

# COBBLESTONE SHOPPING CENTER

10 - 190 HARTNELL AVE

REDDING, CA

1,035 SF 2ND GENERATION  
SALON SUITE AVAILABLE

# ETHAN CONRAD

PROPERTIES INC.



Dignity Health.

PLANNED DIGNITY  
HEALTH CAMPUS  
COMING SOON

**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

**FEATURES:**

- 2nd Generation Salon suite with salon improvements.
- 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



**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.

**LEASE RATE:**

1,035 SF     \$1,708.00 (\$1.65 PSF, NNN)

NNN costs are approximately \$0.35 PSF.

**DEMOGRAPHICS:**

	<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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FOR LEASE

# COBBLESTONE SHOPPING CENTER | SALON

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REDDING, CA

## SITE PLAN



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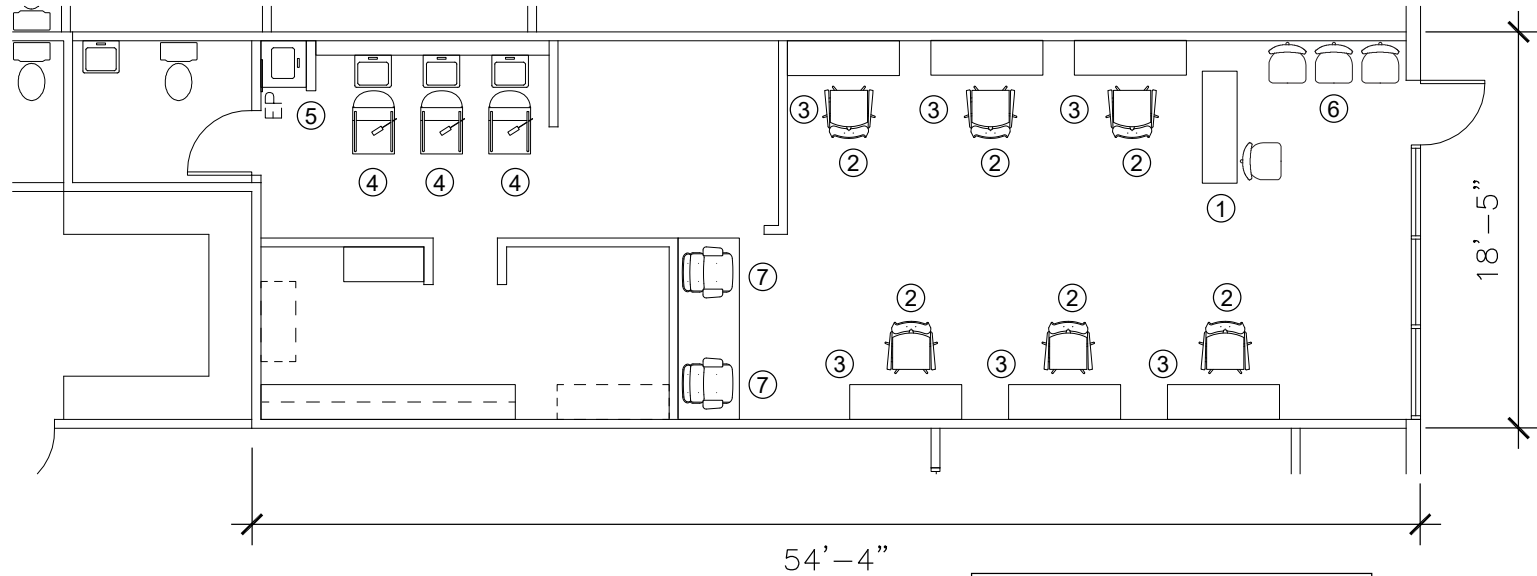
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
84	1,035	\$1,65 PSF, NNN	\$1,708.00
NNN costs are approximately \$0.35 PSF.			

[VIEW VIRTUAL TOUR](#)

EQUIPMENT LIST	
1.	RECEPTION COUNTER
2.	SALON CHAIR
3.	SALON STATION
4.	SHAMPOO STATION
5.	SINK
6.	CHAIR
7.	LOUNGE CHAIR

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PROPOSED DIGNITY MEDICAL CAMPUS RENDERING



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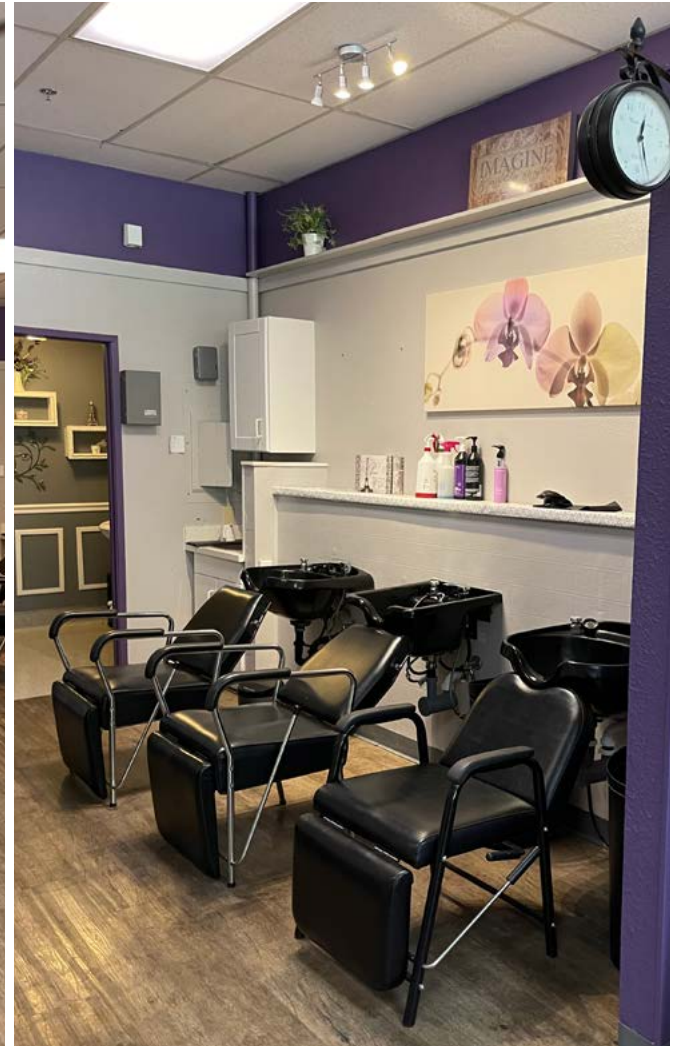
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