### RED BLUFF SHOPPING CENTER 1025 SOUTH MAIN ST RED BLUFF, CA FOR LEASE 6,620 SF AUTOMOTIVE SERVICE FACILITY

# PROPERTIES ING.

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## MAJOR REMODEL COMPLETE

Marshalls

### **VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT

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RESS FOR LESS

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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 cotenants

### **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.

# REEDS AVE

### 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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### RED BLUFF | AUTOMOTIVE 1025 SOUTH MAIN ST RED BLUFF, CA

alalatat Suite SF Lease Rate **Monthly Rent** SITE PLAN \$0.85 PSF G 6.620 \$ 5,627.00 1 NNN costs are approximately \$0.23 PSF. SUITE A SUITE G 4.063 SF 6,620 SF SUITE F 16,522 SF Ц Marshalls. Л SUITE E 10,022 SF LESS R///// ///Λ V7/7 North UV

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### RED BLUFF | AUTOMOTIVE 1025 SOUTH MAIN ST RED BLUFF, CA

М **FLOOR PLAN** 346'-8" P 49'-4"  $\square$ (E) RECESSED AVAILABLE AVAILABLE - ROLL UP DOORS 108'-3" Ø SUITE E SUITE F 10,022 SF 16,522 SF (N) COMPACTOR ŝ **AVAILABLE SUITE G** 6,620 SF AUTOMOTIVE SERVICE FACILITY 97'-4" **SS** 178-2" Marshalls. Z 151'-10" 104'-8" AVAILABLE SUITE A 4,063 SF DRESS FOR LESS ю 13 117'-8" 109'-0" 118'-7" 37'-4"  $\overline{M}$ 

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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