

COBBLESTONE SHOPPING CENTER

10 HARTNELL AVE

REDDING, CA

FOR SALE OR LEASE

4,284 SF FREESTANDING TURN-KEY
RESTAURANT BUILDING AVAILABLE

ETHAN CONRAD

PROPERTIES INC.



LEASE
SIGNED!



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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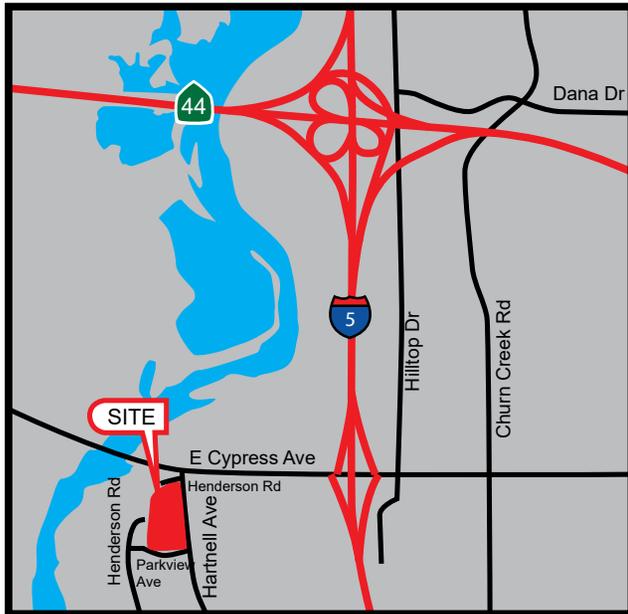
916.779.1000

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FEATURES:

- 4,284 SF freestanding turn-key restaurant building with full FF&E
- Excellent visibility on Hartnell Ave
- Pylon and monument signage available
- Abundant parking
- Easy access to freeway



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 and EVgo fast charging leases signed!

LEASE RATE:

\$9,810.00 (\$2.29 PSF, NNN)

NNN costs are approximately \$0.35 PSF.

PURCHASE PRICE:

\$1,495,000.00 (\$349.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	6,821	66,130	97,417
2025 Average HH Income:	\$95,271	\$101,243	\$106,838
Traffic Count @ Hartnell Ave	17,980		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.

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SITE PLAN



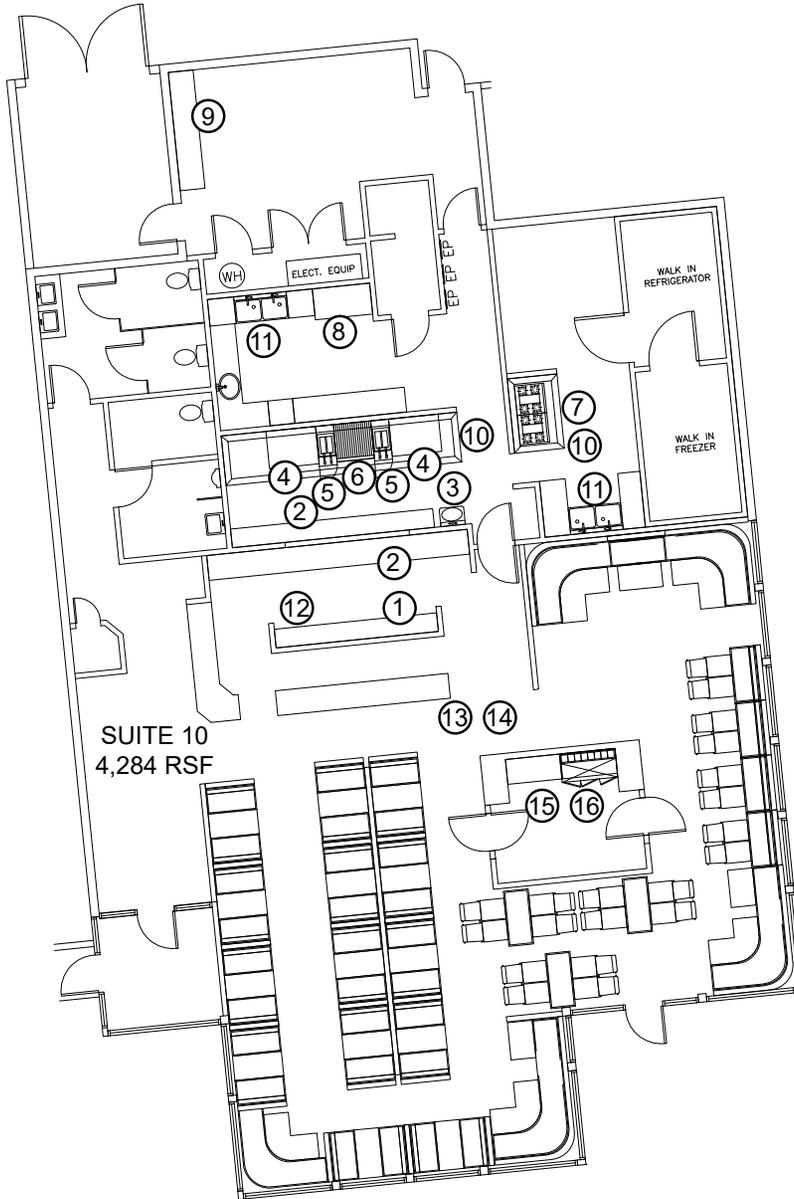
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FLOOR PLAN



SUITE 10
4,284 RSF

SF	Lease Rate	Monthly Rent
4,284	\$2.29 PSF, NNN	\$9,810.00
NNN costs are approximately \$0.35 PSF.		

FFE List			
Attached		Non-Attached	
Coffee Warmer Station	1	Chair	13
Food Warmer Station	2	Booth	14
Hand Sink	3	Display Fridge	15
Flat Top Grill	4	Saladette Warmer	16
Double Fryer	5		
Slat Grill	6		
8-Burner Grill	7		
Ice Machine	8		
Refrigeration Equip.	9		
Type-1 Hood	10		
2-Bin Sink	11		
Soda Machine	12		

[VIEW VIRTUAL TOUR](#)

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PROPOSED DIGNITY MEDICAL CAMPUS RENDERING



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