

COBBLESTONE SHOPPING CENTER

84 HARTNELL AVE

REDDING, CA

1,035 SF 2ND GENERATION
SALON SUITE AVAILABLE

ETHAN CONRAD

PROPERTIES INC.



Dignity Health.

PLANNED DIGNITY
HEALTH CAMPUS
COMING SOON



LEASE
SIGNED!

COOKIES @ YOGURT

MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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

FEATURES:

- 2nd Generation Salon suite with salon improvements.
- Excellent visibility on Hartnell Ave
- Monument signage available
- Neighborhood shopping center located in the center of Redding
- Easy access to I-5 at E Cypress Ave



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.

Fun City and EVgo fast charging leases signed!

LEASE RATE:

1,035 SF \$1,604.00 (\$1.55 PSF, NNN)

NNN costs are approximately \$0.35 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	6,750	65,927	97,502
2025 Average HH Income:	\$95,147	\$101,130	\$106,870
Traffic Count @ Hartnell Ave 17,980 & E Cypress Ave 31,078			

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FOR LEASE

COBBLESTONE SHOPPING CENTER | SALON

84 HARTNELL AVE
REDDING, CA

SITE PLAN



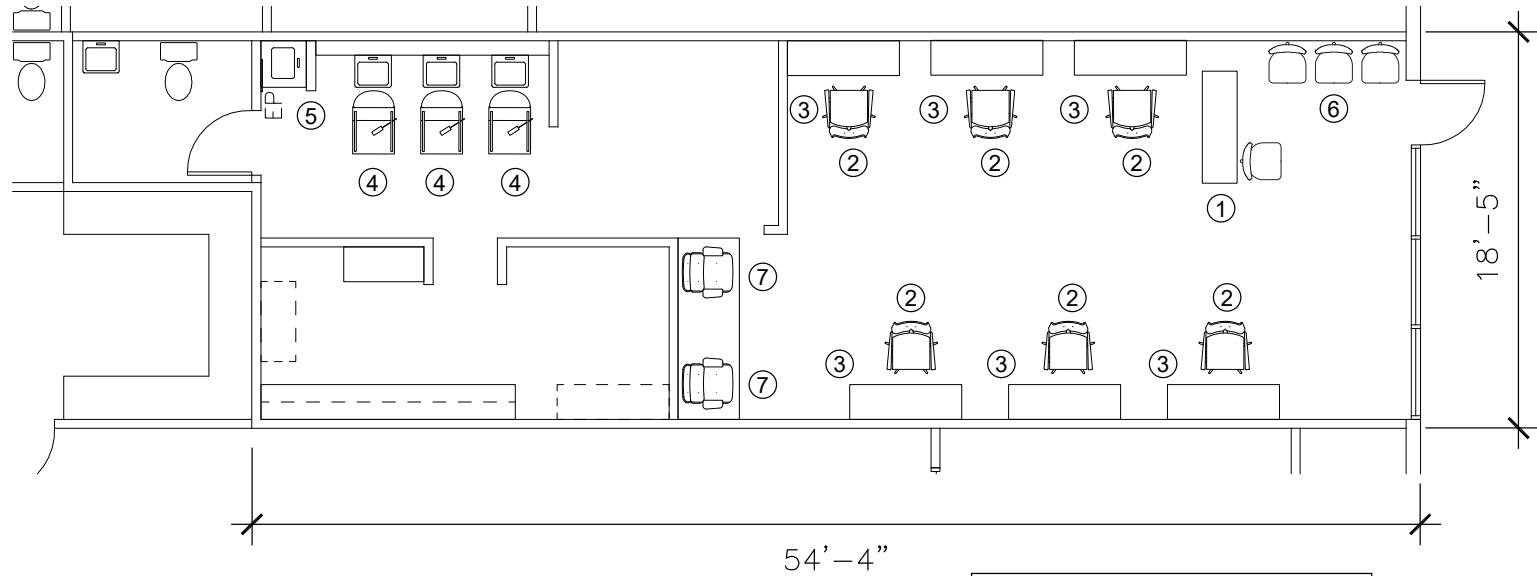
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
84	1,035	\$1.55 PSF, NNN	\$1,604.00
NNN costs are approximately \$0.35 PSF.			

[VIEW VIRTUAL TOUR](#)

EQUIPMENT LIST	
1.	RECEPTION COUNTER
2.	SALON CHAIR
3.	SALON STATION
4.	SHAMPOO STATION
5.	SINK
6.	CHAIR
7.	LOUNGE CHAIR

FOR LEASE

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PROPOSED DIGNITY MEDICAL CAMPUS RENDERING



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