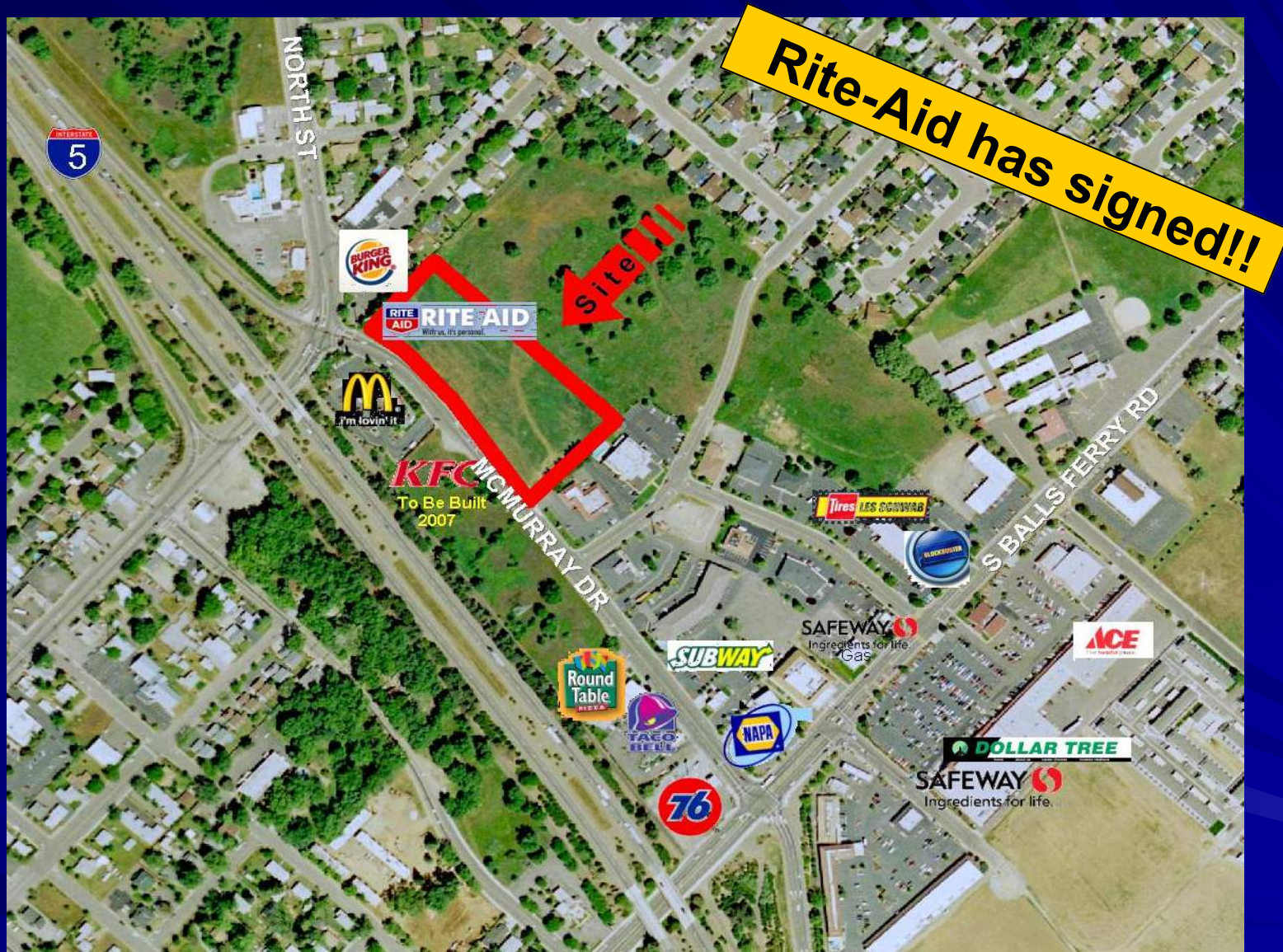


PADS AND SHOPS
FOR
SALE OR LEASE

McMurray Drive @ North Street Anderson, California

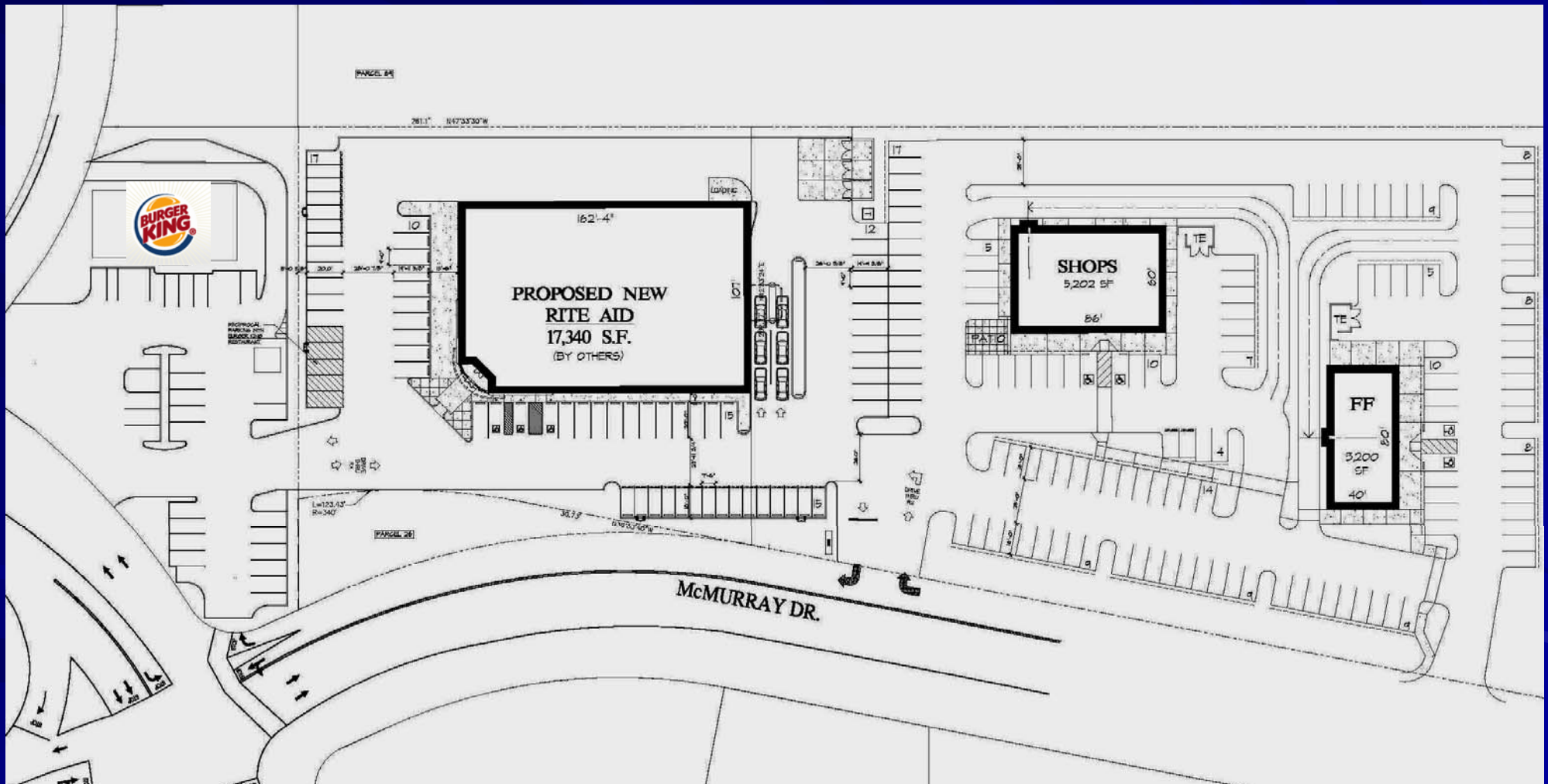


For Information Contact:
Ken Miller
530-221-9638
kenmiller@shasta.com



McMurray Drive @ North Street

Anderson, California



SUMMARY

FEATURES

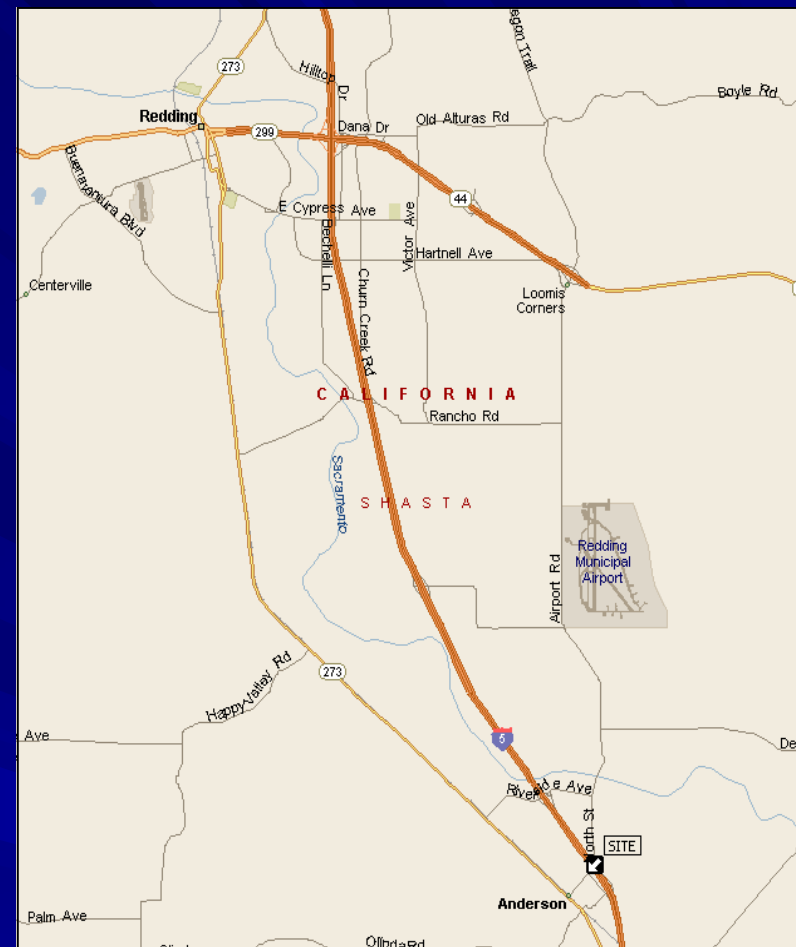
- 25,700 sq. ft retail center
- Anchored by Rite-Aid
- +/- 8,400 sq. ft. of shops remain (divisible)
- Ground Lease or Build-to-Suit
- Possible pad sales
- Property can accommodate restaurant or retail service with drive-thru, full service gas station or car wash
- Located along Anderson's busiest retail corridor
- Freeway visibility and easy access from I-5

NEARBY TENANTS

- Burger King
- Kragen Auto Parts
- Safeway
- Dollar Tree
- Blockbuster
- McDonalds

TRAFFIC COUNTS

I-5 (ADT 2004)	56,000
McMurray @ Balls Ferry	17,448
McMurray @ North Street	19,102



DEMOGRAPHICS

	1.5 Miles	3 Miles	5 Miles
2006 Estimate Population:	10,984	17,193	26,435
Avg. HH Income:	\$37,320	\$40,696	\$43,522
Daytime Population:	4,817	7,516	9,995

RETAIL NEIGHBORS:



McMurray Drive
@ North Street
Anderson, California

