

FOR LEASE—4,200 SF END CAP SPACE



Location Features

1180 9TH ST, CRESCENT CITY, CA 95531

- **High-identity freestanding building** located directly on Highway 101 with convenient access and abundant parking
- **Strategically positioned** on a +19,500 daily car count signalized intersection in the heart of Del Norte County's primary retail node
- **Major surrounding retailers in trade area:** Walmart Supercenter, Home Depot, Safeway, Big 5, Tractor Supply, CVS, Grocery Outlet, Walgreens, Starbucks and more

Leasing Highlights

- Divisible
- Premium NB and SB Hwy 101 visibility
- Abundant parking and convenient access



Owned and managed by
The Carrington Company
1.800.291.1454

For more information, contact
GARRET JACOBS

707.444.7716, office
209.401.9450, mobile
garret@thecarrco.com

— 4,200 SF END CAP SPACE FOR LEASE —



SITE FEATURES

- 4,200 SF end cap remaining
- Ideal 60' depth makes for naturally divisible space
- Signalized hard corner site
- 200' of Highway 101 frontage

Trash Enclosure

uscellular

4,200 sq ft
divisible

9th Street



+19,500 VPD



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—DEMISED SITE PLAN—



NORTH-EAST FRONT ELEVATION



FLOOR PLAN