counts, steady tourist influx throughout the year, and a coveted position on a major highway, this plaza presents an ideal opportunity for highway commercial retail ventures.

Red Bluff Plaza presents a future development opportunity with a flexible $\pm 4,500$ square foot pad available for sale or lease. This additional space allows businesses to further expand and capitalize on the plaza's thriving environment.

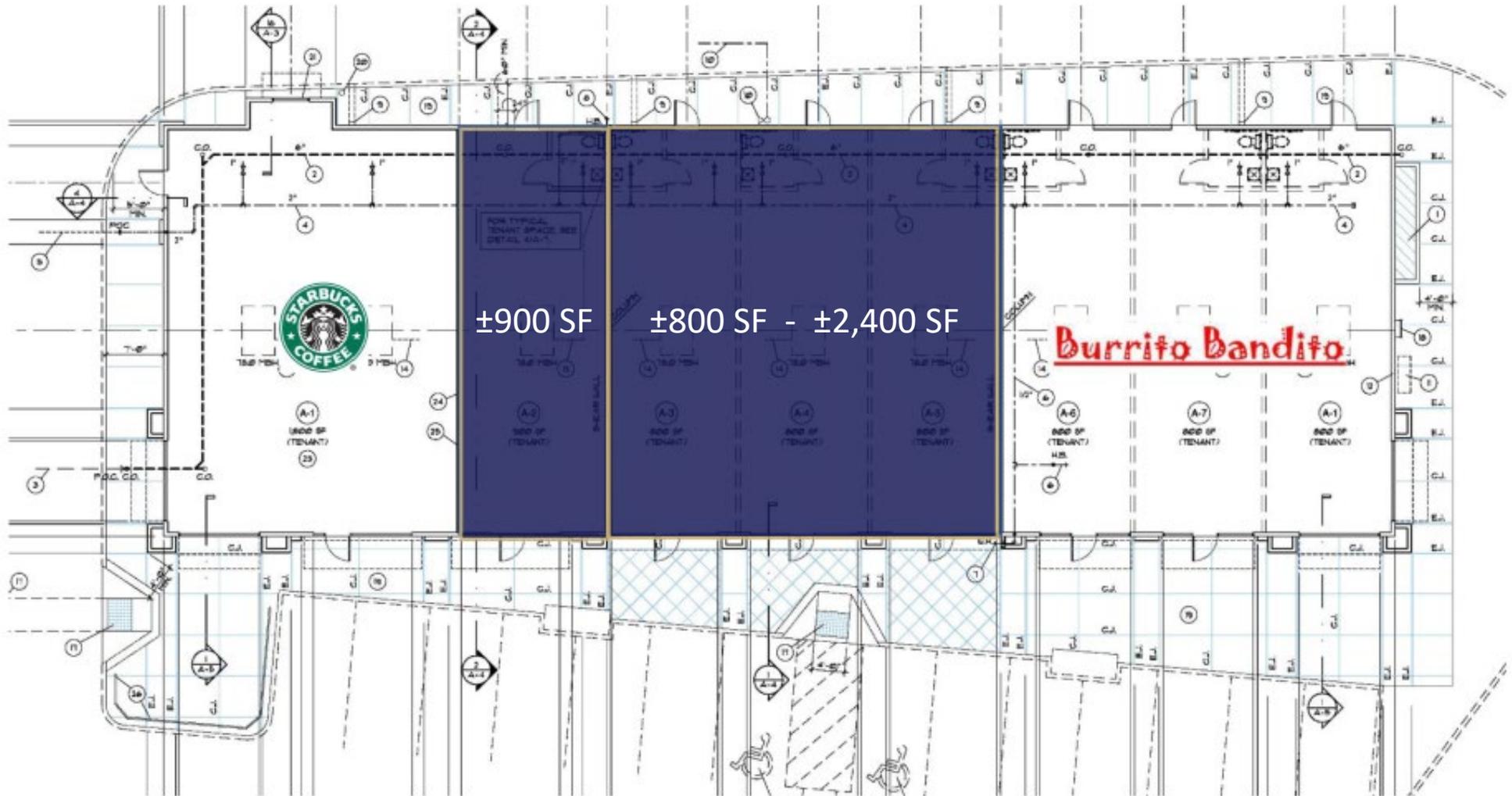


SITE PLAN



*Existing Drive-Thru

FLOOR PLAN



TRADE AREA & DEMOGRAPHICS



TRAFFIC

ADOBE RD.	7,288
MAIN ST.	11,630
I-5	41,310



POPULATION

1.00 MILE	3.00 MILE	10 MIN DRIVE
3,255	21,863	24,638



MEDIAN HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	10 MIN DRIVE
\$46,500	\$39,172	\$45,265



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	10 MIN DRIVE
1,254	8,509	9,542

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