

RED BLUFF SHOPPING CENTER

1025 SOUTH MAIN ST

RED BLUFF, CA

FOR LEASE

6,620 SF AUTOMOTIVE SERVICE

FACILITY

ETHAN CONRAD

PROPERTIES INC.



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Ravjeet Basi

DRE: #02087094

basi@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FEATURES:

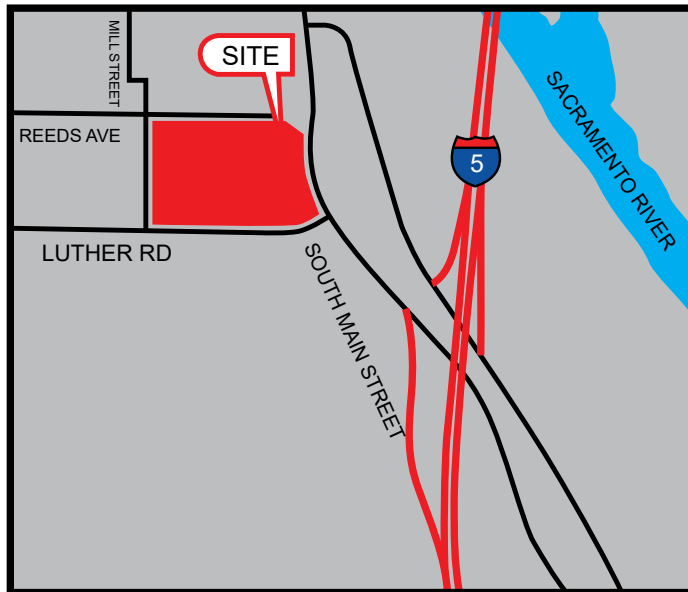
- Retail, Auto Repair and Creative space available
- Excellent access and close proximity to I-5
- Signalized ingress/egress at intersection
- Dominant shopping center in Red Bluff
- Ross Dress for Less, Marshalls and Planet Fitness co-tenants

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 4.

NNN costs are approximately \$0.28 PSF.

DEMOGRAPHICS:

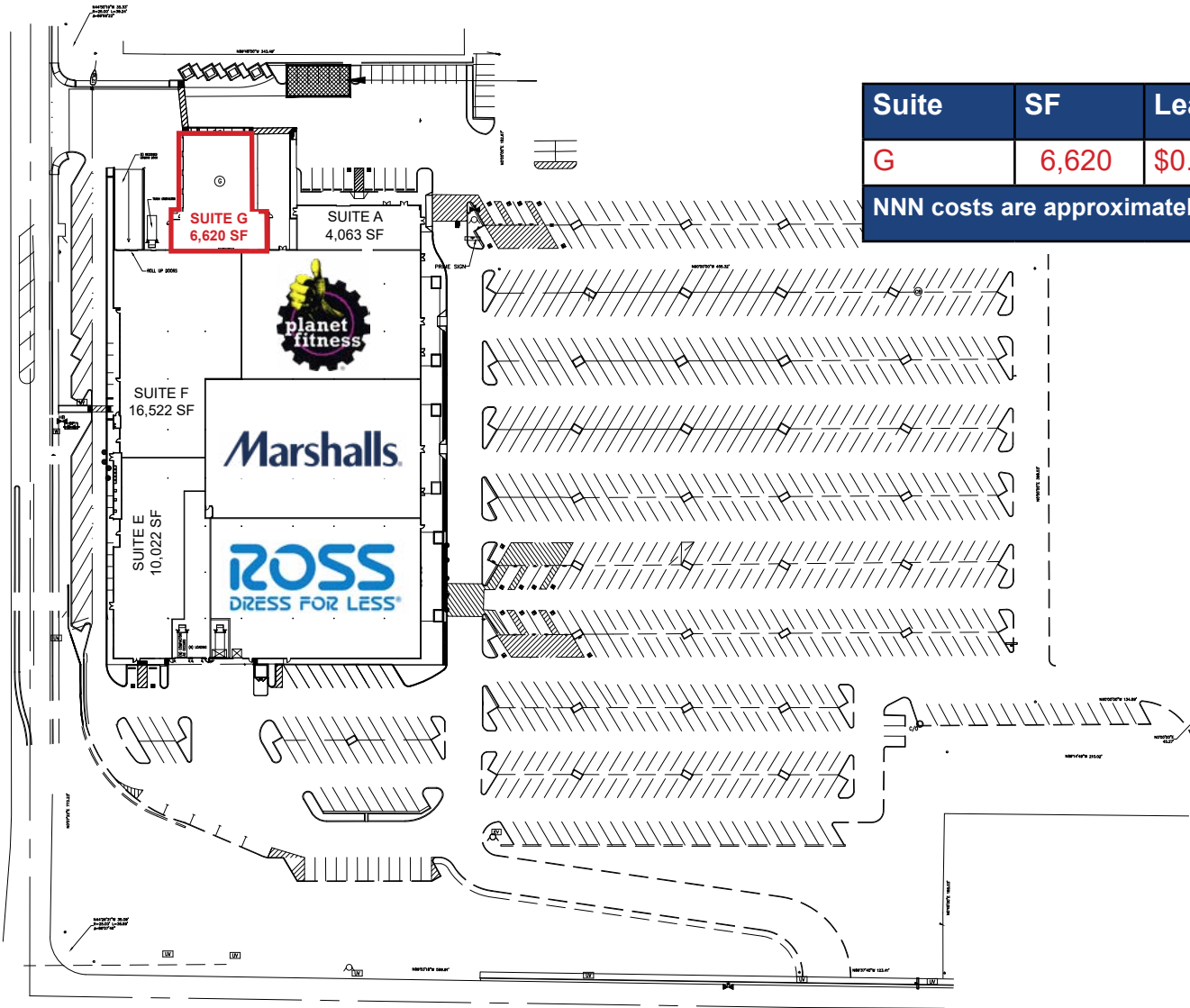
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	8,143	20,309	24,704
2023 Average HH Income:	\$45,811	\$75,904	\$77,194
Traffic Count @ South Main St:	28,976		

ETHAN CONRAD PROPERTIES, INC.

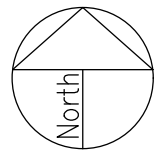
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

SITE PLAN



Suite	SF	Lease Rate	Monthly Rent
G	6,620	\$0.85 PSF	\$ 5,627.00
NNN costs are approximately \$0.28 PSF.			



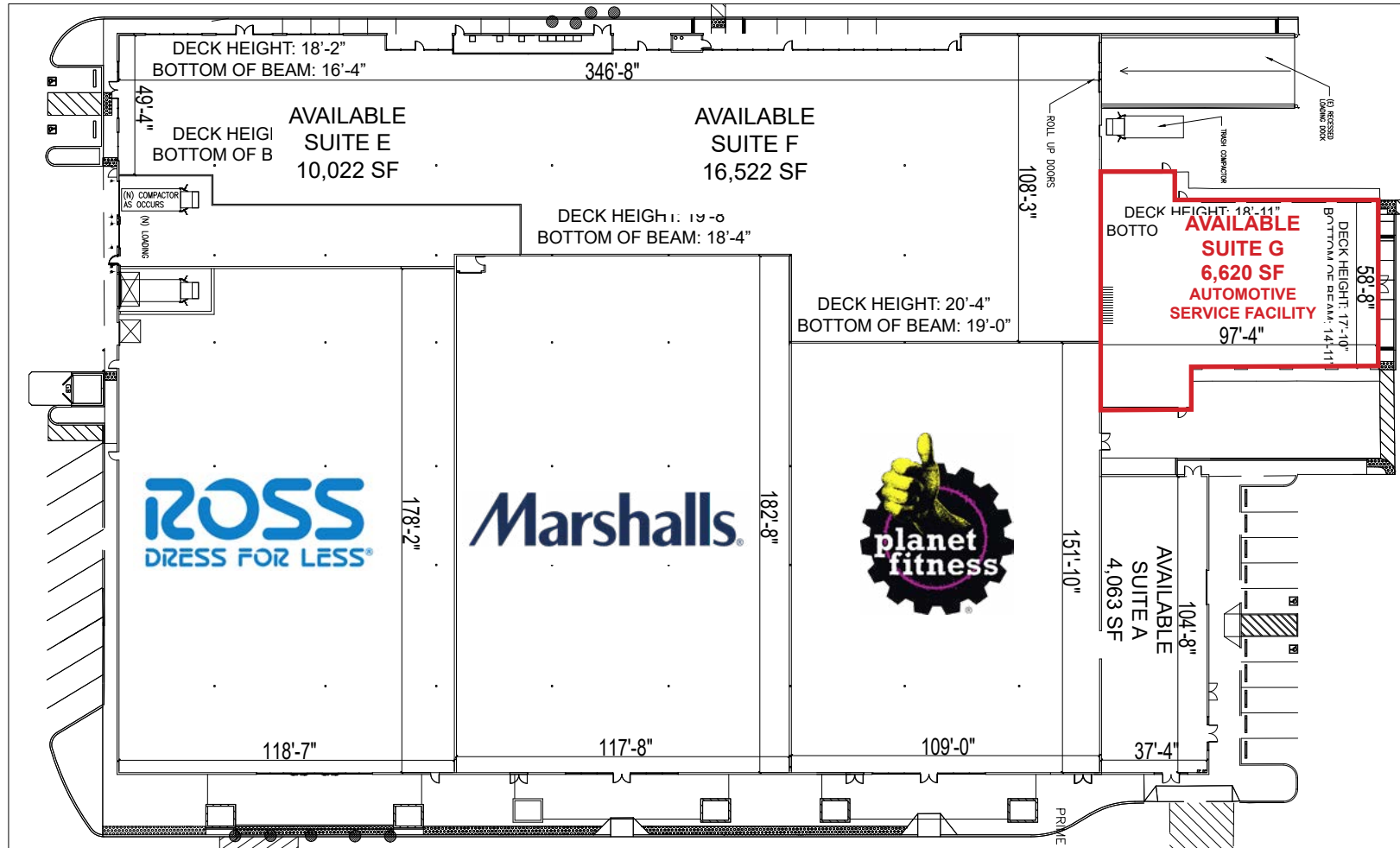
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
G	6,620	\$0.85 PSF	\$ 5,627.00
NNN costs are approximately \$0.28 PSF.			

[VIEW VIRTUAL TOUR](#)



ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.