

**COBBLESTONE SHOPPING CENTER**  
**10 - 190 HARTNELL AVE**  
**REDDING CA**

**FOR LEASE**

**861 SF - 6,489 SF SF AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.

**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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www.ethanconradprop.com

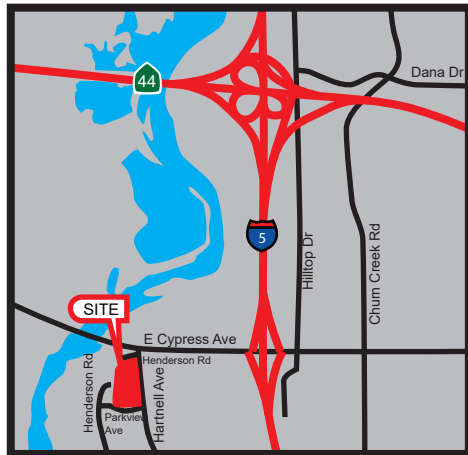


**SPACES AVAILABLE:**

28:	2,170 SF	\$1.09 PSF, NNN
60:	2,786 SF	\$1.19 PSF, NNN
64:	1,420 SF	\$1.25 PSF, NNN
68:	2,238 SF	\$1.49 PSF, NNN
76:	2,138 SF	\$1.09 PSF, NNN
80:	1,266 SF	\$1.09 PSF, NNN
88:	2,324 SF	\$1.19 PSF, NNN
128:	861 SF	\$1.39 PSF, NNN
136:	1,091 SF	\$1.19 PSF, NNN
144:	1,910 SF	\$0.99 PSF, NNN
160:	2,780 SF	\$0.99 PSF, NNN

NNN costs are approximately \$0.38 PSF.

\*Divisible to 1,346 SF at \$1.39 PSF, NNN

**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.

Full 5% commissions are for leases which are 4,000 SF or less.

Rent discounted 30% until such time that the anchor space is at least 50% leased. Up to 12 months from lease commencement.

**FEATURES:**

- Excellent visibility on Hartnell Ave
- Monument signage available
- Neighborhood shopping center located in the center of Redding
- Easy access to freeway
- Dignity Health medical campus construction to commence soon

**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
2017 Est Population:	5,997	63,545	94,415
2017 Household Income:	\$40,200	\$55,875	\$60,953
Daily Traffic Count:	Hartnell Ave 17,980 & E Cypress Ave 31,078		

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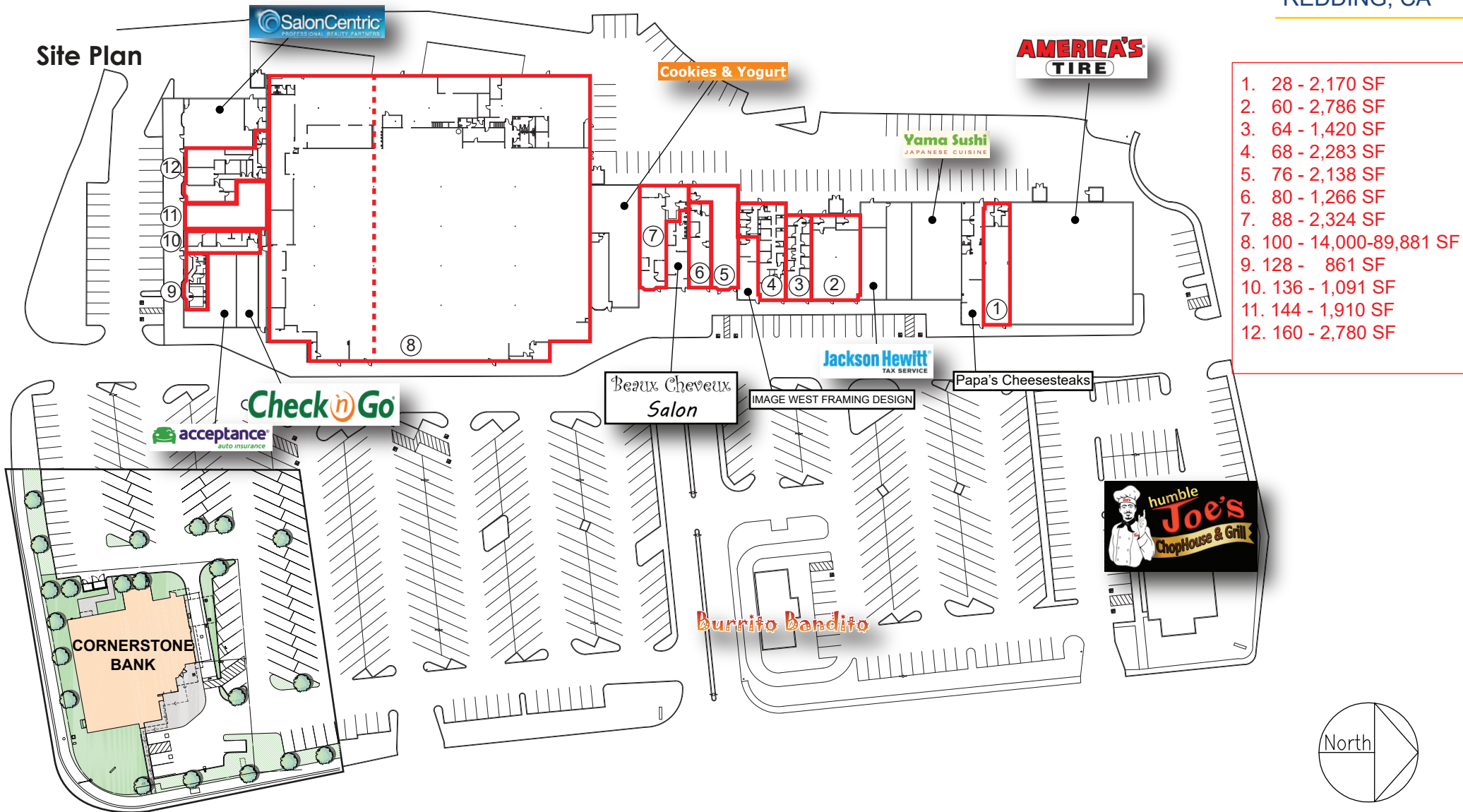
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Site Plan



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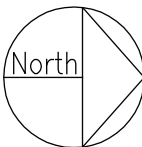
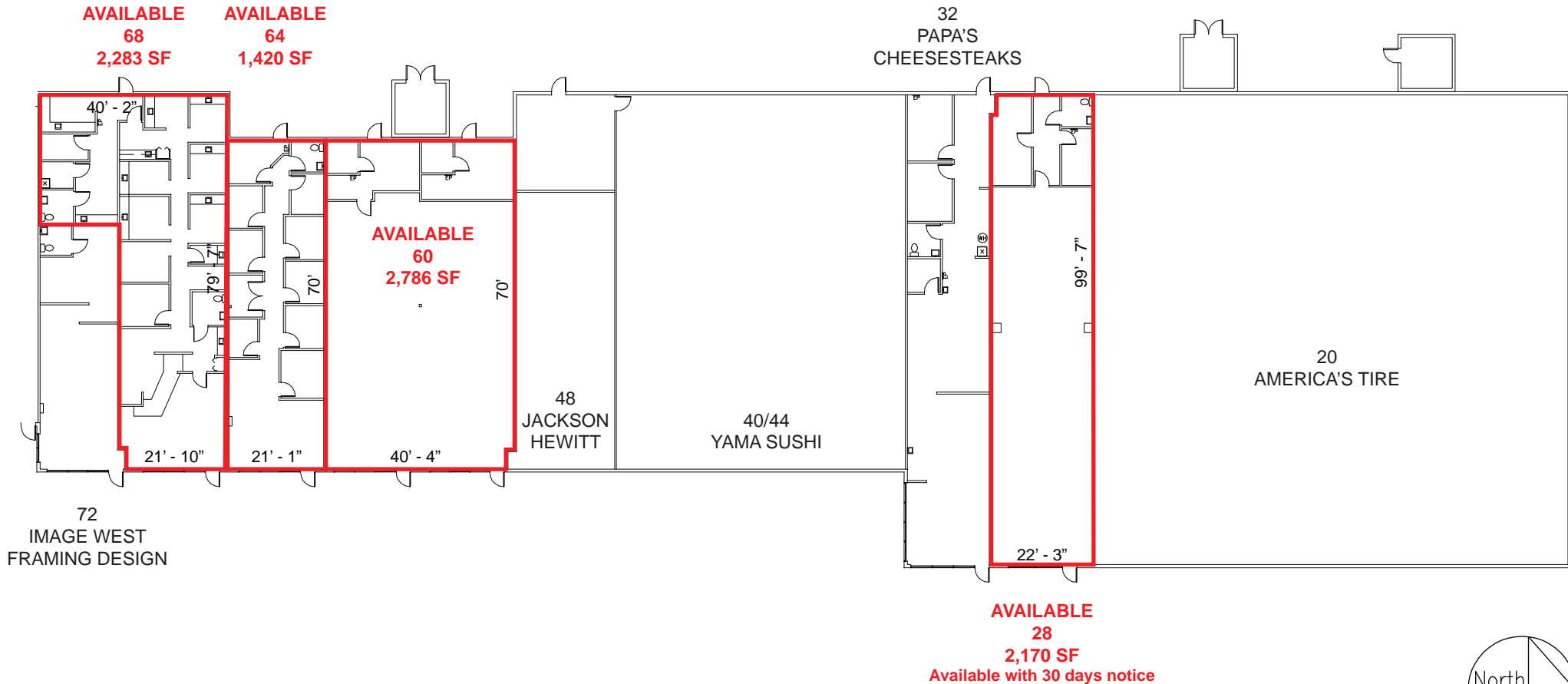
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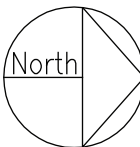
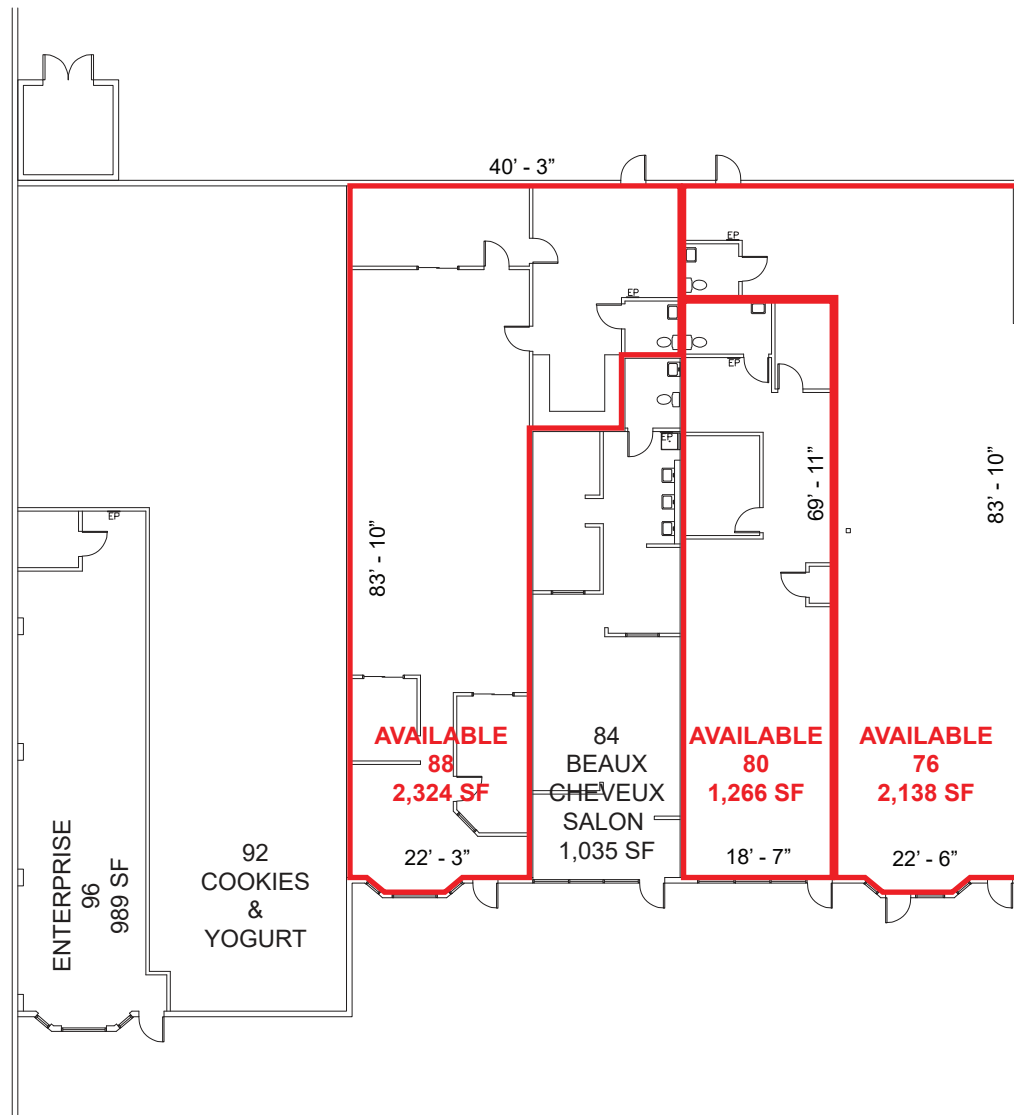
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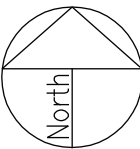
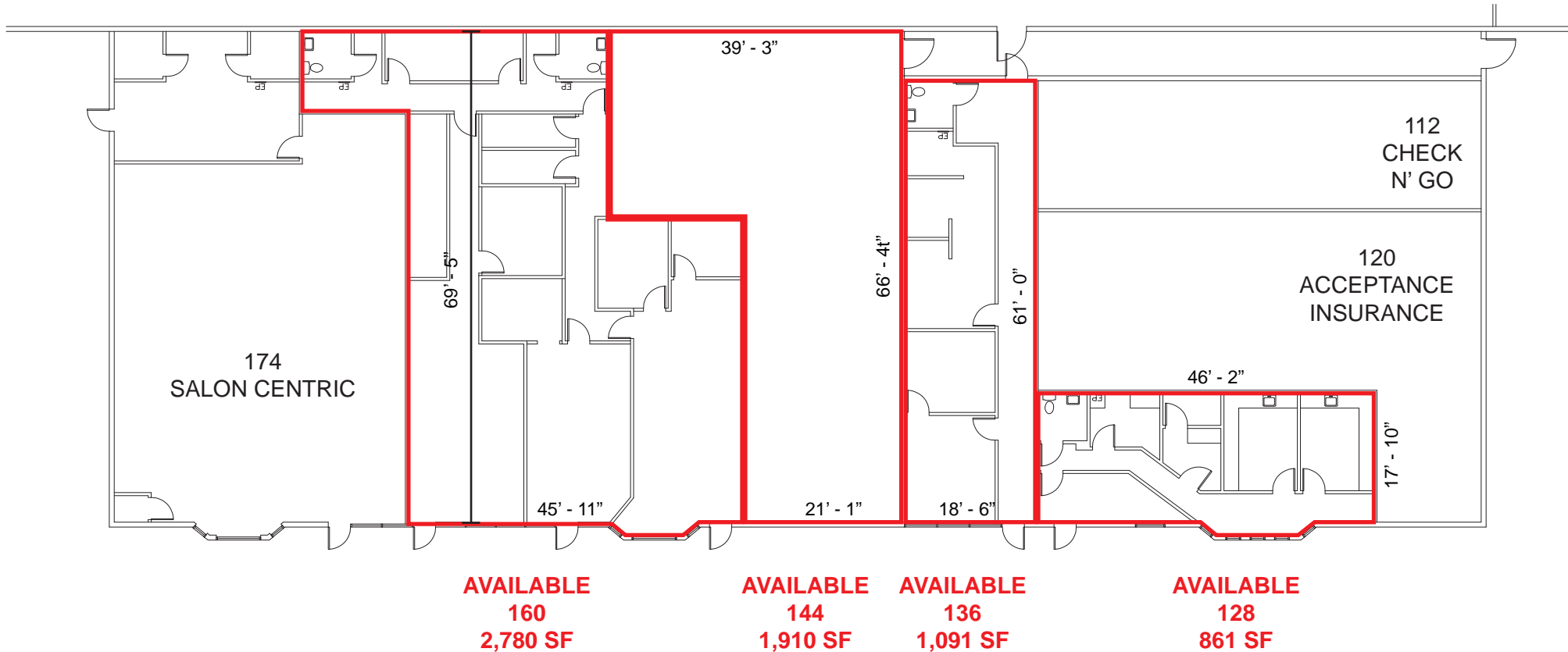
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PROPOSED DIGNITY MEDICAL CAMPUS RENDERING



SOURCE: CITY OF REDDING

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