

RED BLUFF SHOPPING CENTER

1025 SOUTH MAIN ST

RED BLUFF, CA

FOR LEASE

6,620 SF AUTOMOTIVE SERVICE

FACILITY

ETHAN CONRAD

PROPERTIES INC.



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FEATURES:

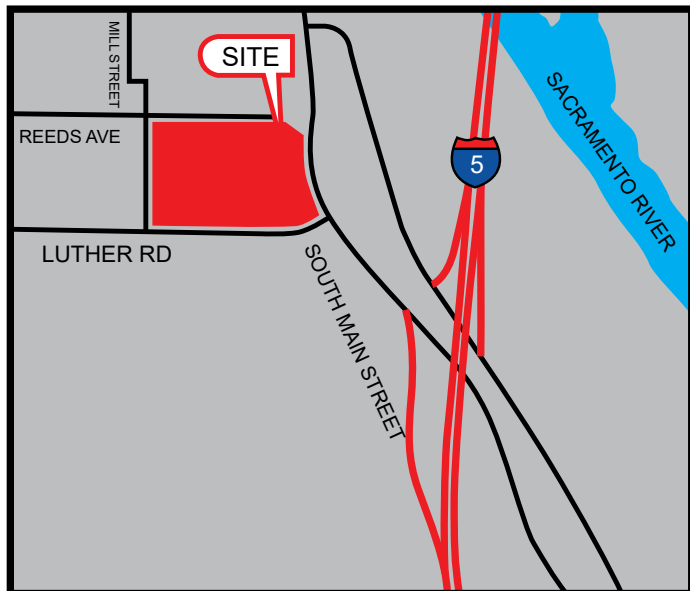
- Retail, Auto Repair and Creative space available
- Excellent access and close proximity to I-5
- Signalized ingress/egress at intersection
- Dominant shopping center in Red Bluff
- Ross Dress for Less, Marshalls and Planet Fitness co-tenants

PROPERTY DETAILS:

Situated on South Main Street and Luther Rd with immediate access to I-5 in Red Bluff.

Co-tenants include: Raley’s Grocery Store, Gamestop, Verizon Wireless, Payless ShoeSource and Arby’s.

Nearby National tenants include: Walmart Supercenter, Walgreens, Starbucks, O’Reilly Auto Parts, Big 5 Sporting Goods and more.



LEASE RATES:

See page 4.

NNN costs are approximately \$0.23 PSF.

DEMOGRAPHICS:

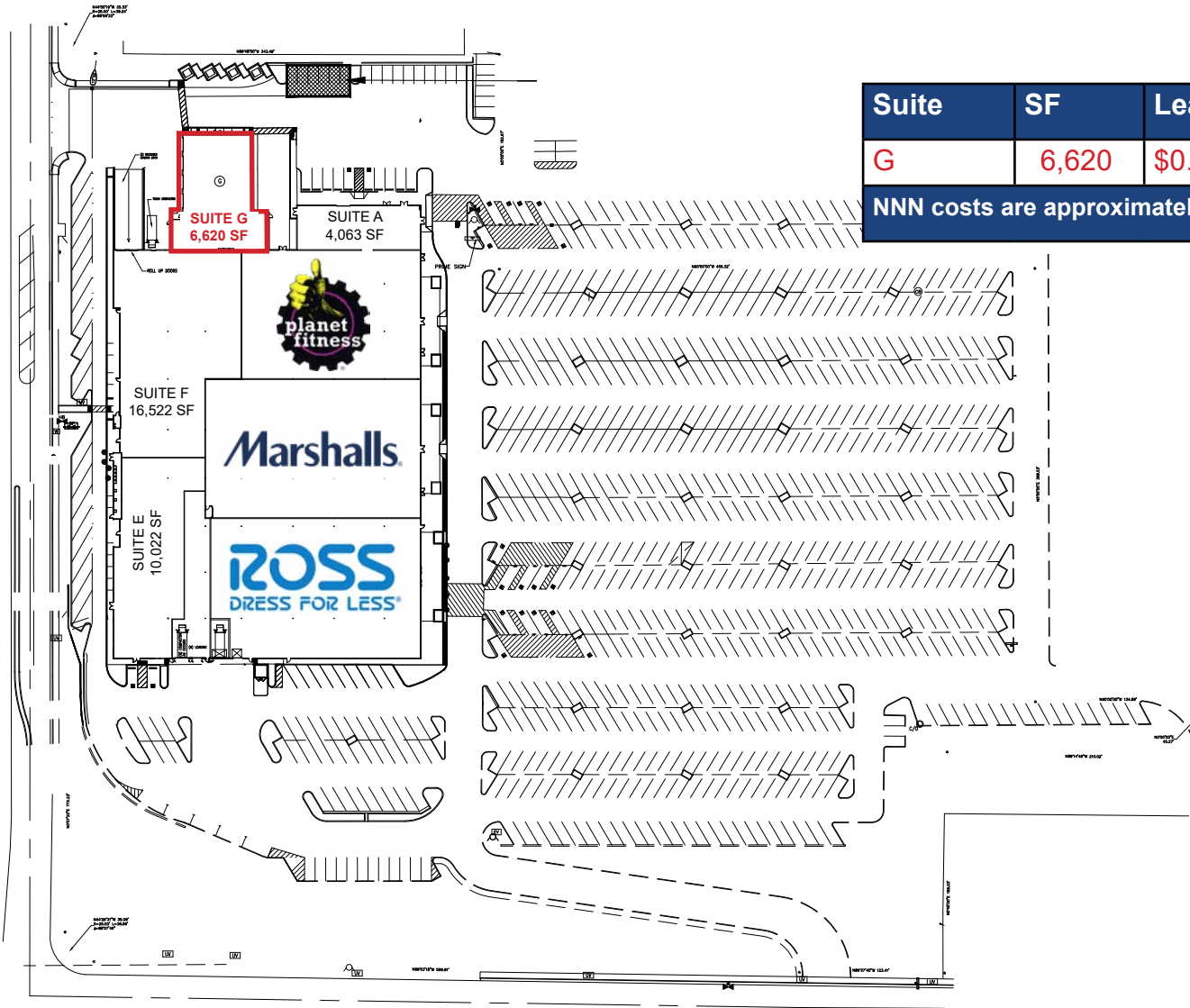
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	8,143	20,309	24,704
2023 Average HH Income:	\$45,811	\$75,904	\$77,194
Traffic Count @ South Main St:	28,976		

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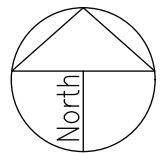
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SITE PLAN



Suite	SF	Lease Rate	Monthly Rent
G	6,620	\$0.85 PSF	\$ 5,627.00
NNN costs are approximately \$0.23 PSF.			



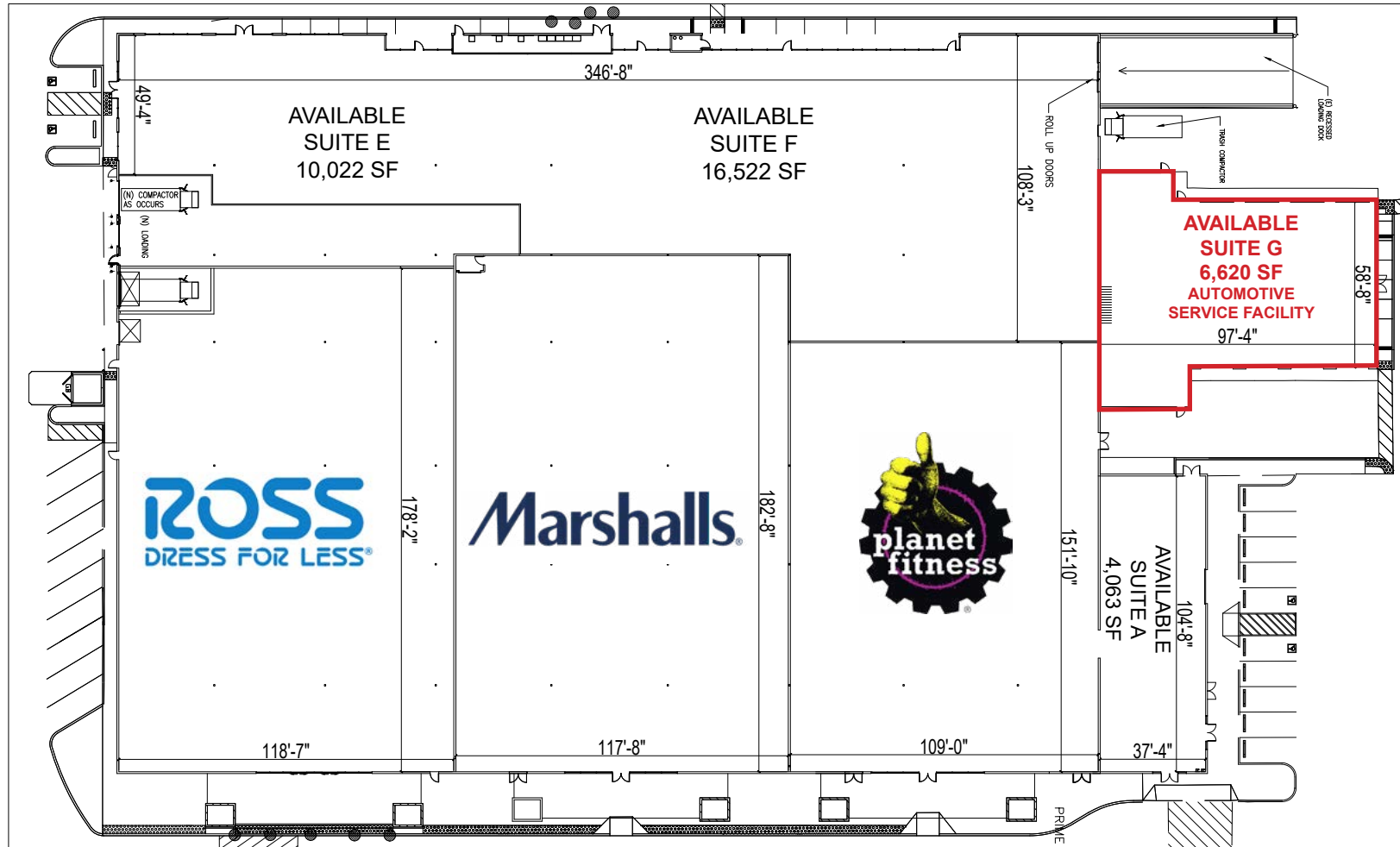
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
G	6,620	\$0.85 PSF	\$ 5,627.00
NNN costs are approximately \$0.23 PSF.			

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