

COBBLESTONE SHOPPING CENTER

10 - 190 HARTNELL AVE

REDDING, CA

FOR LEASE

868 SF - 14,483 SF AVAILABLE

ETHAN CONRAD

PROPERTIES INC.



PLANNED DIGNITY
HEALTH CAMPUS
COMING SOON



LEASE
SIGNED!

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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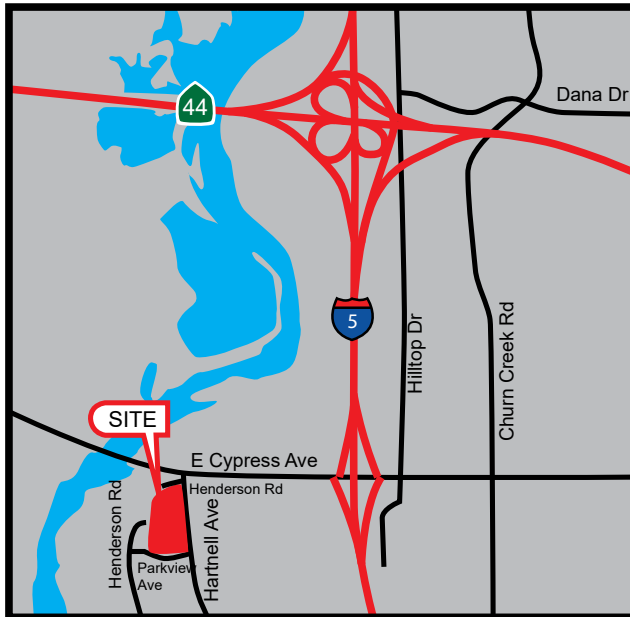
basi@ethanconradprop.com

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916.779.1000

FEATURES:

- Junior anchor space and freestanding restaurant building available
- Excellent visibility on Hartnell Ave
- Monument signage available
- Easy access to freeway
- 15'-9" to 22'-6" clear height, 14'-9" to 21'-6" T-bar height
- Loading dock accessible from Suite 110

**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.

Fun City and EVgo fast charging leases signed!

LEASE RATES:

\$0.99 - \$1.49 PSF, NNN

NNN costs are approximately \$0.28 - \$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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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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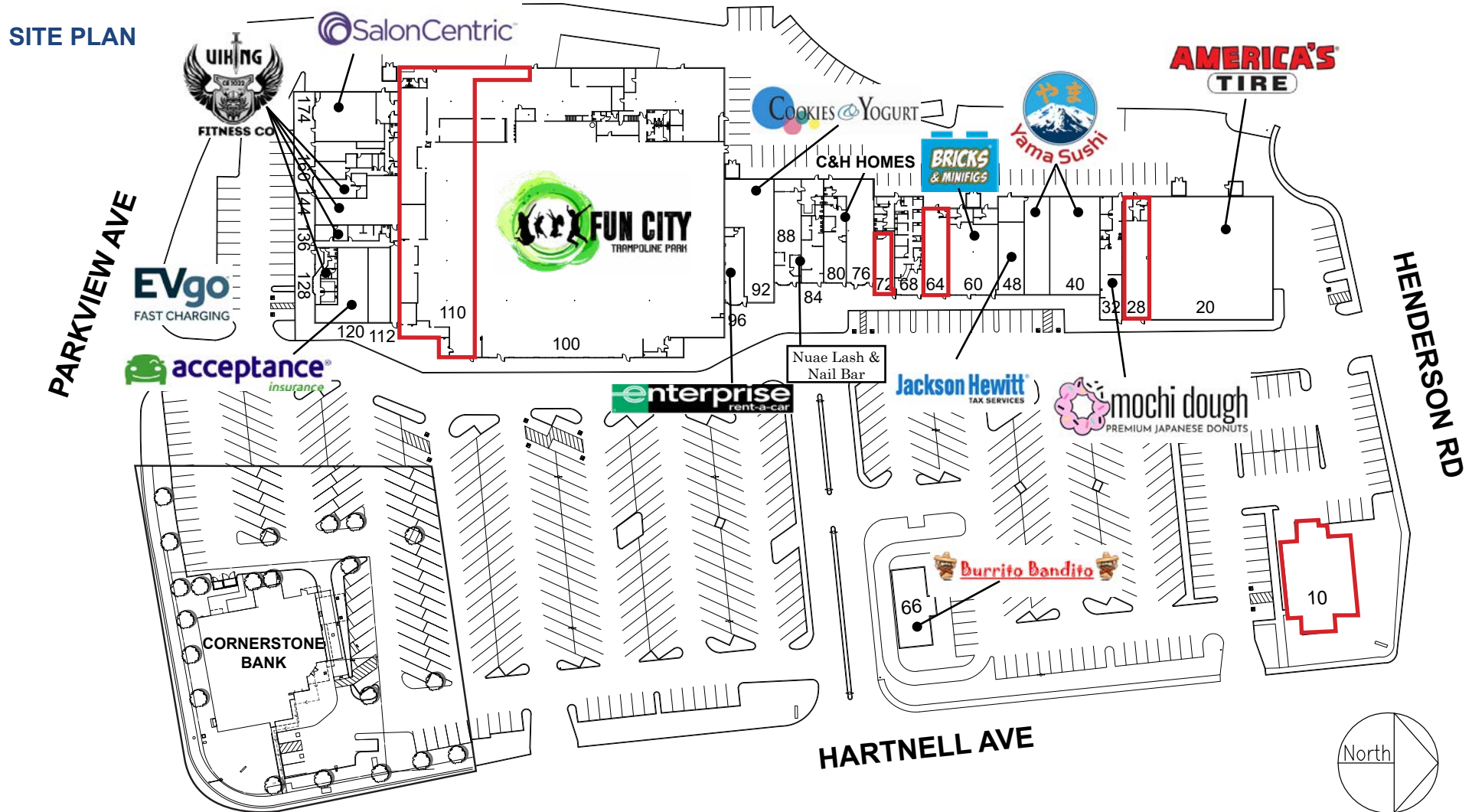
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SITE PLAN



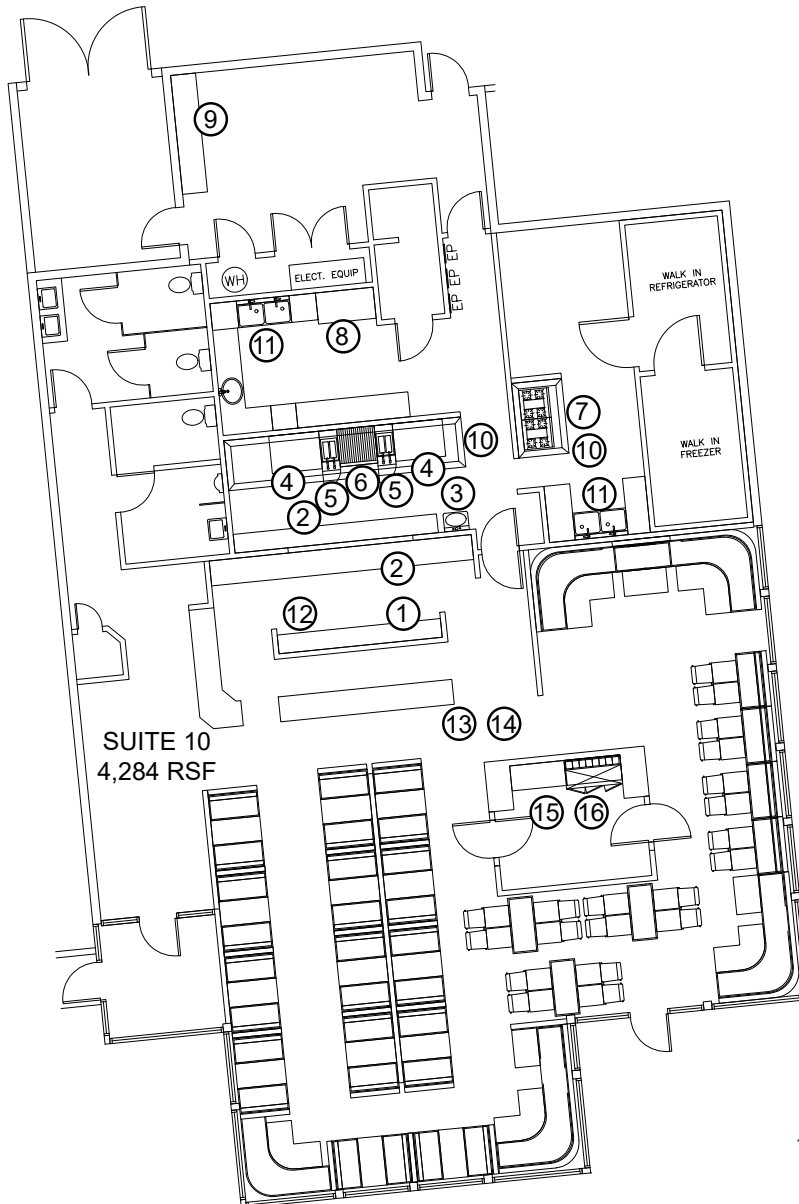
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
10	4,284	\$2.29 PSF, NNN	\$9,810.00
NNN costs are approximately \$0.35 PSF.			

FFE List			
Attached		Non-Attached	
Coffee Warmer Station	1	Chair	13
Food Warmer Station	2	Booth	14
Hand Sink	3	Display Fridge	15
Flat Top Grill	4	Saladette Warmer	16
Double Fryer	5		
Slat Grill	6		
8-Burner Grill	7		
Ice Machine	8		
Refrigeration Equip.	9		
Type-1 Hood	10		
2-Bin Sink	11		
Soda Machine	12		

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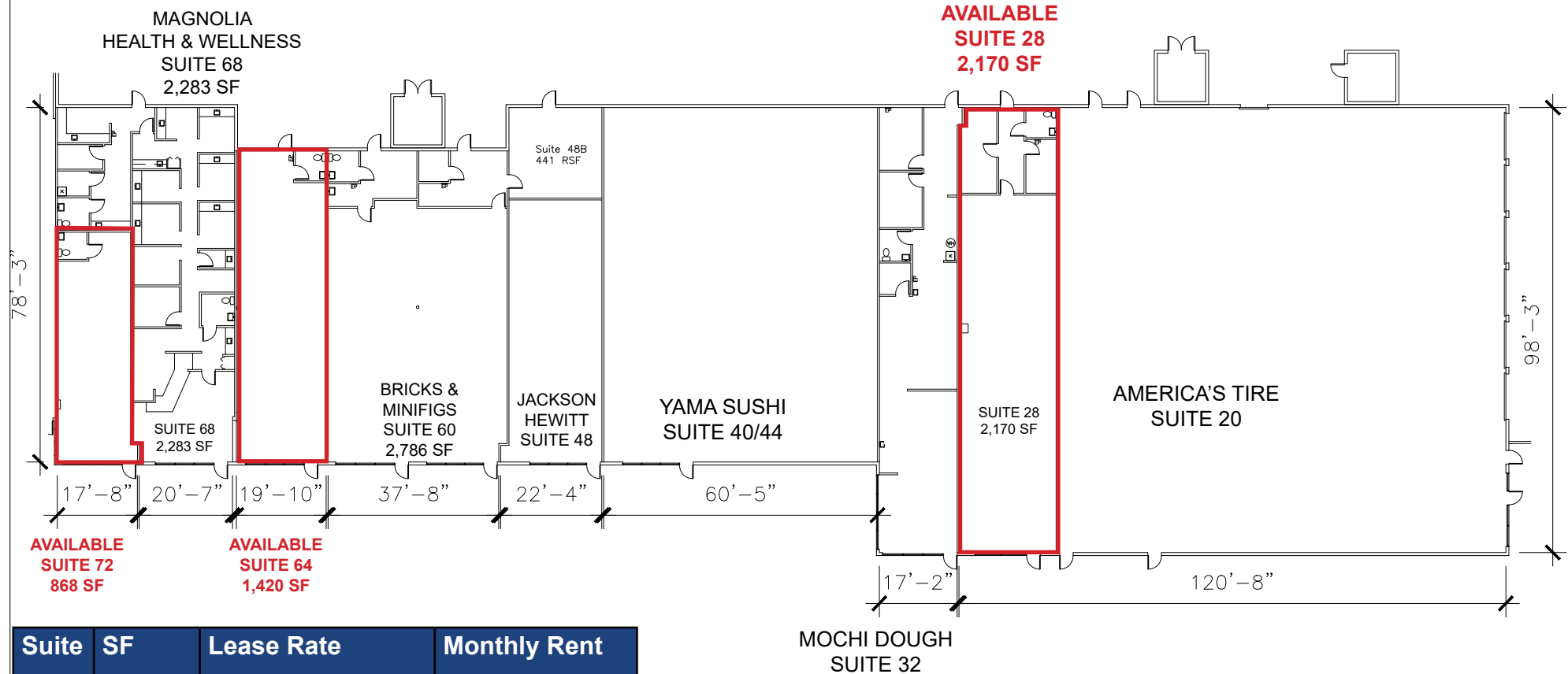
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
28	2,170	\$1.29 PSF, NNN	\$2,799.00
64	1,420	\$1.39 PSF, NNN	\$1,974.00
72	868	\$1.49 PSF, NNN	\$1,293.00
NNN costs are approximately \$0.35 PSF.			

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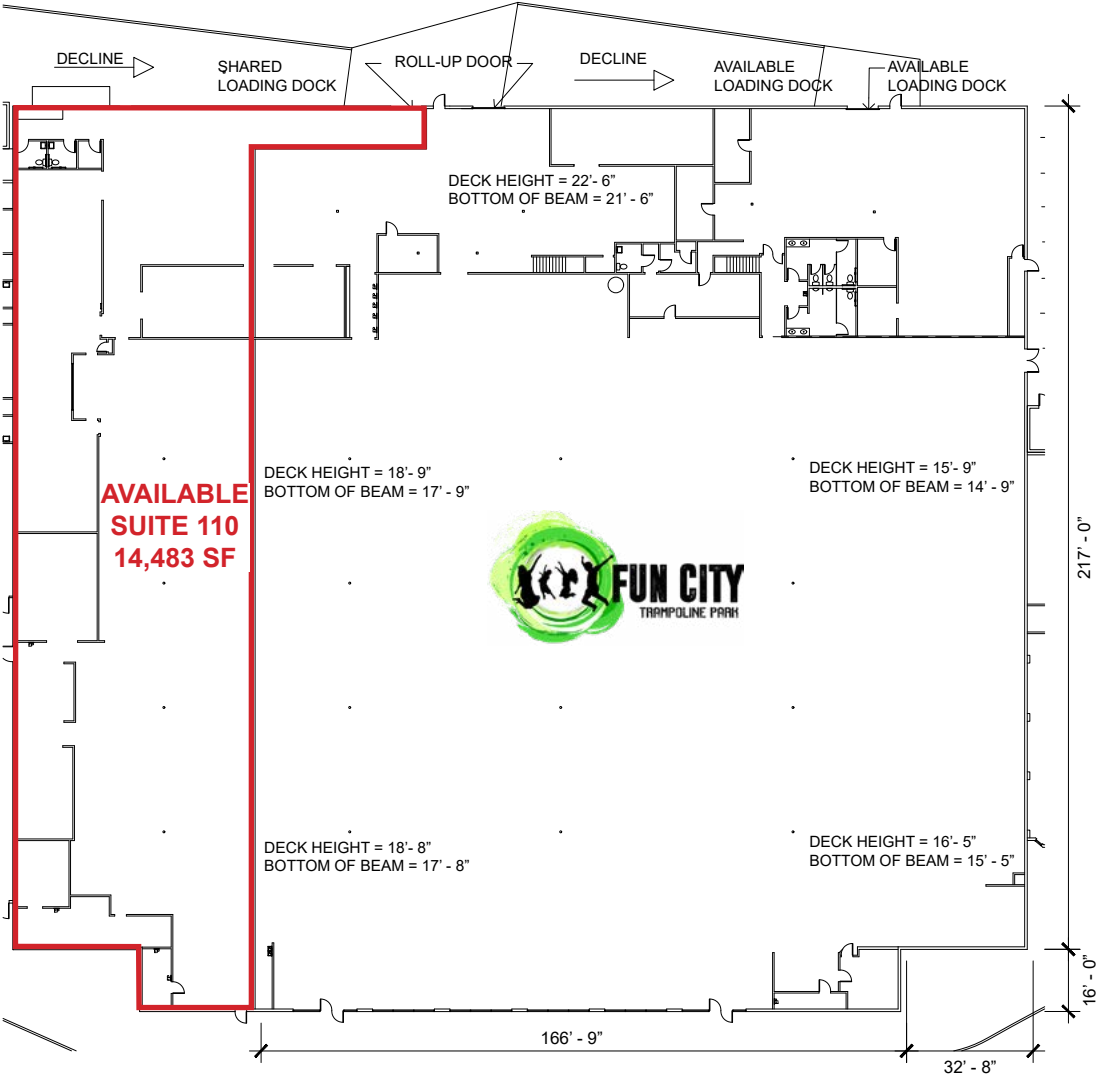
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FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
110	14,483	\$0.99 PSF, NNN	\$14,483.00
NNN costs are approximately \$0.28 PSF.			



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PROPOSED DIGNITY MEDICAL CAMPUS RENDERING



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