

CHURN CREEK MARKETPLACE

SOUTH REDDING REGIONAL RETAIL CENTER



Churn Creek Road/Bonnyview Road
at Interstate 5 Interchange
Redding, California



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PROJECT
HIGHLIGHTS

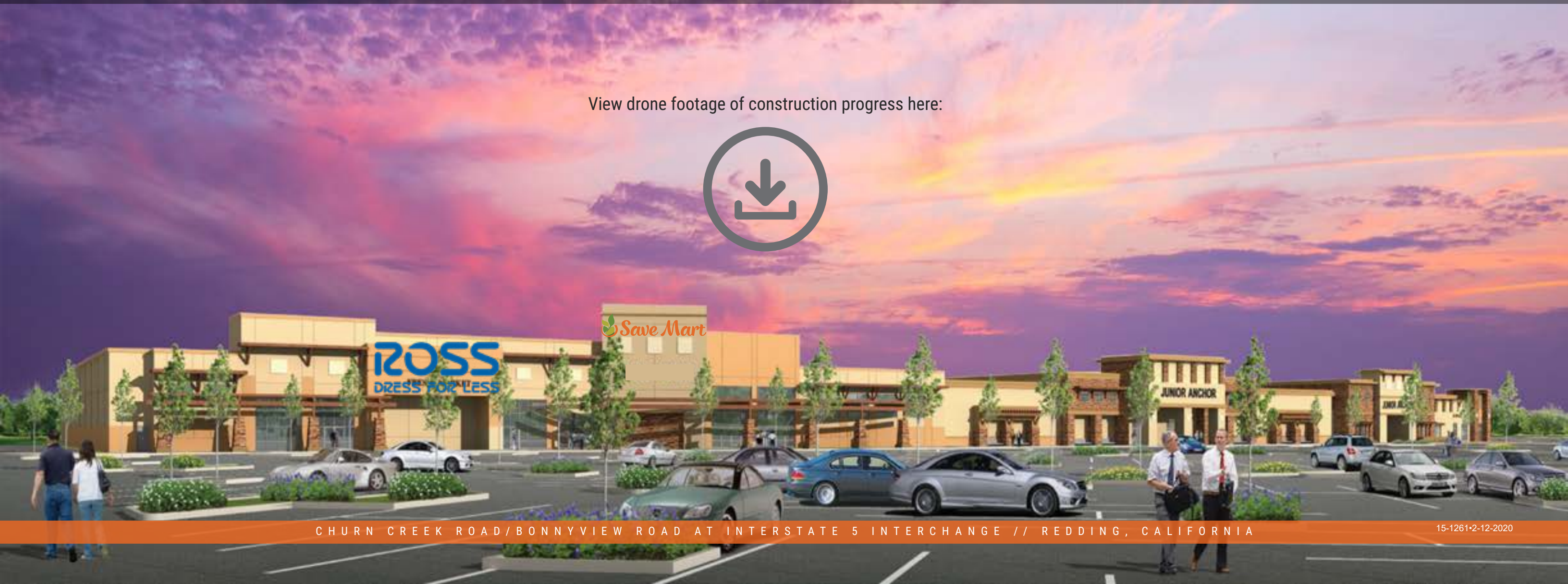
For additional detailed information on this exceptional retail opportunity please contact:

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- **Save Mart Grocery / Ross Anchored**
 - **1,000 - 14,000 Sq. Ft. In Line / Freestanding Pad Space**
 - **Limited Jr. Anchor Space Up to 25,000 SF**
 - **Excellent Freeway Exposure / 80' Freeway Pylon Sign**
 - **Shares I-5 Interchange with Planned 140,000 SF Casino/Event Center and 225,000 SF Costco Center**
- **Proximity to Stone Fair, Stone Creek & Shastina Ranch (697 Residential Lots Under Construction)**
 - **Underserved Submarket of Shasta County**
 - **Immediate Access to I-5**
 - **Strong Regional Demographics**

View drone footage of construction progress here:





80' PYLON SIGN



FALL, 2020



FALL, 2020



MAY, 2020



OPEN!



OPEN!



Churn Creek Road

South Bonneyview Road



OPEN!



OPEN!



Development Gallery as of January, 2020



Newmark Knight Frank and California Gold Development present the +/-150,000 SF Churn Creek Marketplace regional shopping center anchored by a ±50,000 SF state of the art Save Mart grocer and a ±22,000 SF Ross Dress for Less.

Churn Creek Marketplace offers unparalleled shopping convenience to the four county region serving 90% of the trade area population within 20 minutes of the shopping center including 697 new residential homes in three new communities under construction.

The marketplace is located in underserved South Redding on the NE quadrant of the I-5/ Bonneyview Rd interchange (facing I-5) together with a future ±225,000 SF Costco anchored center (NW interchange quadrant) , a ±165,000 SF forthcoming Redding Rancheria casino/commercial complex including a 250 room hotel (SW interchange quadrant) creating a new emerging regional retail hub for Redding and the north state.

Enjoying ±1,500 linear feet of I-5 freeway exposure including the only 80' high freeway pylon sign, Churn Creek Marketplace will begin delivering tenant occupancy summer 2020. Limited junior anchor space of up to 25,000 SF and 1,000 – 14,000 SF in line/ freestanding pad space is available for purchase, lease, build to suit or ground lease for expanding and new national, regional and local retailers providing excellent exposure, synergy and identity to this vibrant northern California recreational, tourist and commercially transit trade area.

Churn Creek Marketplace is the newest major regional retail center in Redding, the largest city north of the state capitol, Sacramento and the north state's primary business and medical hub including Mercy Medical Center (Redding's trauma center) and the forthcoming Dignity Health Outpatient Medical Campus.

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**CHURN CREEK
MARKETPLACE**

RETAIL #5 - Front

Save Mart

ROSS

ANCHORED

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SITE PLAN

TRAFFIC COUNT ESTIMATE - 2017

South Bonnyview Road @ Churn Creek Road	20,611 ADT (EB)
South Bonnyview Road @ South Bonnyview Lane	29,122 ADT(EB)
Interstate 5 @ Churn Creek Road	58,000 ADT (SB)
Interstate 5 @ Bonneyview Interchange	61,000 ADT (NB)

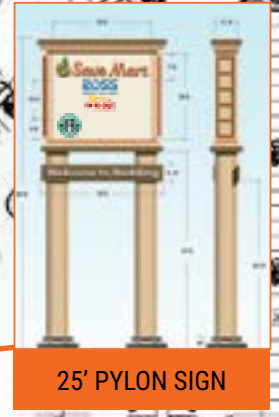
DEMOGRAPHICS ESTIMATE - 2018

	1 Mile	3 Mile	5 Mile
Population:	6,560	45,725	87,325
MHI:	\$45,706	\$47,281	\$45,466

**FREEWAY PAD AVAILABLE
±21,780 SF**



South Bonnyview Road



MONUMENT SIGN



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(Pending/Future)



80' FREEWAY PYLON SIGN

FREEWAY PAD AVAILABLE
±21,780 SF



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MONUMENT SIGN



EXPRESS CAR WASH

RESTAURANT 5,100 SF

RETAIL #5 9,000 SF

FREEWAY PAD AVAILABLE ±21,780 SF



RETAIL #4 ±3,799 SF



RETAIL #7 5,760 SF

RETAIL #6 14,800 SF

CHURN CREEK RD

RETAIL #3A 7,265 SF



RETAIL #2 14,000 SF

RETAIL #3B 5,100 SF

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80' FREEWAY PYLON SIGN

**FREEWAY PAD AVAILABLE
±21,780 SF**

**CHURN CREEK
MARKETPLACE**

**FREEWAY PAD
FOR SALE**

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CHURN CREEK ROAD/BONNYVIEW ROAD AT INTERSTATE 5 INTERCHANGE // REDDING, CALIFORNIA

1/8" = 1'

NORTH BOUND INTERSTATE 5

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SOUTH BOUND INTERSTATE 5

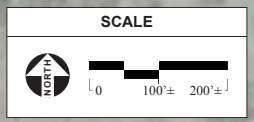
EXIT 675
S Bonnyview Rd
Churn Creek Rd
↗

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- LOADING DOCK
- OUTDOOR SPORTS RETAIL
- PORTE COCHERE
- WINTER GARDEN
- OUTDOOR AMPHITHEATER
- FOOD & BEVERAGE HOTEL ABOVE
- SPA-FITNESS
- FOOD & BEVERAGE
- HIGH LIMITS
- FUTURE HOTEL EXPANSION
- FOOD & BEVERAGE
- MEETING ROOMS
- BOH
- BALLROOM (DIVISIBLE)
- EMPLOYEE PARKING • 193 SPACES
- LINE OF FLOOD PLAIN
- RV/BOAT PARKING
- RETAIL PARKING • 380 SPACES
- RESORT BOULEVARD
- VALET PARKING LOT • 125 SPACES
- FUTURE CASINO EXPANSION
- FOOD COURT
- CASINO
- CENTER BAR
- PARKING • 380 SPACES
- PORTE COCHERE
- CAGE
- BOH
- 5 LEVEL GARAGE • 1552 SPACES
- LOADING DOCK
- SERVICE ACCESS
- POTENTIAL SOUTHERN ENTRANCE



**REDDING RANCHERIA
CASINO/COMMERCIAL COMPLEX
SITE PLAN**



Arby's
SHOPKO
 Carls Jr.

Round Table
 McDonald's
 DOLLAR TREE
FITNESS 19

WALGREENS
WORLD MARKET
BEST BUY
 Michaels
 Pier 1 Imports
TJ-MAXX
 BED BATH & BEYOND

KOHL'S
 at&t
DICK'S
 SPORTING GOODS
TRADER JOE'S

CINEMARK **SPORTS AUTHORITY**
COSTCO **WinCo**
 WHOLESALE FOODS
TARGET

macy's Sears
 JCPenney **LOOK MAMA!**
OLD NAVY **OUTBACK**

WALGREENS
RITE AID

Orchard
 DOLLAR TREE
CINEMARK
 SHERWIN WILLIAMS

SPORTSMAN'S **petco**
Party City

CVS
 Jamba Juice
 aaronbrothers
 verizon

JOANN
 Olive Garden
IN-N-OUT
 BURGERS

CHASE
usbank

Raley's
 AMERICA'S TIRE
 Round Table
JO-ANN
 fabric and craft stores
 Perko's
 TAPE & DIESEL



WALGREENS
RITE AID

CVS pharmacy
 Starbucks
Golden 1
 Lowe's
 Pope John's
Habit
 BUNGER GRILL

ROSS
 DRESS FOR LESS
Kmart
TACO BELL

Dignity Health

nick
ampm

CHURN CREEK MARKETPLACE

Blue Shield of California

Future
COSTCO
 WHOLESALE

TERADO
BURGER KING
 Hilton Garden Inn

Redding Rancheria
 Casino/Commercial
 Complex

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±2 Miles North of Subject Property

- Kohl's
- Trader Joe's
- Dick's Sporting Goods
- Sears
- Macy's
- JCPeney
- Office Max
- Barnes & Noble
- Target
- FoodMart
- Best Buy
- Michaels
- Big Lots
- BevMo
- PetSmart
- TJ Maxx
- Michaels
- World Market
- Pier 1 Imports
- Bed Bath & Beyond
- Office Depot
- Walmart
- WinCo Foods
- Costco

Hilltop MarketPlace
±2.5 Miles North of Subject Property

- AutoZone
- O'Reilly Auto Parts
- Raley's
- ShopKo
- Arby's
- Walgreens
- Starbucks
- Dollar Tree Stores
- Round Table
- McDonald's



- Home Depot
- Ross
- Big K Mart
- Sportsman Warehouse
- Party City
- Petco
- Big 5 Sports
- Lowe's
- Safeway
- Grocery Outlet
- Multiple National Tenants

Anderson Square Shopping Center
±6 Miles South of Subject Property

- Safeway
- Rite Aid
- Les Schwab Tires
- US Bank
- Round Table
- O'Reilly Auto Parts
- Burger King
- A&W
- Dollar Tree



Redding Rancheria Casino/Commercial Complex

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