

COBBLESTONE SHOPPING CENTER

100 HARTNELL AVE

REDDING, CA

FOR LEASE

14,483 SF - 60,002 SF ANCHOR SPACE

ETHAN CONRAD
PROPERTIES INC.

AVAILABLE
916-779-1000

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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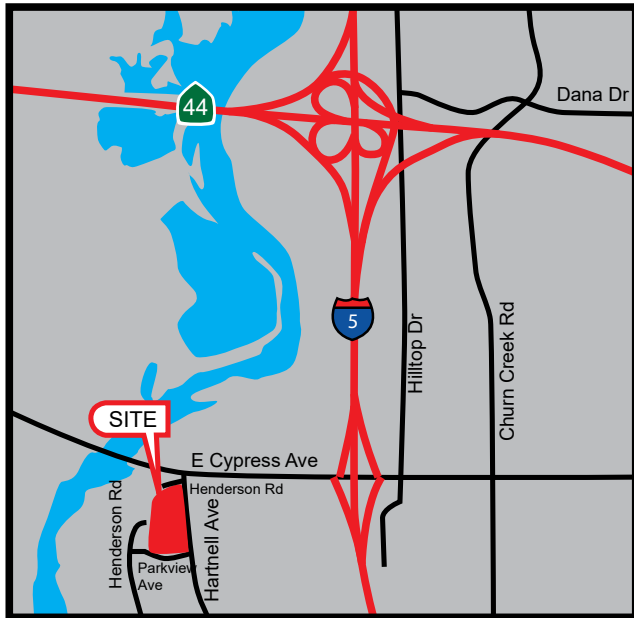
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 60,002 SF 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 Suites 100 and 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.

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

LEASE RATES:

Suite 100	45,519 SF	\$35,960.00 (\$0.85 PSF, NNN)
Suite 110	14,483 SF	\$14,338.00 (\$0.99 PSF, NNN)
Suites 100/110	60,002 SF	\$48,789.00 (\$0.81 PSF, NNN)

NNN costs are approximately \$0.28 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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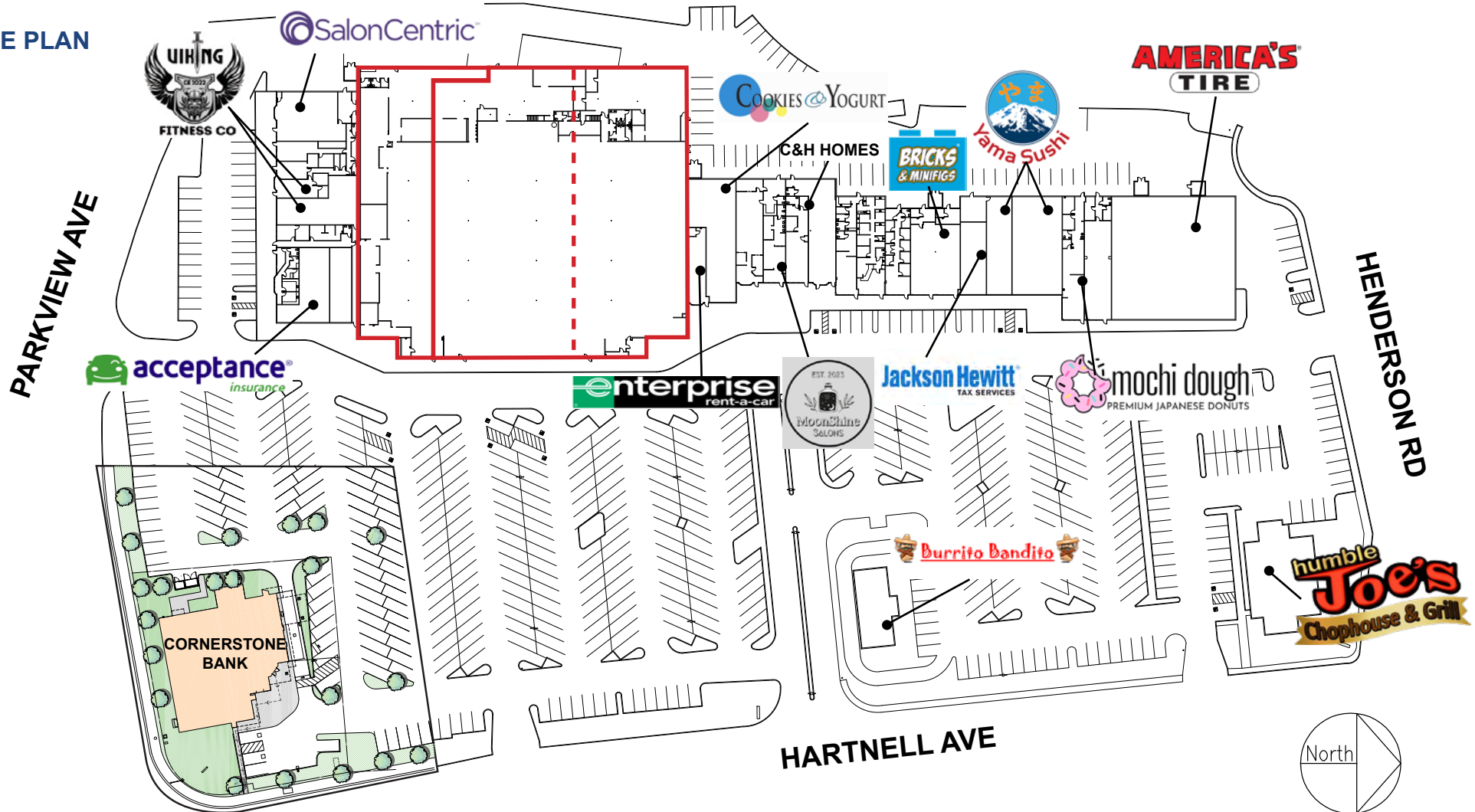
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SITE PLAN



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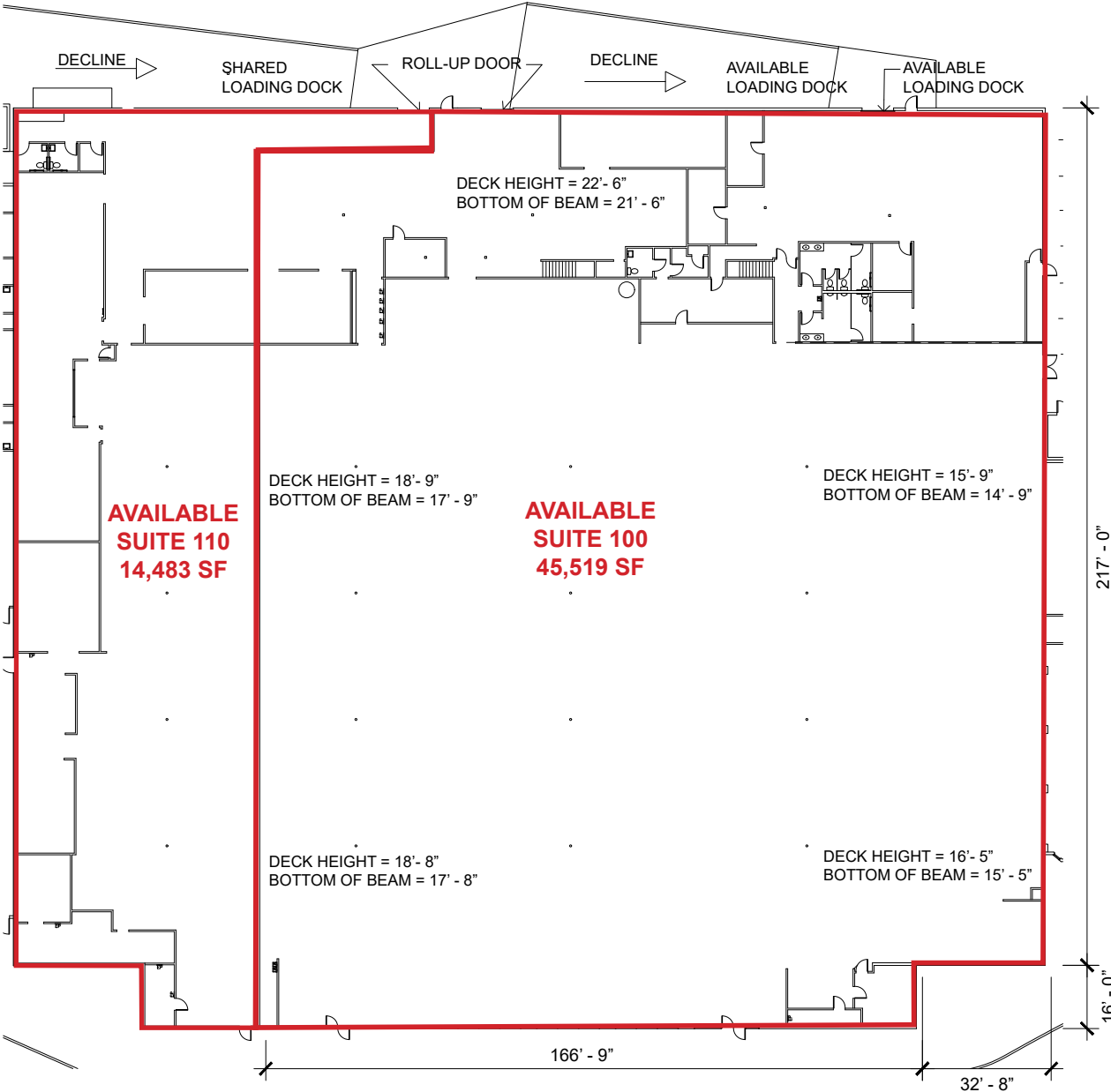
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FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
100	45,519	\$0.85 PSF	\$35,960.00
110	14,483	\$0.99 PSF	\$14,483.00
100/110	60,002	\$0.81 PSF	48,789.00
NNN costs are approximately \$0.28 PSF.			

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PROPOSED DIGNITY MEDICAL CAMPUS RENDERING



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