

NOW OPEN! GRANGE CO-OP



NORTH POINTE SHOPPING CENTER

101-179 LAKE BLVD, REDDING, CA 96003

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PROPERTY SUMMARY

101-179 LAKE BLVD, REDDING, CA 96003



PROPERTY DESCRIPTION

Take advantage of the opportunity to secure space in North Point Shopping Center, boasting its final available units! With a strategic location amidst anchor co-tenants such as Raley's Grocery Store and an exciting upcoming development in the former Shopko space, your business will benefit from great foot traffic. Join other esteemed inline tenants including Fresh Fire Grill, Cricket Wireless, Baskin Robbins, A-Z Nails, Raliberto's Taco Shop, People Ready & Lendmark Financial Services, and Check Into Cash.

PROPERTY HIGHLIGHTS

- Glass store front spaces for optimal display and signage
- Anchored by Raley's Grocery Store open 6am-11pm daily
- Traffic counts of 36,600 cars per day and climbing (North Market and Lake Blvd Intersection)
- Close to Shasta College, Simpson University, Bethel Campus
- Easy to access from all parts of town with I-5 and Hwy 273 Access
- NNN fees for inline spaces estimated at approximately \$0.65/sf/month



OFFERING SUMMARY

Lease Rate:	Varies, see next page
Lease Type:	NNN
Available SF:	1,050 - 2,129 SF
Zoning:	SC - Shopping Center

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN (Fees approx. \$0.65/SF/month)	Lease Term:	Negotiable
Total Space:	1,050 - 2,129 SF	Lease Rate:	\$1.35 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
149 Lake Blvd	1,080 SF	NNN	\$1.35 SF/month	1080 SF Retail space available for lease - former Cricket Wireless - Open plan with single restroom and rear access to additional parking. Ceiling height 10'.
151 Lake Blvd	1,050 SF	NNN	\$1.35 SF/month	Retail space with one private office and private restroom. Ceiling height 10'. Contains rear door access to additional parking.
149 and 151 Lake Blvd	2,129 SF	NNN	\$1.35 SF/month	2130 SF of retail space in the North Pointe Shopping Center anchored by Raley's Grocery. 149 and 151 Lake Blvd are located in the center of the shopping center with high visibility. 10' High interior ceiling height.

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RETAIL PROPERTY FOR LEASE

149 LAKE BLVD: PHOTOS

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149 Lake Blvd

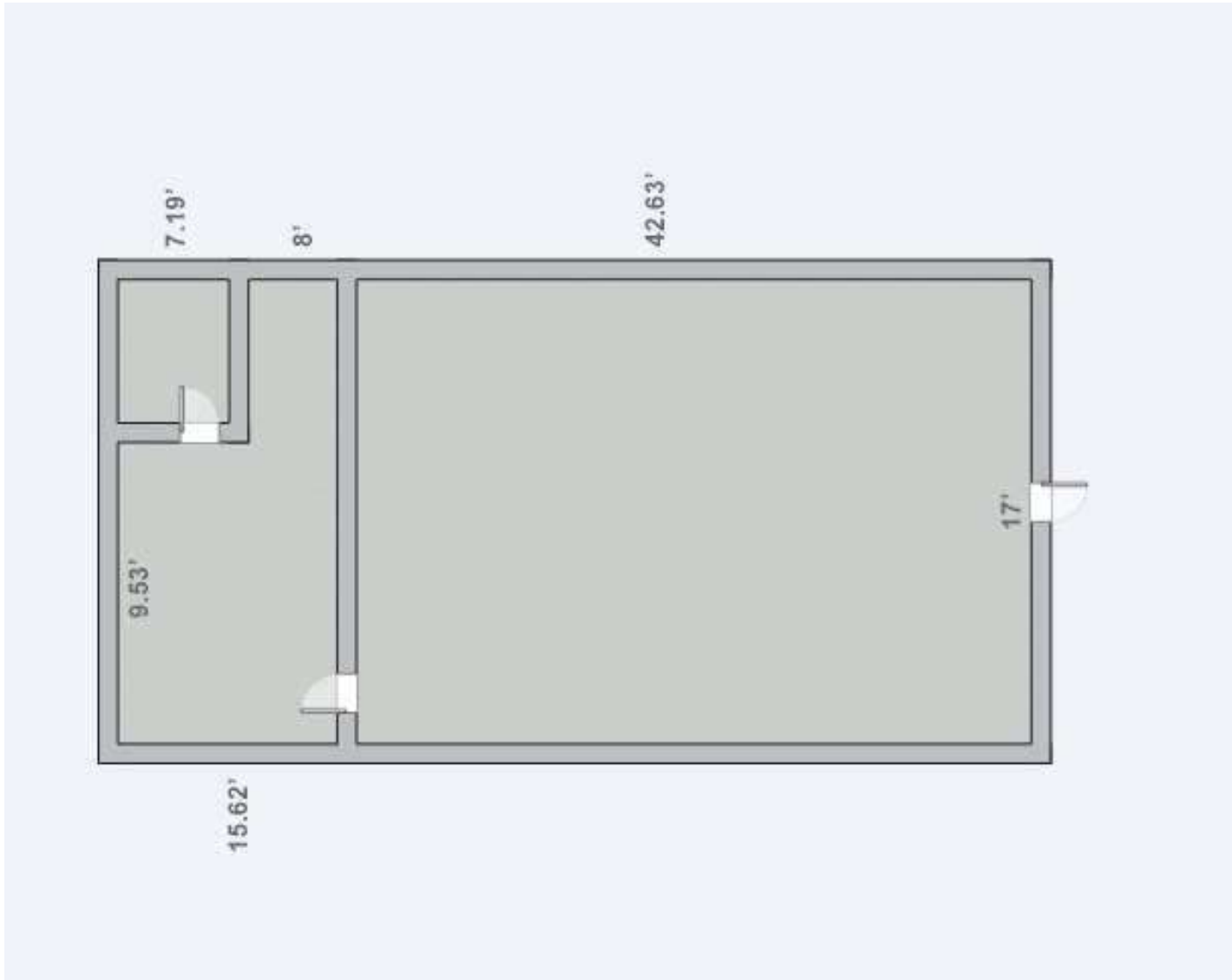
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RETAIL PROPERTY FOR LEASE

149 LAKE BLVD: FLOOR PLAN

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151 LAKE BLVD: PHOTOS

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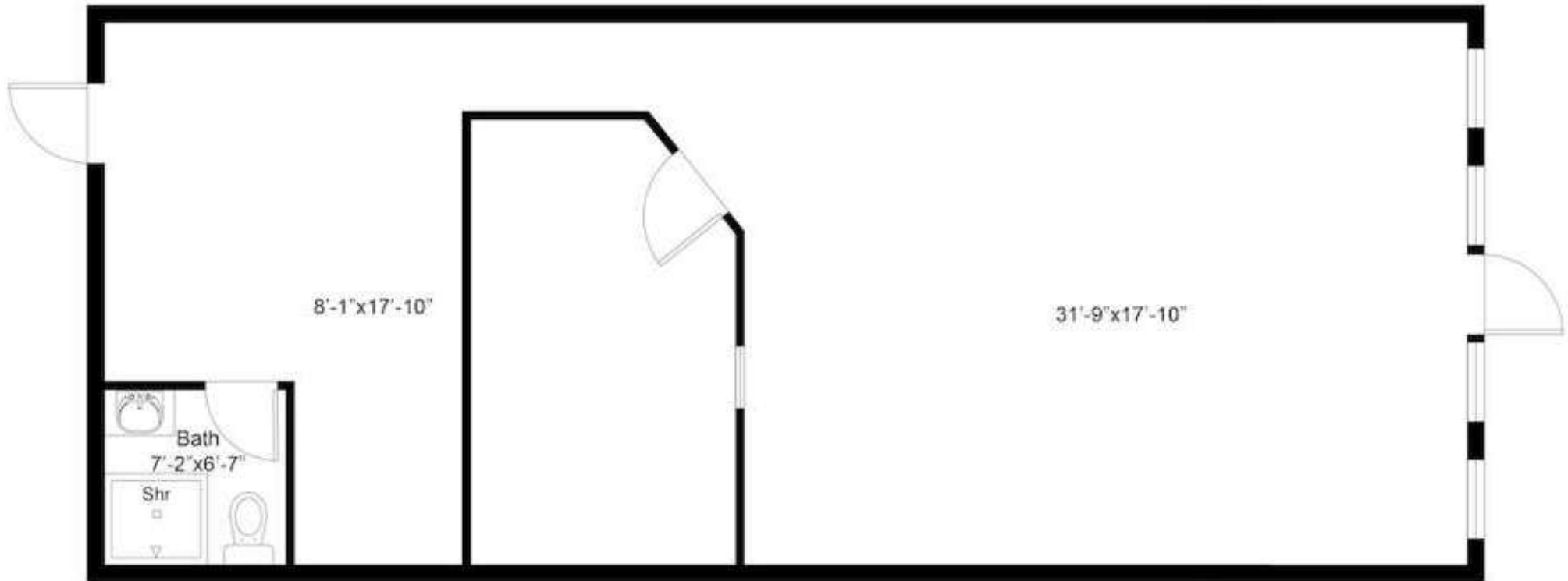
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RETAIL PROPERTY FOR LEASE

151 LAKE BLVD: FLOOR PLAN

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FLOOR PLAN

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NEARBY RETAILERS

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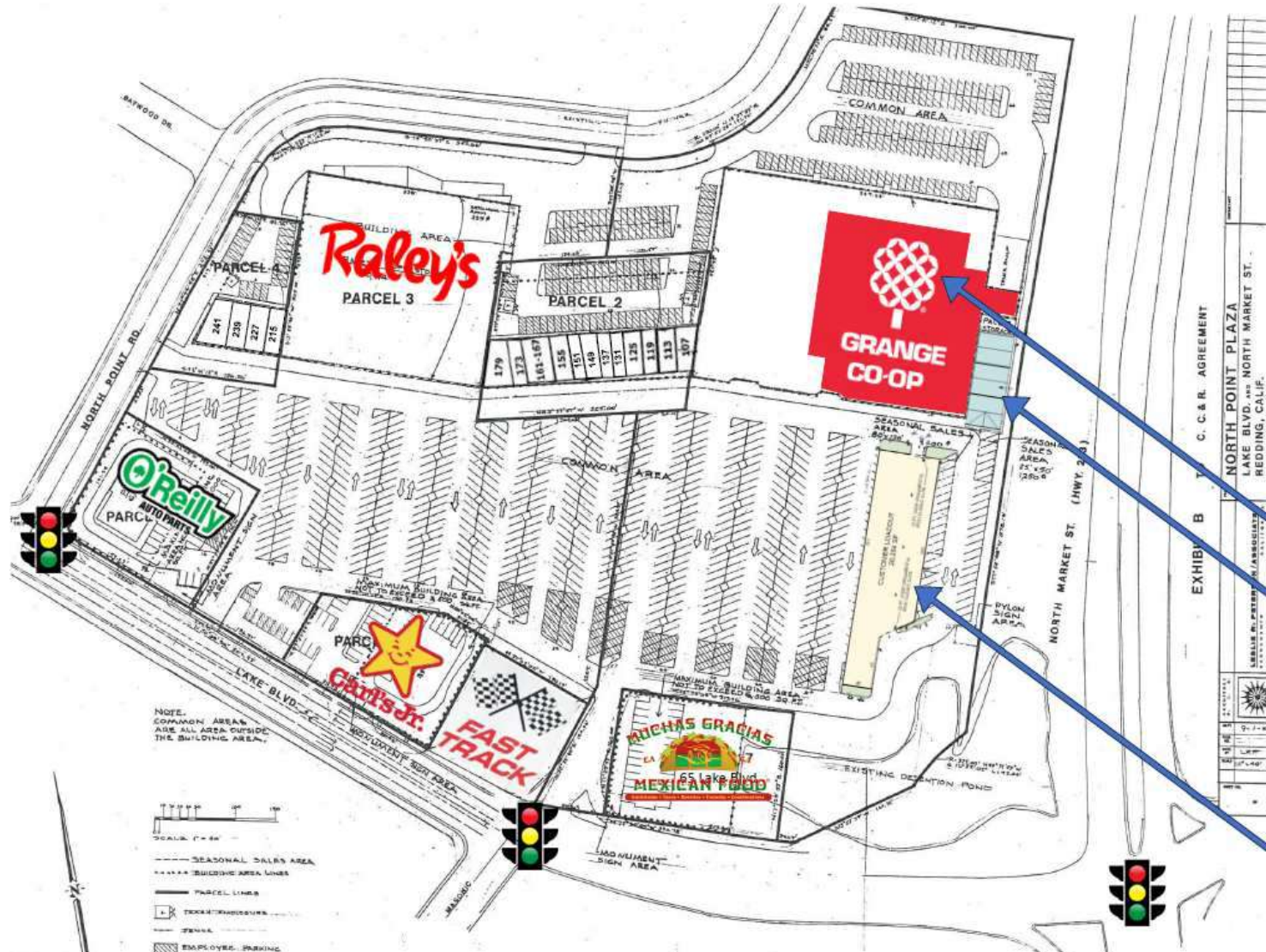
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SITE PLAN

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GRANGE CO-OP HIGHLIGHTS

- ❖ Grange Co-op Home Improvement Center:
 - ❖ Farm
 - ❖ Ranch
 - ❖ Apparel
 - ❖ Garden
 - ❖ Pet
 - ❖ Home
- ❖ Opening 2025
- ❖ 42,086 SF Building
- ❖ 5,360 SF Garden Center
- ❖ 20,254 SF Customer Loadout Area for ranch and farm supplies and equipment pick up

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GRANGE CO-OP PHOTOS

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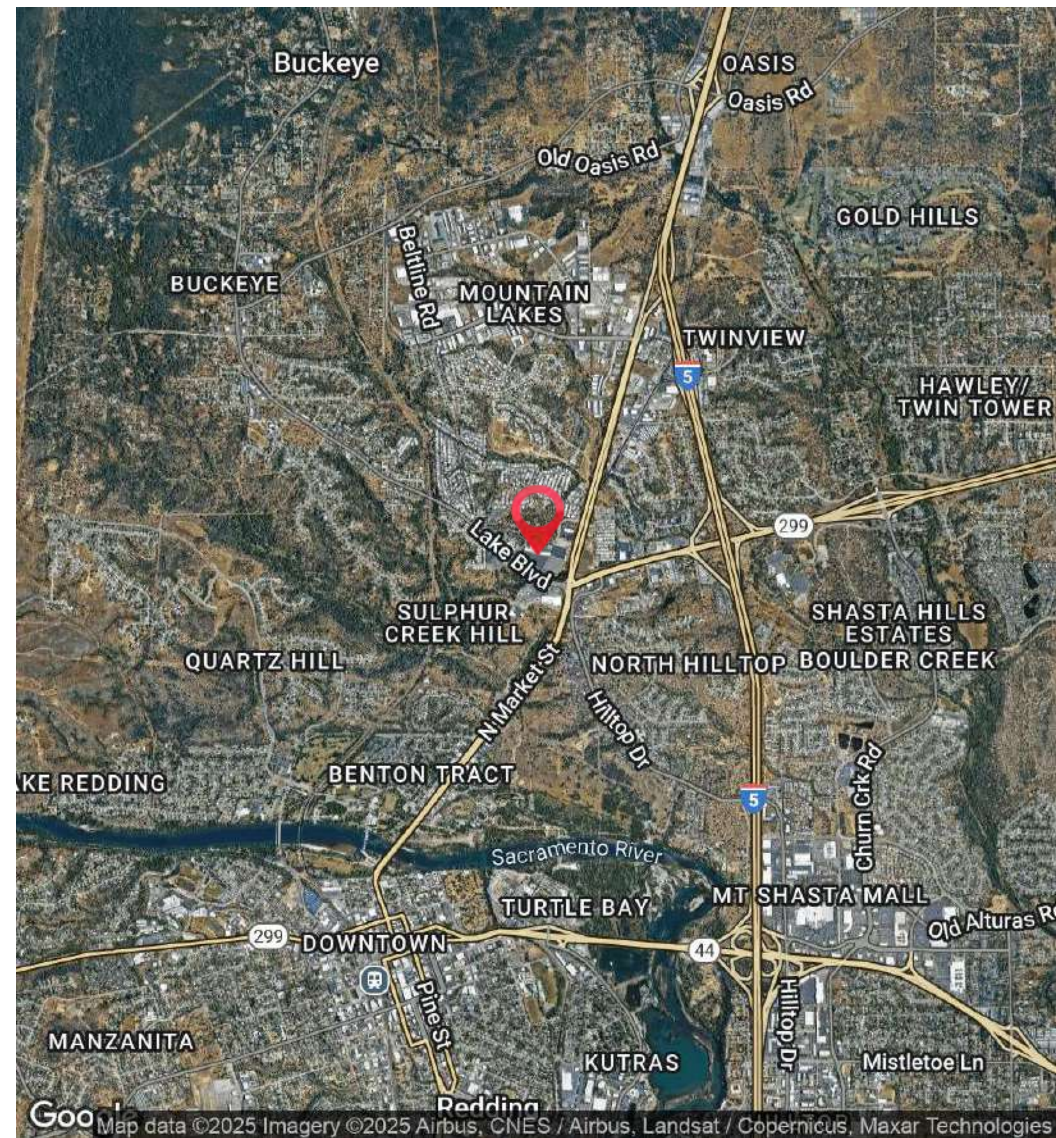
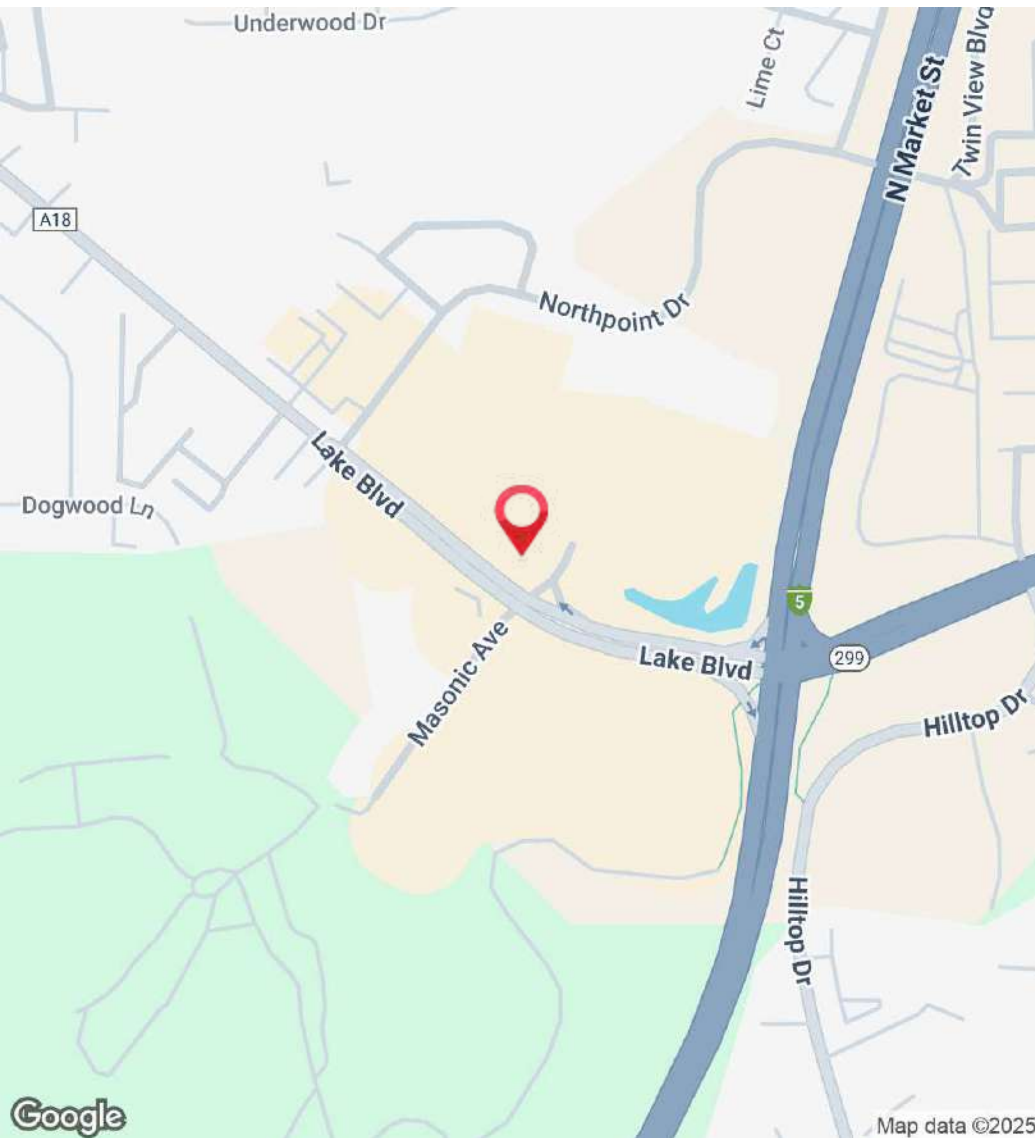
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RETAIL PROPERTY FOR LEASE

LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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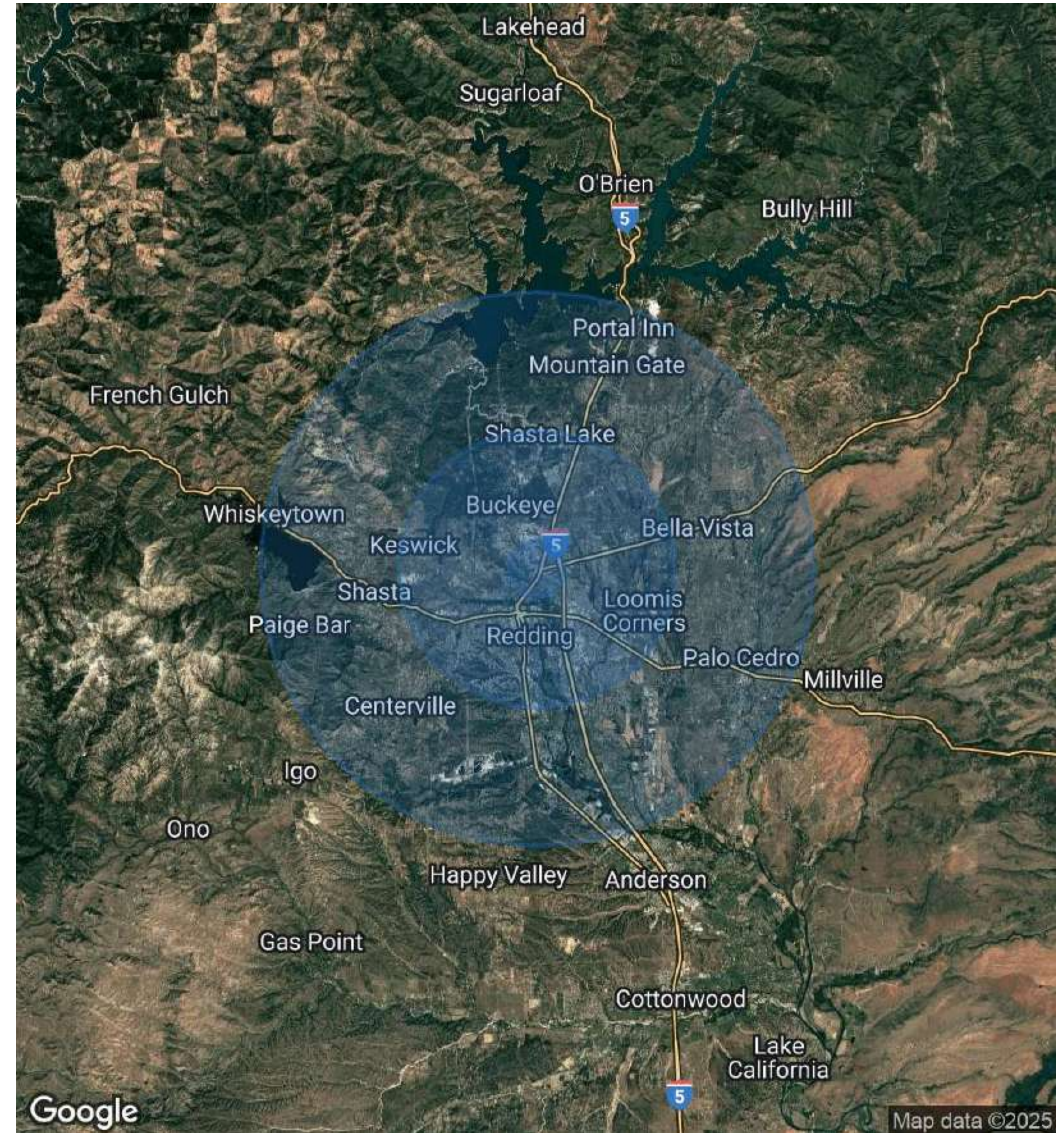
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,281	89,222	127,918
Average Age	43.3	39.6	41.1
Average Age (Male)	44.9	37.7	39.4
Average Age (Female)	43.1	41.1	42.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,573	38,000	54,031
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$50,653	\$69,144	\$72,347
Average House Value	\$169,244	\$261,987	\$273,780

2020 American Community Survey (ACS)



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MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess is an experienced commercial real estate broker with a background in property management. She has worked in real estate since 2008 in the Los Angeles, Phoenix and Redding markets. She grew up in Redding and knows the Northern California regional market inside and out. Jess is consistently the most active commercial real estate broker in Redding based on the number of transactions handled each year. Her clients appreciate her exceptional client service, professionalism, dedication and responsiveness. She is passionate about commercial real estate because of the ability it provides to work with local investors, businesses and non-profits to help them meet their goals and being able to help them find creative solutions to their obstacles.

She has worked with many local non-profit organizations in a volunteer capacity such as Redding Rotary, Leadership Redding, Shasta Community Foundation and Turtle Bay Museum. Jess enjoys exploring the many outdoor adventures that Northern California and surrounding areas offer including hiking, paddle boarding, kayaking, ziplining and snowboarding.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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