

COLUMBIA CREEK CENTER

±141,000 SQUARE FOOT RETAIL CENTER FOR LEASE



Exclusively Offered by:

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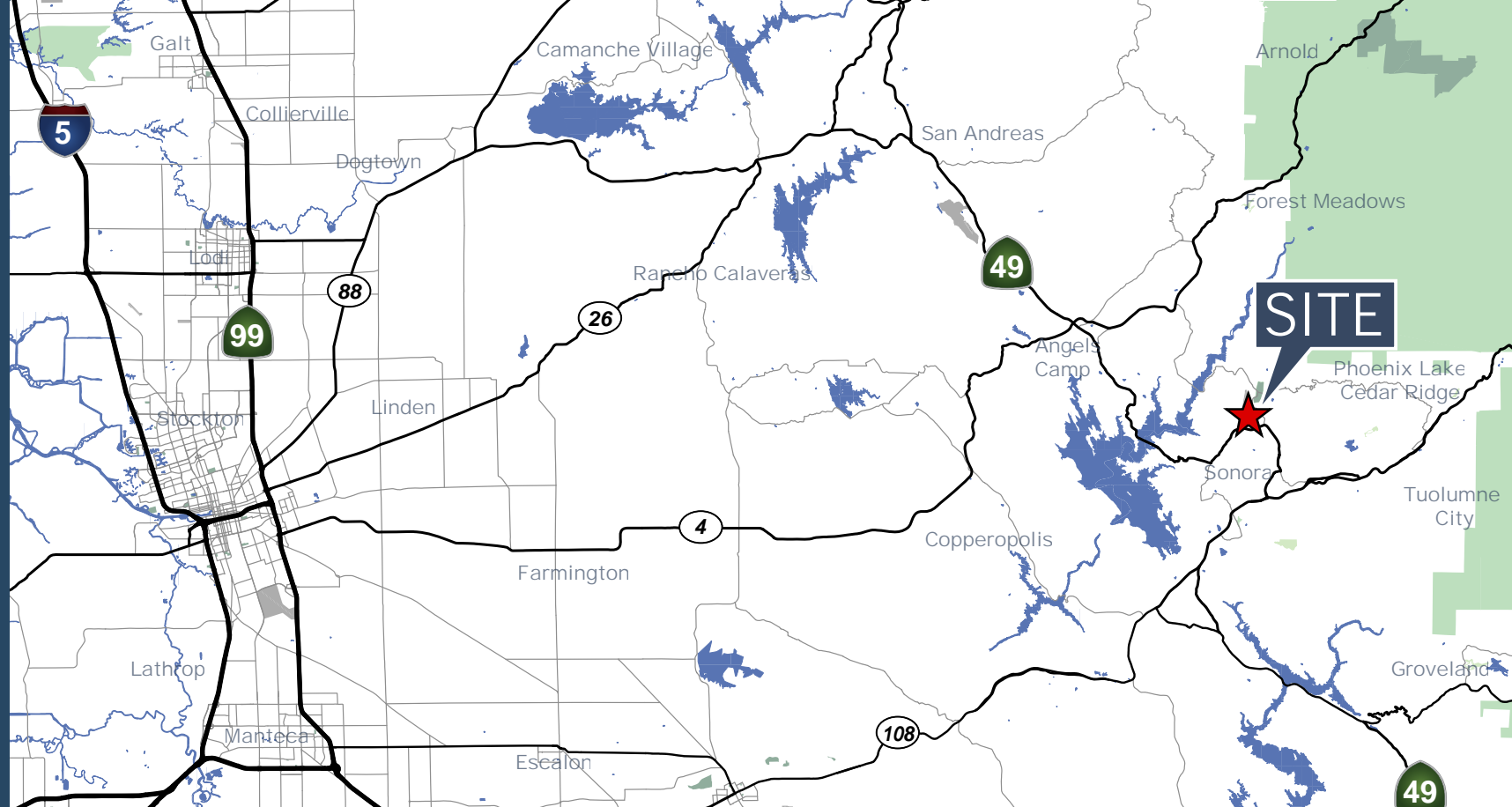
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HIGHWAY 49 & PARROTT'S FERRY RD, COLUMBIA

Real People. Real Solutions.®

COLUMBIA CREEK CENTER

▲ Property Highlights & Location



Property Highlights

- Columbia Creek Center is an 18 Acre Mixed Use Development in Columbia, CA
- ±18 Acres will include ±141,000 SF of Retail and ±5.3 Acres will include 80 upscale apartments
- First shopping center located near the historical community of Columbia, in Tuolumne County, CA
- Located at the confluence of Highway 49 & Parrot's Ferry Road
- This center will benefit from a 3.4% retail vacancy rate
- ±600,000 annual visitors to the park that flow by the site

Demographics

2013 Demographics	3-Mile	5-Miles	10-Miles
Total Population	12,306	21,718	47,010
Average Household Income	\$56,346	\$57,246	\$64,803
Total Businesses	982	1,807	3,429
Total Employees	7,758	11,956	18,481
Total Residential Population	12,051	21,549	49,059

Traffic Counts	
Parrotts Ferry Road South of Sawmill Flat Rd	18,000 - 22,000 ADT (Depending on the Season)

COLUMBIA CREEK CENTER

► Aerial / Site Plan

Columbia Creek Center
±141,000 SF
13 Acres

**Proposed
Stone Wood Apts**
80 Upscale Units
5.3 Acres

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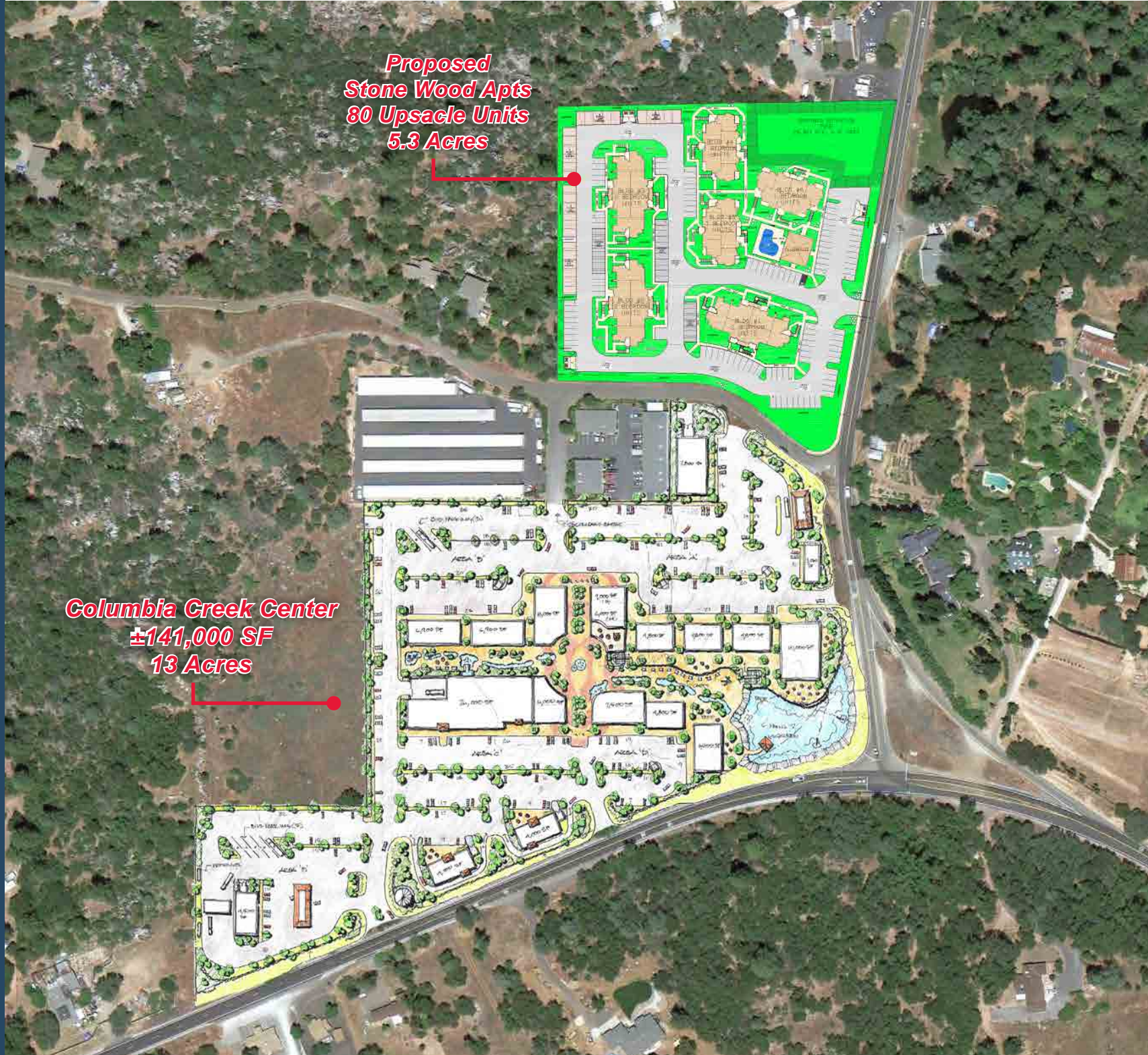
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COLUMBIA CREEK CENTER

▲ Trade Area

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