



## Retail For Sale & For Lease

2998 CHURN CREEK ROAD | REDDING, CA 96002

### AVAILABLE

Size: ±1,050 SF  
Lease Rate: \$1.25 PSF/Mo., NNN  
Sale Price: \$1,500,000

### PROPERTY HIGHLIGHTS

- Prime Redding, corner location at the intersection of Churn Creek Road and Hartnell Avenue
- Less than 1 mile to I-5 and less than 5 miles to Hwy. 44
- Property is surrounded by numerous residential neighborhoods, schools and retail shopping centers
- Strong traffic counts with ±20,953 CPD on Hartnell Avenue
- The owner will allow C-Store and gas with the purchase, but through a fuel sales agreement and equipment will not be provided (tanks, pumps, canopies, etc.)

*Prospective tenants are hereby advised that all uses are subject to City approval*

### NEIGHBORING TENANTS



View of Entire Center

**JAIMIE MARCHAND**

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DRE #01904001

**DONNA CLARK**

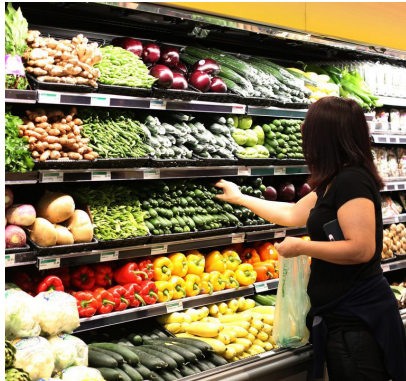
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[KWPREALESTATE.COM](http://KWPREALESTATE.COM)

## DEMOGRAPHICS

|  | 1 Mile          | 2 Mile          | 5 Miles         |
|--|-----------------|-----------------|-----------------|
| <b>POPULATION</b>                                |                 |                 |                 |
| <b>2023 Estimated Population</b>                 | <b>12,284</b>   | <b>35,714</b>   | <b>98,157</b>   |
| 2028 Projected Population                        | 12,431          | 36,161          | 99,625          |
| 2010 Census Population                           | 11,930          | 34,584          | 93,769          |
| Projected Annual Growth 2010 to 2023             | 1.20%           | 1.25%           | 1.50%           |
| Historical Annual Growth 2023 to 2028            | 2.97%           | 3.27%           | 4.68%           |
| <b>HOUSEHOLDS</b>                                |                 |                 |                 |
| 2023 Estimated Households                        | 4,639           | 13,644          | 39,126          |
| 2028 Projected Households                        | 4,694           | 13,811          | 39,709          |
| 2010 Census Households                           | 4,515           | 13,245          | 37,440          |
| Projected Annual Growth 2010 to 2023             | 1.19%           | 1.22%           | 1.49%           |
| Historical Annual Growth 2023 to 2028            | 2.75%           | 3.01%           | 4.50%           |
| <b>RACE &amp; ETHNICITY</b>                      |                 |                 |                 |
| 2023 Estimated White                             | 9,901           | 29,800          | 84,382          |
| 2023 Estimated Black or African American         | 313             | 720             | 1,672           |
| 2023 Estimated Asian or Pacific Islander         | 836             | 32,338          | 119,491         |
| 2023 Estimated American Indian or Native Alaskan | 265             | 2,063           | 4,240           |
| 2023 Estimated Other Races                       | 792             | 1,960           | 4,959           |
| 2023 Estimated Hispanic                          | 2,190           | 5,109           | 11,535          |
| <b>INCOME</b>                                    |                 |                 |                 |
| <b>2023 Estimated Average Household Income</b>   | <b>\$72,678</b> | <b>\$80,700</b> | <b>\$85,180</b> |
| 2023 Estimated Median Household Income           | \$48,119        | \$64,421        | \$66,721        |



## LOCATION

