

# RED BLUFF SHOPPING CENTER

1025 SOUTH MAIN ST

RED BLUFF, CA

FOR LEASE

3,000 SF - 26,544 SF RETAIL SUITES

ETHAN CONRAD

PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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**FEATURES:**

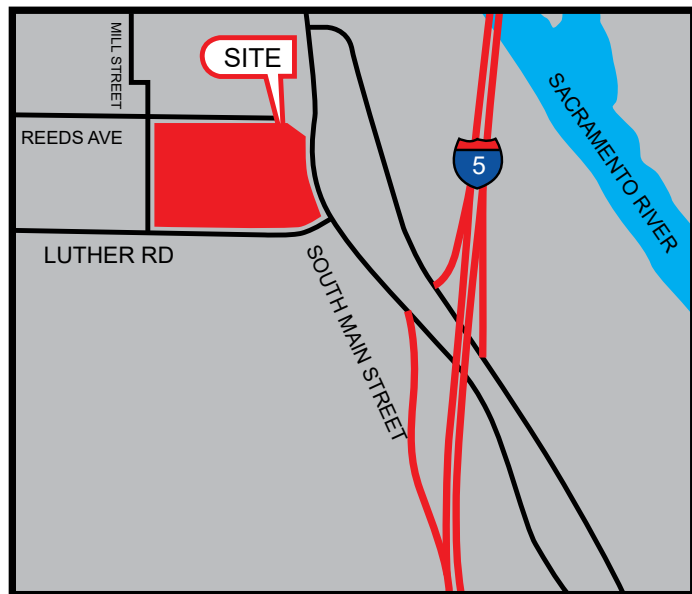
- Retail, Auto Repair and Creative space available
- Excellent access and close proximity to I-5
- Signalized ingress/egress at intersection
- Dominant shopping center in Red Bluff
- Ross Dress for Less, Marshalls and Planet Fitness co-tenants

**PROPERTY DETAILS:**

Situated on South Main Street and Luther Rd with immediate access to I-5 in Red Bluff.

Co-tenants include: Raley’s Grocery Store, Gamestop, Verizon Wireless, Payless ShoeSource and Arby’s.

Nearby National tenants include: Walmart Supercenter, Walgreens, Starbucks, O’Reilly Auto Parts, Big 5 Sporting Goods and more.



**LEASE RATES:**

See page 3.

NNN costs are approximately \$0.28 PSF.

**DEMOGRAPHICS:**

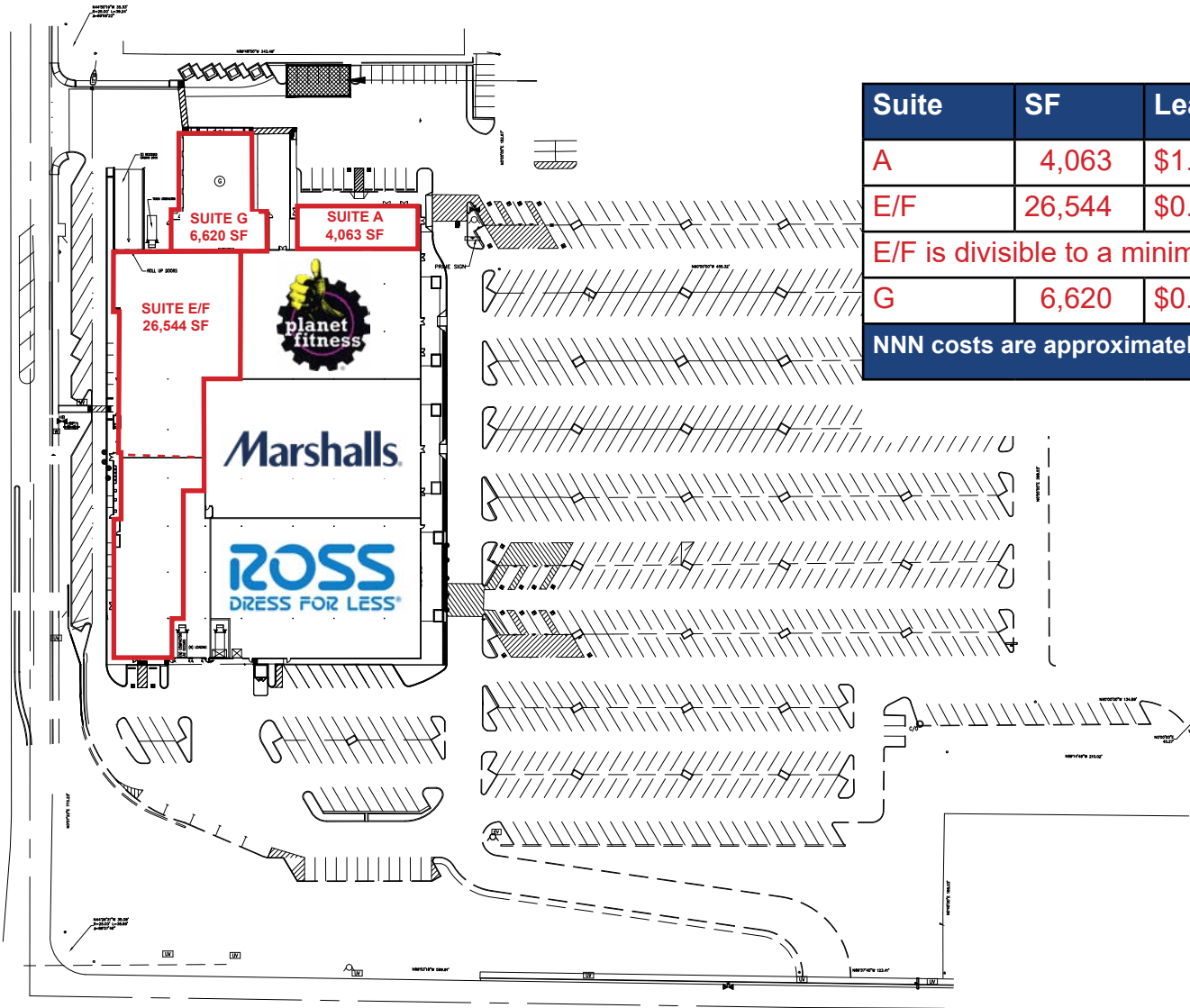
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	8,143	20,309	24,704
2023 Average HH Income:	\$45,811	\$75,904	\$77,194
Traffic Count @ South Main St:	28,976		

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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.

SITE PLAN



Suite	SF	Lease Rate	Monthly Rent
A	4,063	\$1.39 PSF	\$ 5,648.00
E/F	26,544	\$0.95 PSF	\$25,271.00
E/F is divisible to a minimum of 3,000 SF			
G	6,620	\$0.85 PSF	\$ 5,627.00
NNN costs are approximately \$0.28 PSF.			

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