

COBBLESTONE SHOPPING CENTER

10 - 190 HARTNELL AVE

REDDING, CA

FOR LEASE

868 SF - 14,483 SF AVAILABLE

ETHAN CONRAD

PROPERTIES INC.



Dignity Health.

PLANNED DIGNITY
HEALTH CAMPUS
COMING SOON



LEASE
SIGNED!

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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916.779.1000

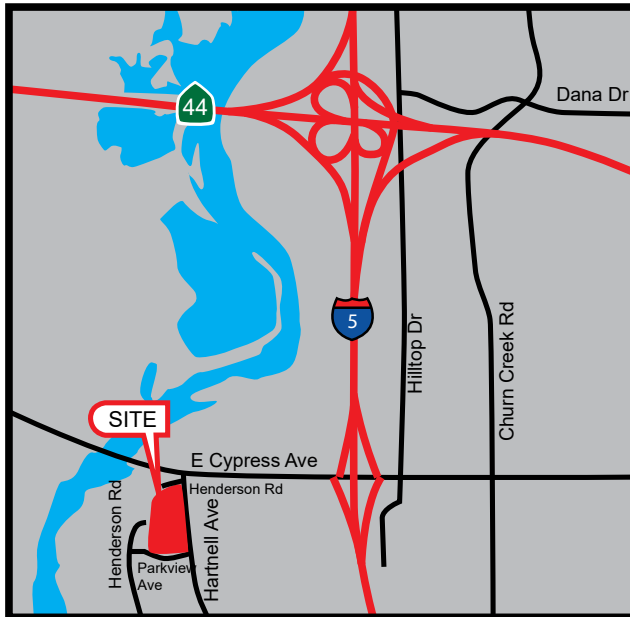
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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FEATURES:

- Junior anchor space available
- Excellent visibility on Hartnell Ave
- Monument signage available
- Easy access to freeway
- 15'-9" to 22'-6" clear height, 14'-9" to 21'-6" T-bar height
- Loading dock accessible from Suite 110

**PROPERTY DETAILS:**

Cobblestone Shopping Center is well-positioned neighborhood shopping center in the heart of Redding. The property sits adjacent to planned Dignity Health medical campus that will consist of 3 medical office buildings totaling 129,600 SF.

Neighboring national tenants include America's Tire, Round Table Pizza, and many auto dealerships: Chevrolet, Toyota, Nissan, Kia and Subaru.

Fun City lease signed!

LEASE RATES:

\$0.99 - \$1.59 PSF, NNN

NNN costs are approximately \$0.28 - \$0.35 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	7,235	66,528	97,371
2023 Average HH Income:	\$78,514	\$87,094	\$91,037
Traffic Count @ Hartnell Ave	17,980 & E Cypress Ave 31,078		

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SITE PLAN



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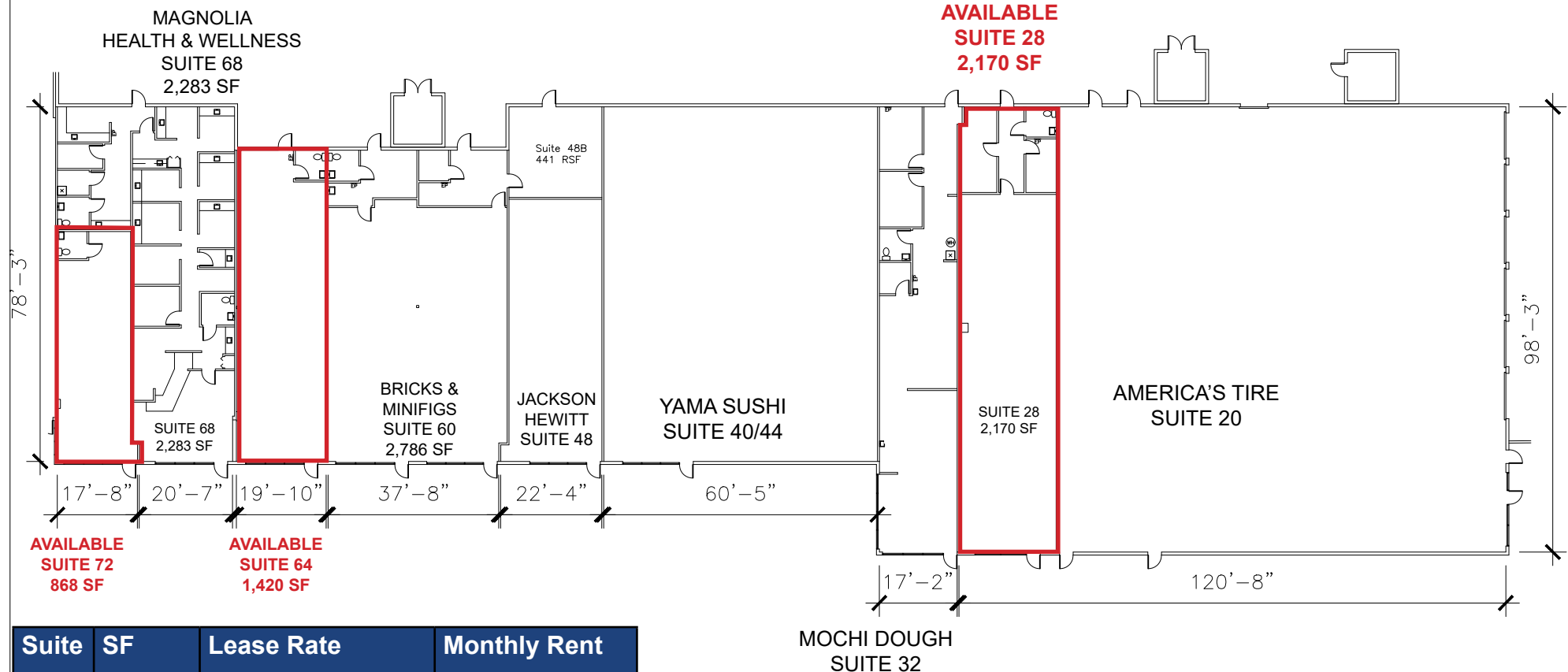
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
28	2,170	\$1.19 PSF, NNN	\$2,582.00
64	1,420	\$1.39 PSF, NNN	\$1,974.00
72	868	\$1.59 PSF, NNN	\$1,380.00
NNN costs are approximately \$0.35 PSF.			

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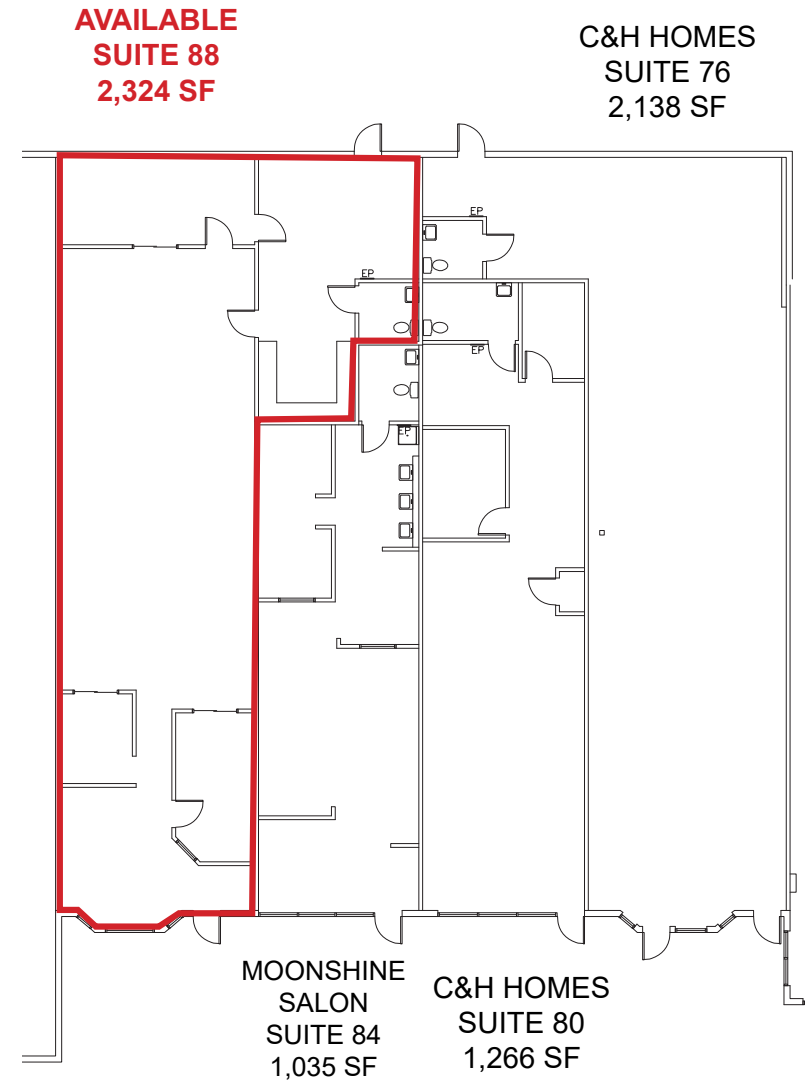
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FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
88	2,324	\$1.19 PSF, NNN	\$2,766.00
NNN costs are approximately \$0.35 PSF.			

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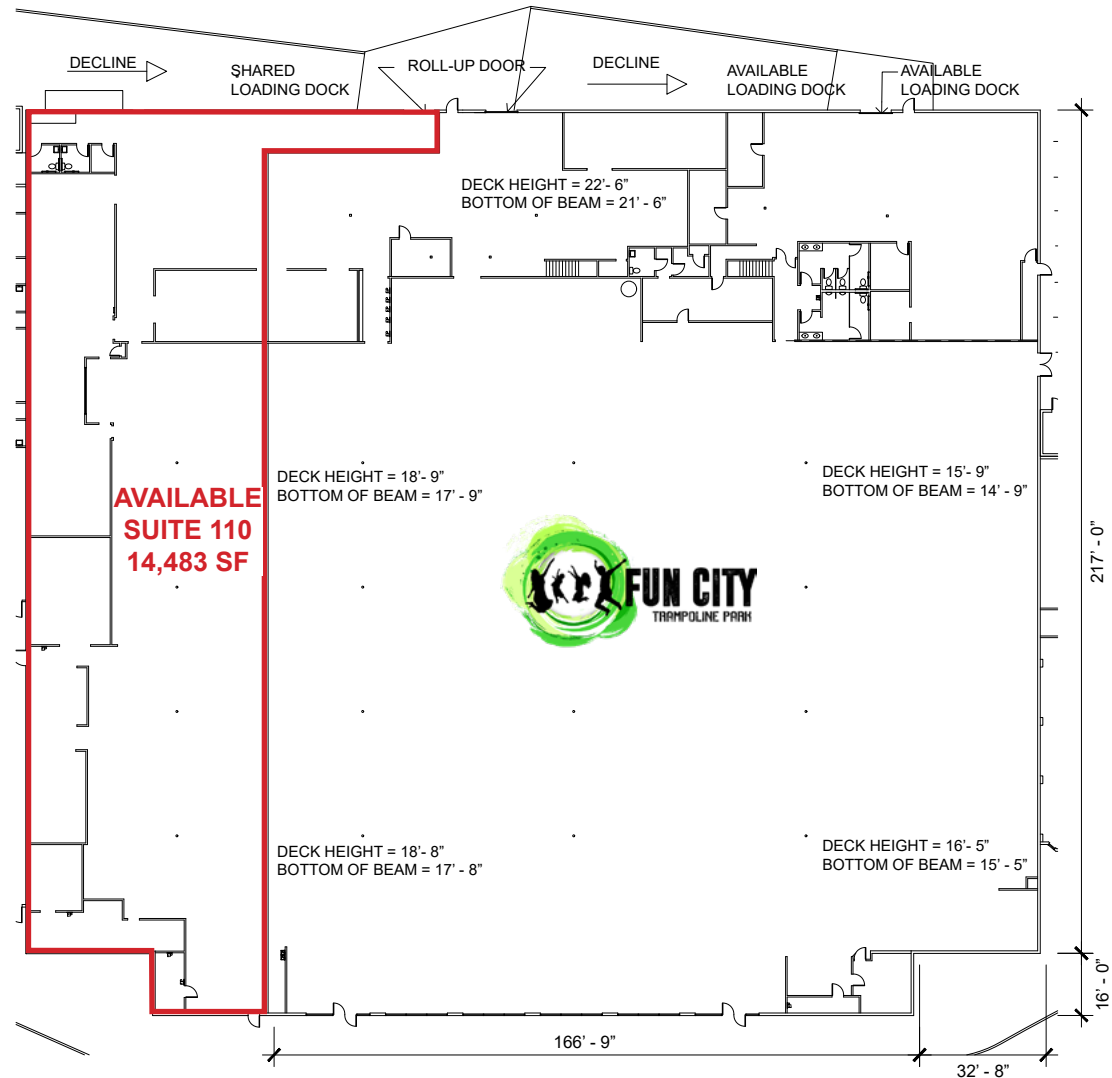
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FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
110	14,483	\$0.99 PSF, NNN	\$14,483.00
NNN costs are approximately \$0.28 PSF.			

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PROPOSED DIGNITY MEDICAL CAMPUS RENDERING



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