

ANDERSON

RIVERSIDE PARK

CALIFORNIA

SEC INTERSTATE 5 & RIVERSIDE AVENUE



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Project Highlights

- 16 Acre freeway site with 3 retail pads that are freeway visible
- This site will serve South Redding, Anderson and smaller surrounding communities as well as those traveling on I-5
- PDC's deal structure is flexible and willing to entertain build-to-suits, or ground leases
- 1,000 feet of Interstate 5 frontage
- Ideal spacing for second retail locations serving Shasta County location
- Strategically positioned to serve growing areas of South Redding and Northern Tehama County
- More than 10,000 new homes planned in the immediate trade area

Demographics



RESIDENTIAL POPULATION

1 MILE
2,589
3 MILE
41,332
5 MILE
126,811



AVG. HOUSEHOLD INCOME

1 MILE
\$112,220
3 MILE
\$120,268
5 MILE
\$129,260

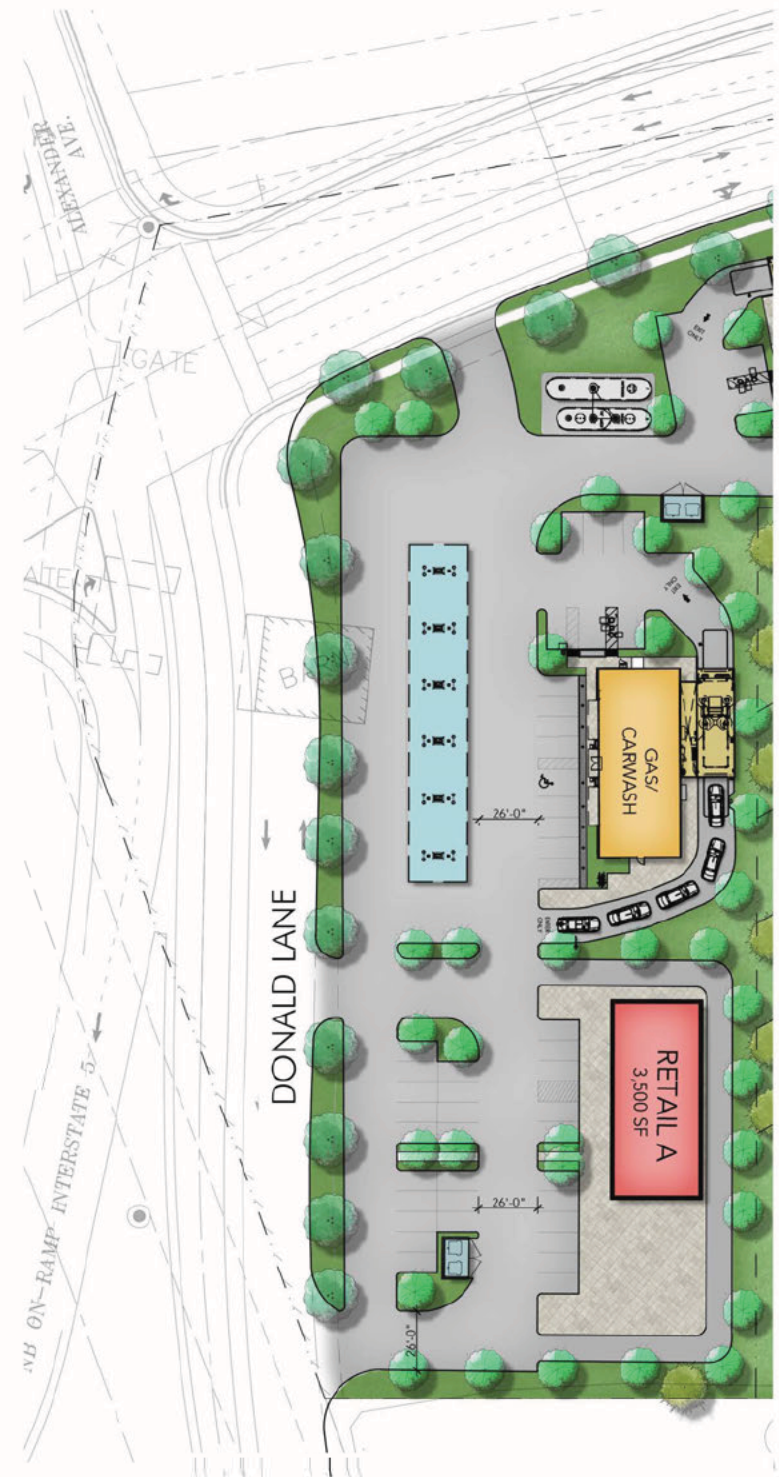


DAYTIME POPULATION

1 MILE
5,167
3 MILE
15,279
5 MILE
66,119

Traffic Counts

- Traffic Count: 57,000 Cars Per Day



Aerial View



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- 3 Pads for gas stations, fast food or
- We can construct a 10,000 SF Shop Building with an end cap Drive-Thru and lease space

FULL COMMISSION

For leasing information, please contact:

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