

ANDERSON

RIVERSIDE PARK

CALIFORNIA

SEC INTERSTATE 5 & RIVERSIDE AVENUE



916.399.3221
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825 K Street, Floor 3
Sacramento, CA 95814
www.PetrovichDevelopment.com



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

1.5 MILE
9,366

3 MILE
18,017

10 MILE
126,811



AVG. HOUSEHOLD INCOME

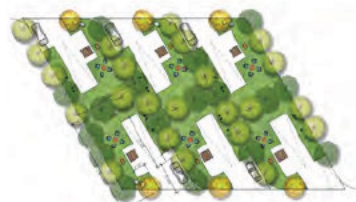
1.5 MILE
\$66,567

3 MILE
\$65,537

10 MILE
\$83,486

Traffic Counts

- Traffic Count: 75,336 Interstate 5



TYPICAL DELUXE BACK-IN SITE



TYPICAL PREMIUM BACK-IN SITE
(40x75 - 37 TOTAL)



TYPICAL PREMIUM PULL-THRU SITE
(40x80 - 12 TOTAL)

Aerial View



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- **4 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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