

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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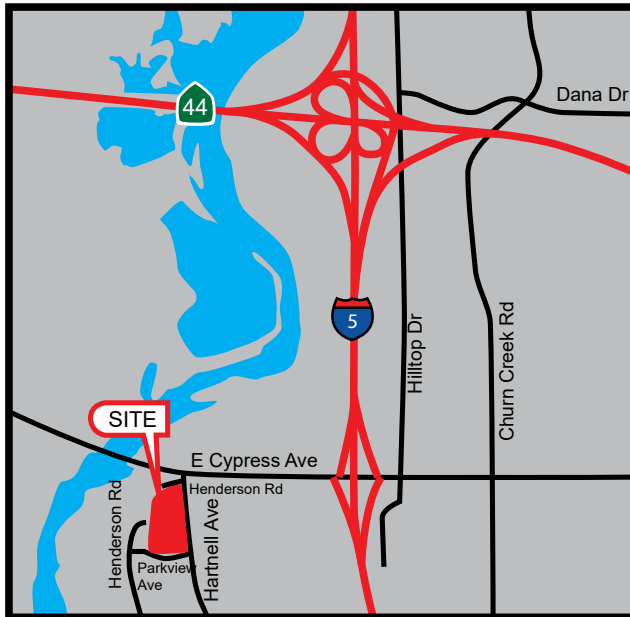
basi@ethanconradprop.com

VIEW VIRTUAL TOUR

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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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN



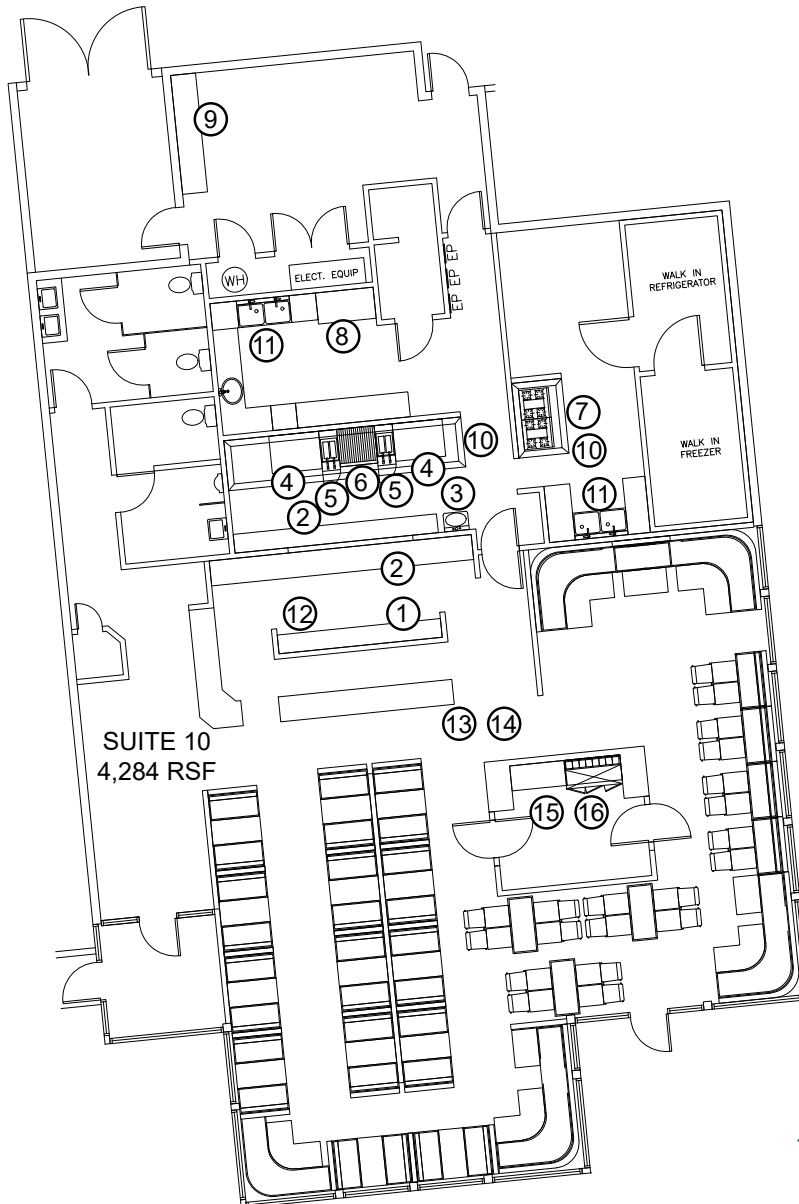
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FLOOR PLAN



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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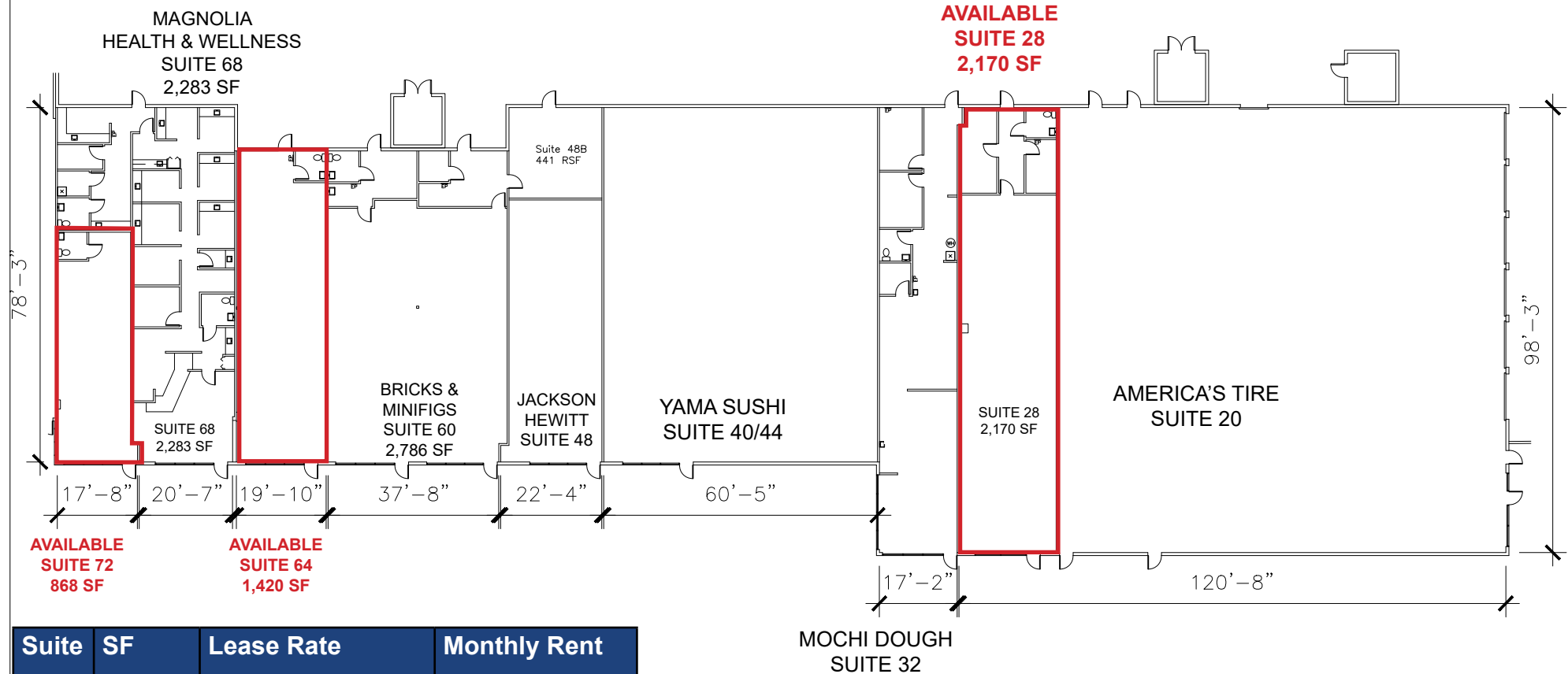
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
28	2,170	\$1.39 PSF, NNN	\$3,016.00
64	1,420	\$1.49 PSF, NNN	\$2,116.00
72	868	\$1.59 PSF, NNN	\$1,380.00
NNN costs are approximately \$0.35 PSF.			

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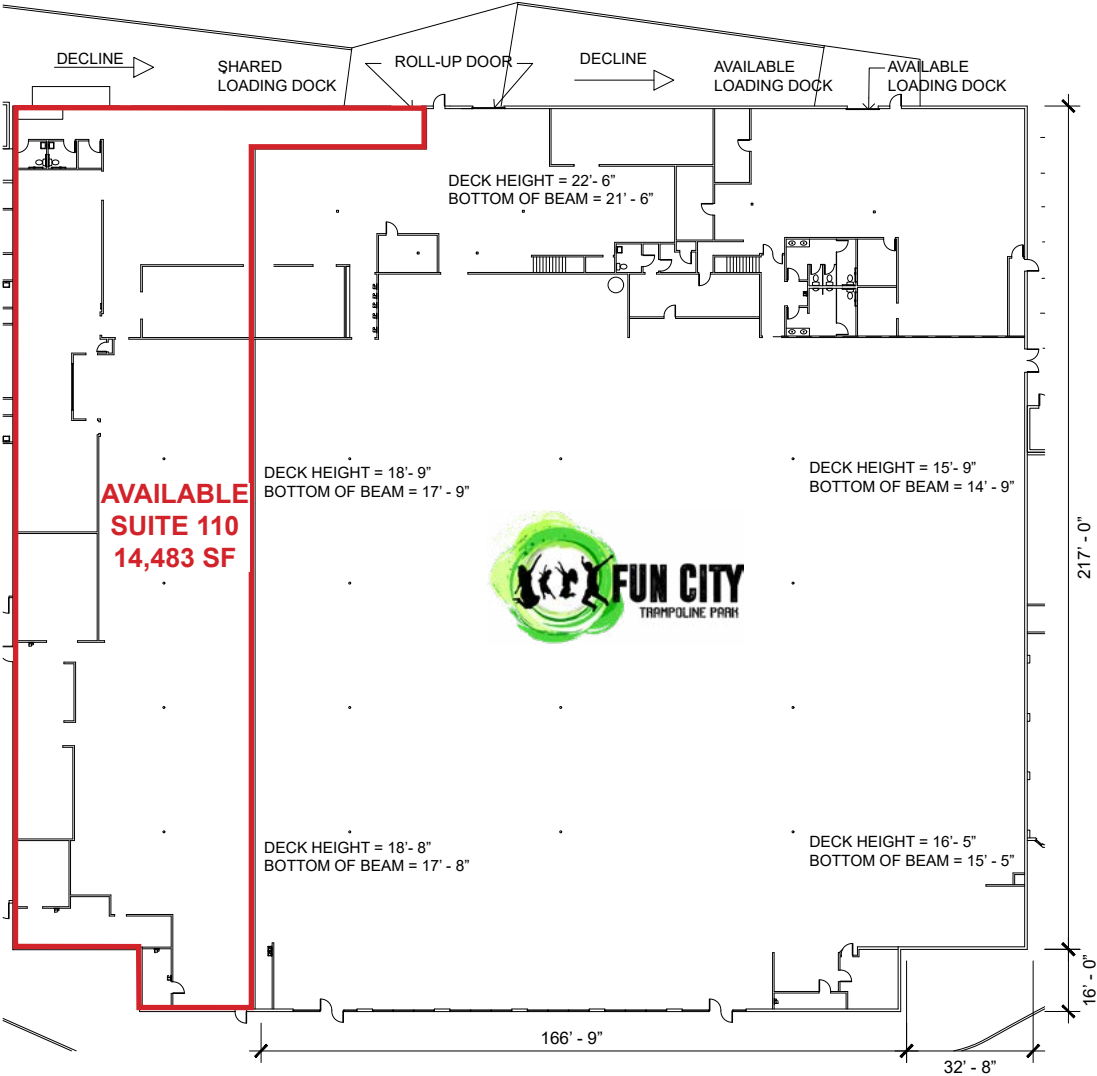
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FLOOR PLAN

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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