

# COBBLESTONE SHOPPING CENTER

10 - 190 HARTNELL AVE

REDDING, CA

2,283 SF 2ND GENERATION  
DENTAL SUITE AVAILABLE

# ETHAN CONRAD

PROPERTIES INC.



Dignity Health.

PLANNED DIGNITY  
HEALTH CAMPUS  
COMING SOON

 Dental Office

**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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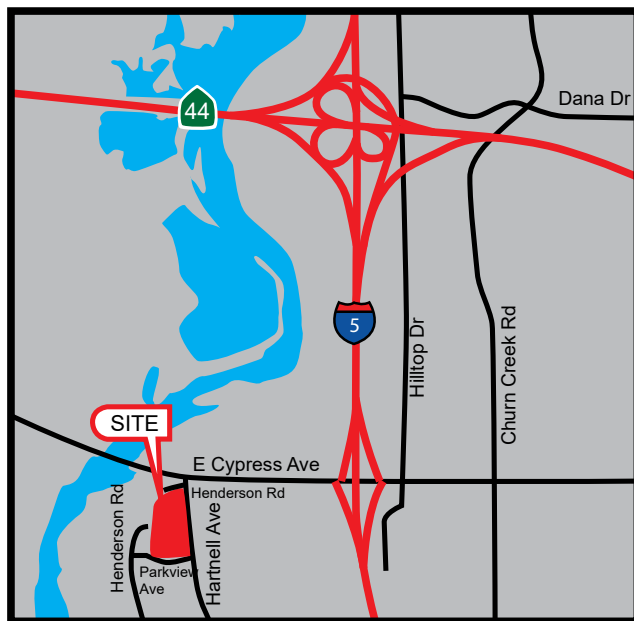
[basi@ethanconradprop.com](mailto:basi@ethanconradprop.com)

**VIEW VIRTUAL TOUR**

**916.779.1000**

**FEATURES:**

- Excellent visibility on Hartnell Ave
- Monument signage available
- Neighborhood shopping center located in the center of Redding
- Easy access to I-5 at E Cypress Ave
- Dignity Health medical campus construction to commence soon



**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.

The property has been completely remodeled recently and is in very good condition.

Suite 68 is a 2nd Generation Dental suite with dental improvements.

<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

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SITE PLAN



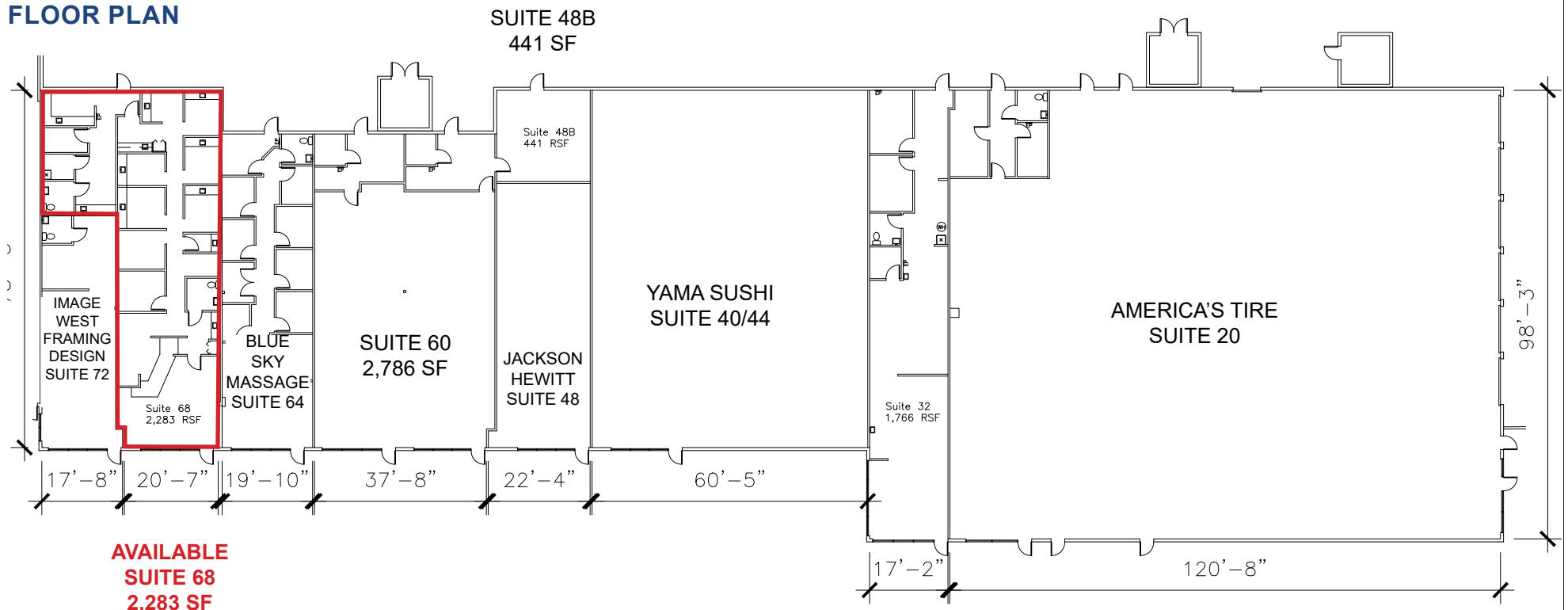
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FLOOR PLAN



**AVAILABLE  
 SUITE 68  
 2,283 SF**

Suite	SF	Lease Rate	Monthly Rent
68	2,283	\$1,49 PSF, NNN	\$3,402.00
NNN costs are approximately \$0.35 PSF.			

[VIEW VIRTUAL TOUR](#)

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## PROPOSED DIGNITY MEDICAL CAMPUS RENDERING



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