

# Belle Mill Landing Shopping Center

Restaurant/Retail Pad  
Available with 60' Dedicated  
Freeway Pylon Sign Visible  
from Interstate 5

Join Food Maxx, Goodwill  
(29,000 SF), Shari's  
Restaurant, Round Table  
Pizza, Aaron's Rents, as well  
as other retail and service  
tenants

Freeway Visible Pad For Lease or Sale



PROPOSED EXTERIOR DESIGN - SCHEME 1

BELLE MILL LANDING



PROPOSED EXTERIOR DESIGN - SCHEME 2

BELLE MILL LANDING



## Belle Mill Landing

132 Belle Mill Road | Red Bluff, CA 96080

Pad For Lease or Sale

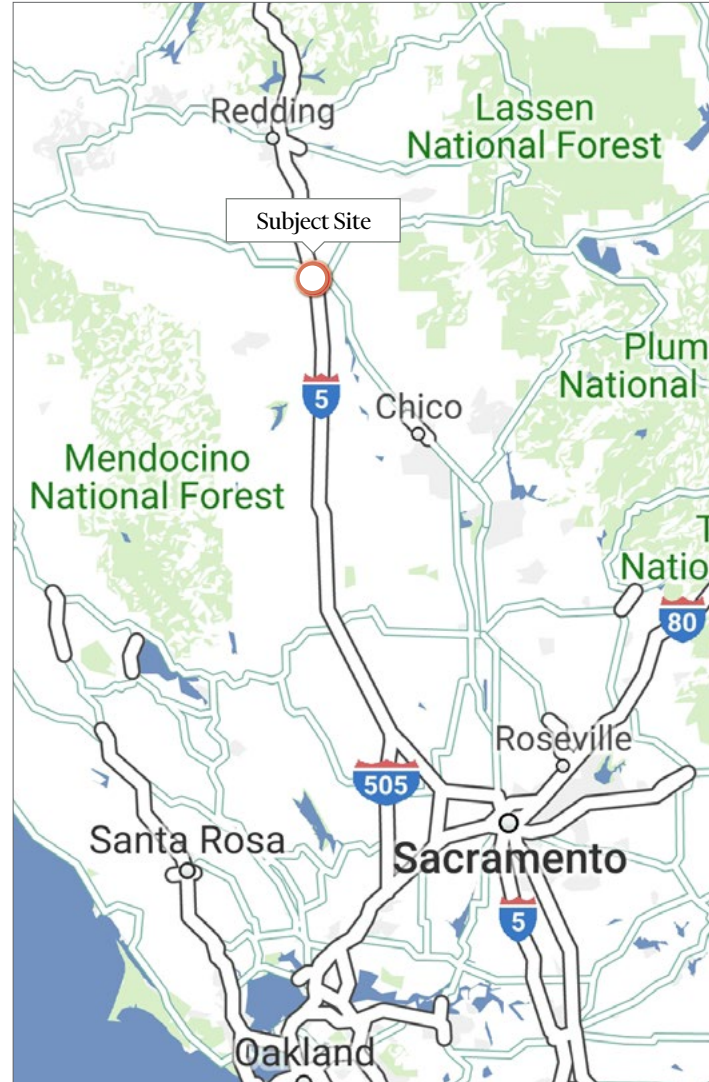
# Property Highlights

Freeway visible pad available with 60' dedicated pylon sign

Situated in the Belle Mill Landing Shopping Center

- + Located off of Interstate 5, Belle Mill Landing is the main shopping center between Woodland and Redding, a distance of over 100 miles
- + Anchored by a high volume Food Maxx grocer and a new Goodwill store
- + Excellent visibility to Interstate 5 (over 45,000 cars per day) with a 60' pylon sign visible to both I-5 and Highway 36 (over 19,000 CPD)
- + Adjacent to the Durango RV Resort with 105 RV hookups
- + Close proximity to downtown Red Bluff, County offices, Sacramento River, and several RV resorts and hotels
- + Onsite Tesla Superchargers
- + Food Maxx 421,000 customer visits per year\*
- + Shari's Restaurant 116,000 customer visits per year\*
- + Pad Asking Sale Price: \$600,000

\* Source: Placer.ai



## Demographics

|   | 1 MILE      | 3 MILES      | 5 MILES      |
|---|-------------|--------------|--------------|
| <b>POPULATION</b>                       |             |              |              |
| 2024 Population - Current Year Estimate | 5,799       | 21,882       | 25,120       |
| <b>HOUSEHOLDS</b>                       |             |              |              |
| 2024 Households - Current Year Estimate | 2,456       | 8,644        | 9,866        |
| <b>HOUSEHOLD INCOME</b>                 |             |              |              |
| 2024 Average Household Income           | \$57,681    | \$72,058     | \$76,974     |
| 2024 Median Household Income            | \$41,265    | \$52,201     | \$55,115     |
| <b>HOUSING UNITS</b>                    |             |              |              |
| 2024 Housing Units                      | 2,629       | 9,240        | 10,593       |
| <b>EDUCATION</b>                        |             |              |              |
| 2024 Population 25 and Over             | 3,934       | 14,816       | 17,183       |
| HS and Associates Degrees               | 2,735 69.5% | 10,698 72.2% | 12,273 71.4% |
| Bachelor's Degree or Higher             | 736 18.7%   | 2,771 18.7%  | 3,410 19.8%  |
| <b>PLACE OF WORK</b>                    |             |              |              |
| 2024 Businesses                         | 613         | 1,279        | 1,377        |
| 2024 Employees                          | 5,251       | 12,449       | 14,437       |

## Proposed Elevations

Not to scale. All dimensions are approximate.



PROPOSED EXTERIOR DESIGN - SCHEME 1

BELLE MILL LANDING 1



PROPOSED EXTERIOR DESIGN - SCHEME 2

BELLE MILL LANDING 1

# Belle Mill Landing

132 Belle Mill Road | Red Bluff, CA 96080

# Pad For Lease or Sale

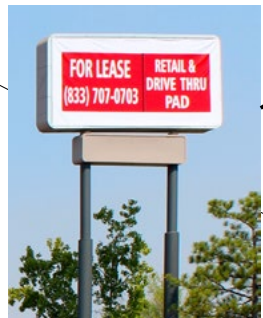
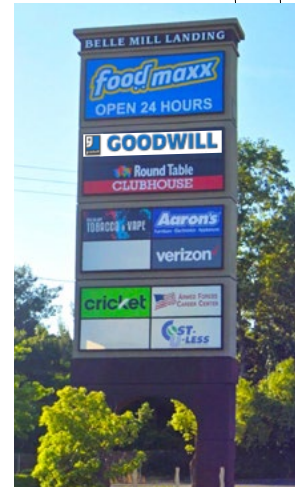
## Site Plan

Not to scale. All dimensions are approximate.

| Unit | Tenant                           | SF (±)                      |
|------|----------------------------------|-----------------------------|
| 84   | Tobacco and More                 | 1,350                       |
| 86   | Armed Forces                     | 2,475                       |
| 88   | Aaron Rents                      | 4,575                       |
| 94   | FoodMaxx                         | 46,025                      |
| 102  | Cricket Wireless                 | 900                         |
| 104  | AVAILABLE                        | 1,306                       |
| 106  | Cost-U-Less Insurance            | 1,897                       |
| 110  | AVAILABLE                        | 1,897                       |
| 114  | AVAILABLE                        | 1,200                       |
| 116  | Round Table Pizza                | 4,500                       |
| 118  | Victor Community Services Center | 3,010                       |
| 120  | Victor Community Services Center | 1,490                       |
| 122  | AVAILABLE                        | 2,000                       |
| 124  | Goodwill                         | 28,710                      |
| 128  | Shari's Restaurant               | 3,750                       |
| 132  | <b>PAD OPPORTUNITY</b>           | <b>2,500 SF to 4,000 SF</b> |
| 134  | AVAILABLE                        | 1,200                       |
| 136  | Verizon                          | 1,200                       |
| 138  | Maple Garden Chinese             | 1,800                       |
| 142  | Belle Mill Laundry               | 1,800                       |
| 146  | AVAILABLE                        | 4,800                       |



**Drive-Thru Pad Location**



Tesla Superchargers

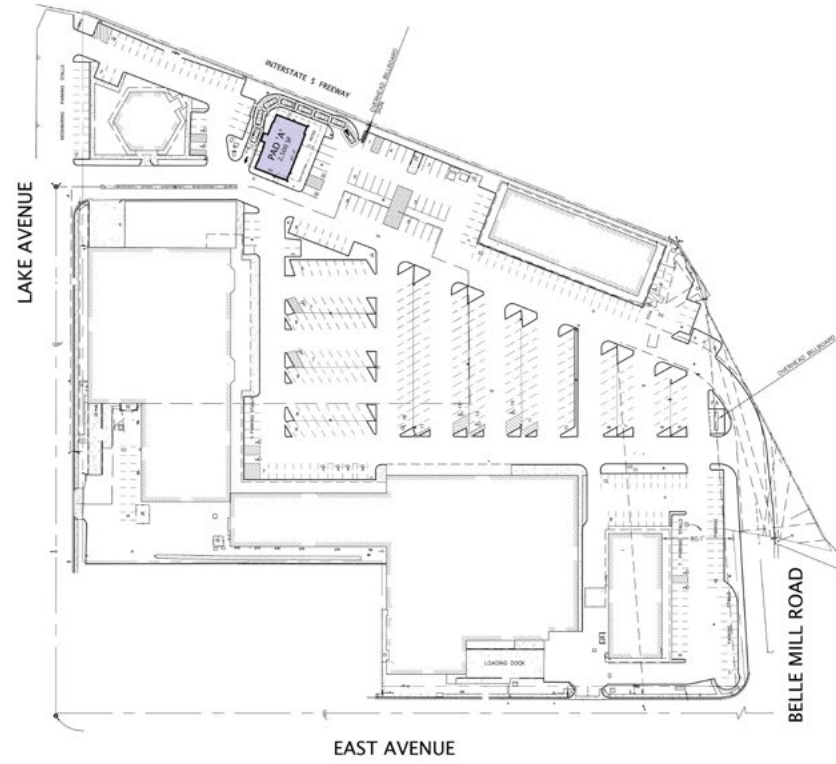
Interstate 5 - 45,000 Cars Per Day\*

\*Source: CalTrans



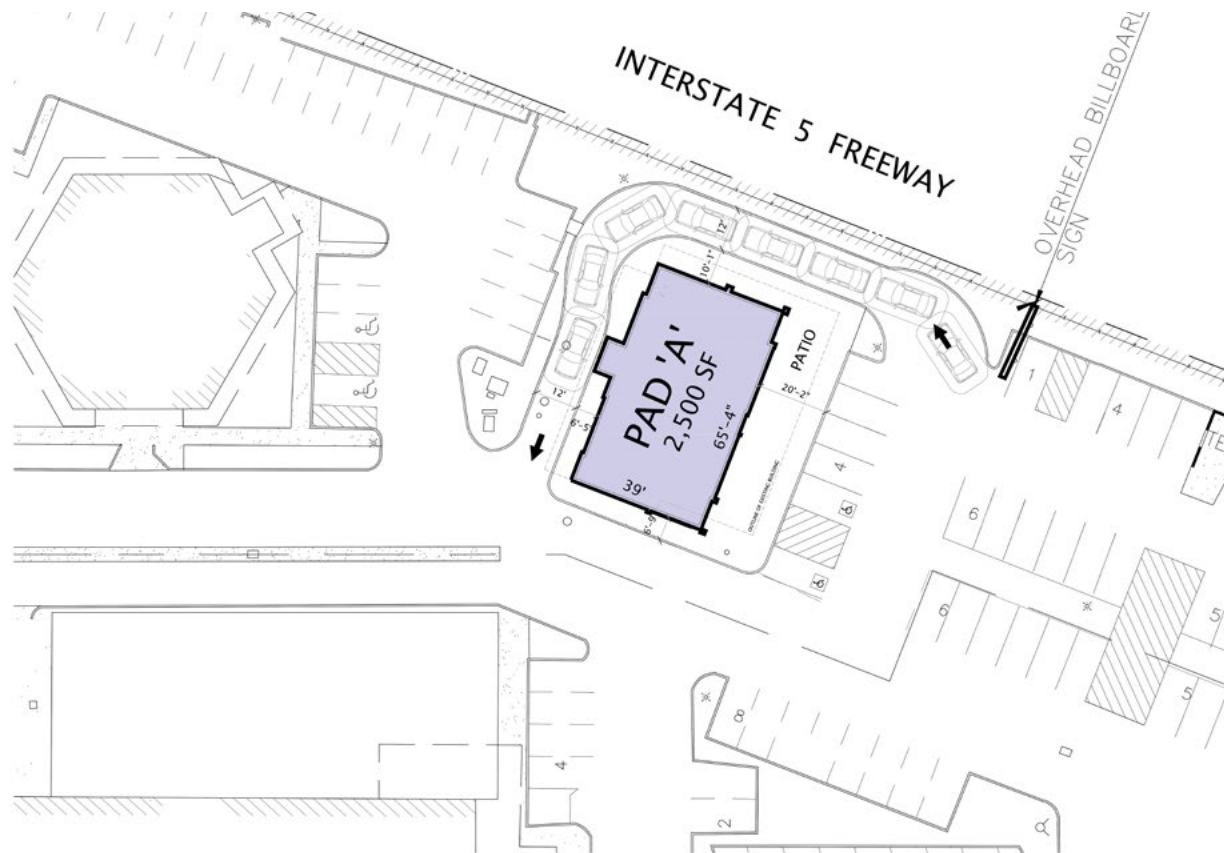
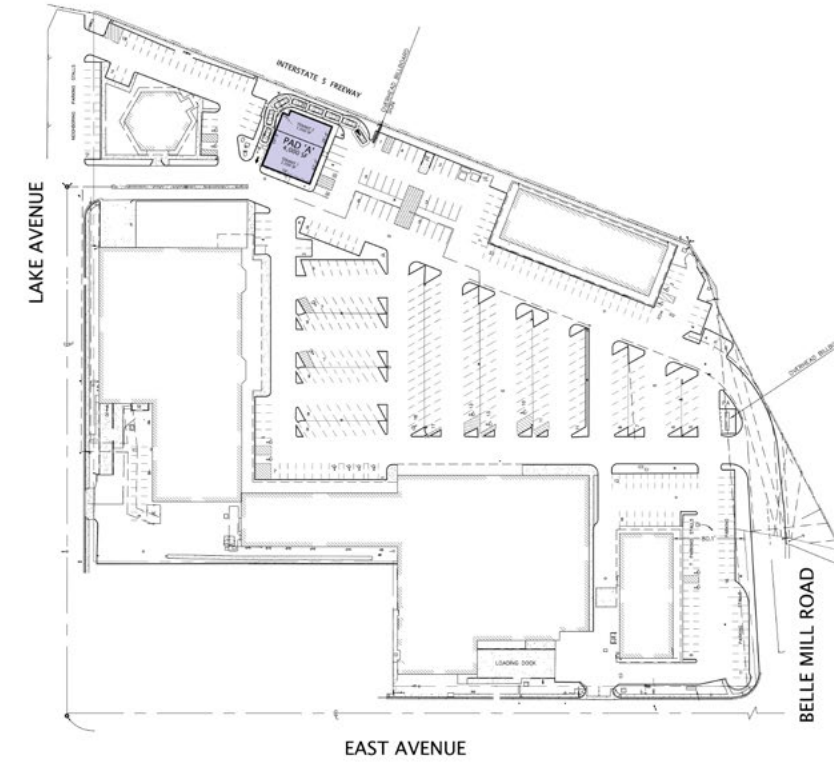
### Proposed Site Plan Option 1 - Single Tenant with Drive-Thru

Not to scale. All dimensions are approximate.

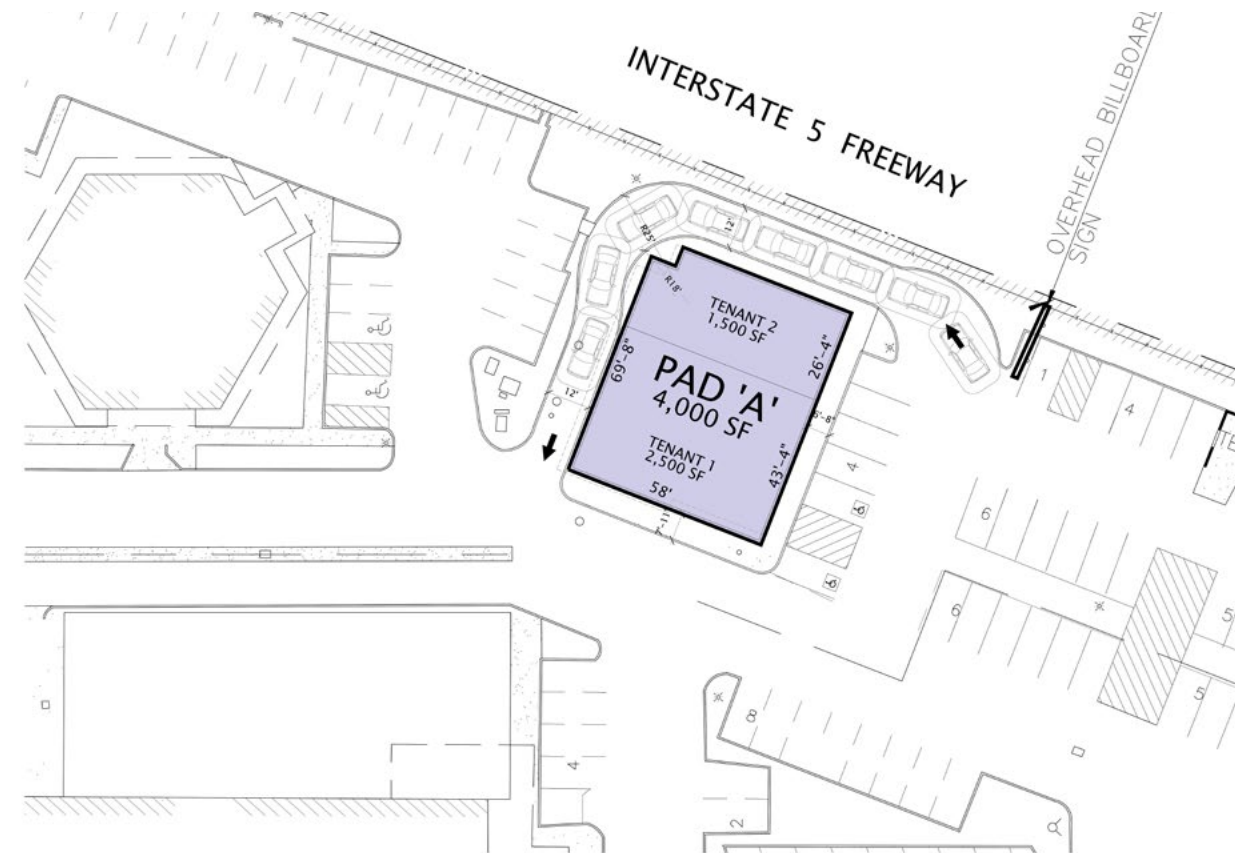


### Proposed Site Plan Option 2 - Multi-Tenant with Drive-Thru

Not to scale. All dimensions are approximate.



PROPOSED SITE PLAN - SCHEME 1

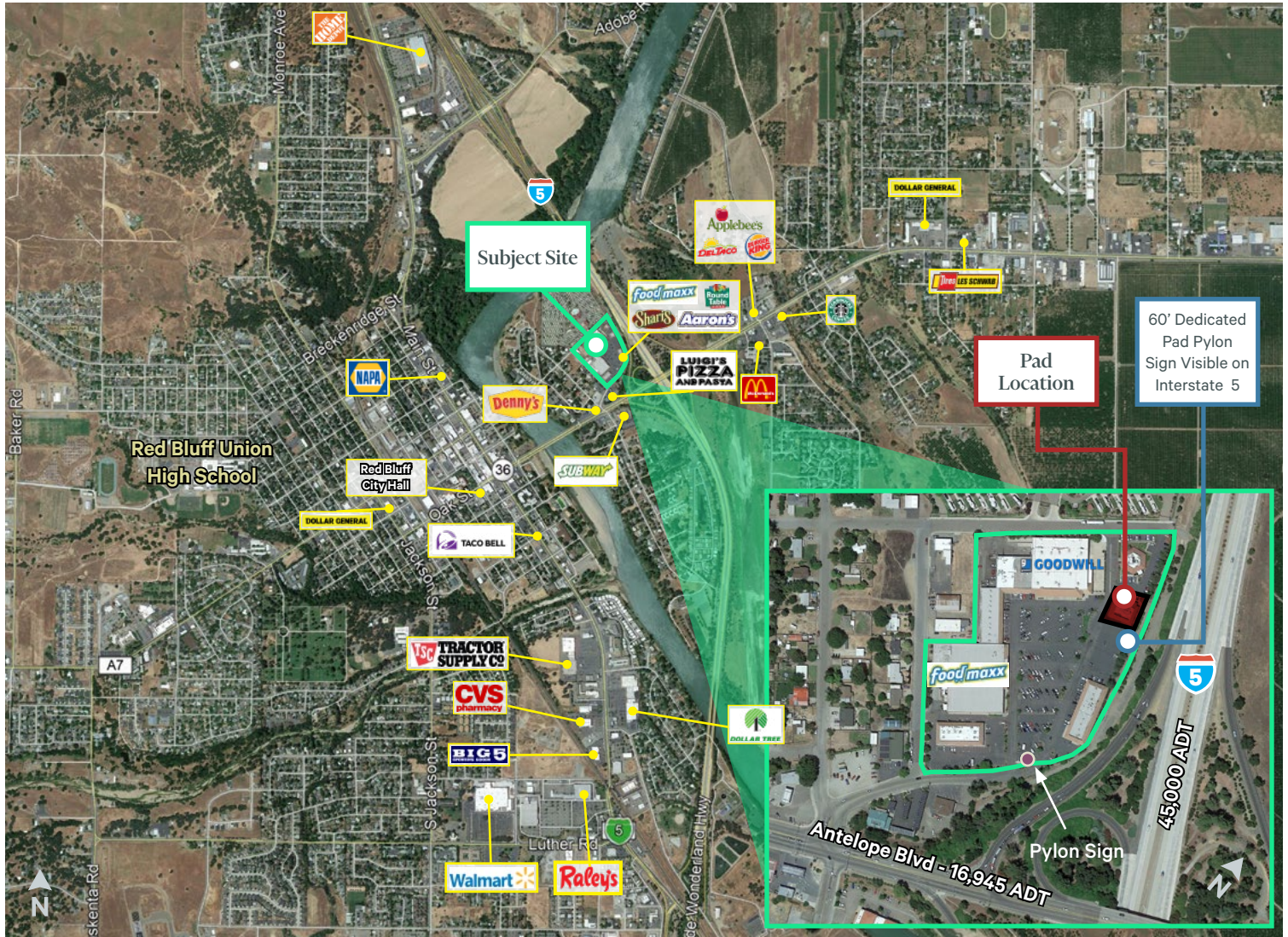


PROPOSED SITE PLAN - SCHEME 2

# Belle Mill Landing

132 Belle Mill Road | Red Bluff, CA 96080

# Pad For Lease or Sale



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