

**NOW
LEASING**

ANDERSON, CA. - SHASTA COUNTY
RIVERSIDE CROSSING
SEC Interstate 5 & Riverside Avenue

160,000 SF
Anchor, Pads & Shop Space
AVAILABLE
FULL COMMISSION

16 ACRE HIGHWAY SHOPPING CENTER



**PADS:
BUILD TO
SUIT,
GROUND
LEASE,
&
SALE**



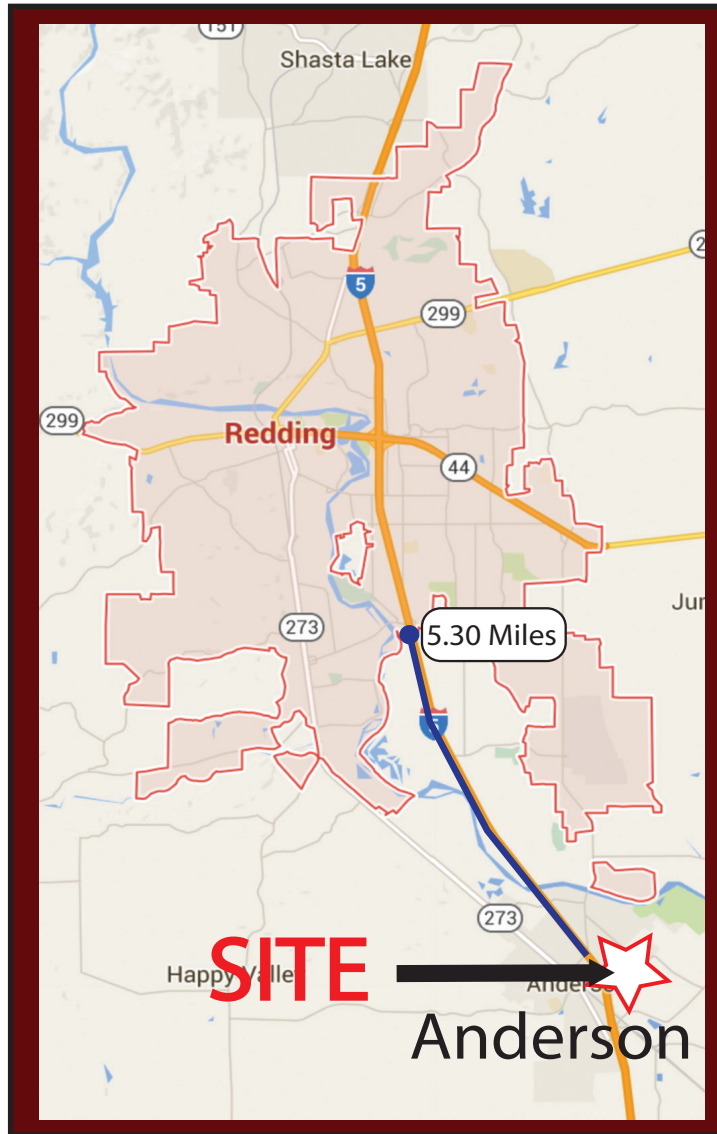
825 K Street, 3rd Floor, Sacramento, CA 95814
T 916 . 442 . 4600 F 916 . 442 . 6313

info@Petrovichdevelopmentcompany.com
www.petrovichdevelopment.com/retail-for-lease

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PROJECT SUMMARY

- 16 Acre freeway site
- GLA: 160,000 SF
- 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, leases or sell a portion or all of the property
- 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
- Traffic Count: **57,000** Cars Per Day
- Population within 10 Miles: **121,208**
- Household Income: **62,118**
- Employees within 10 Miles: **58,898**



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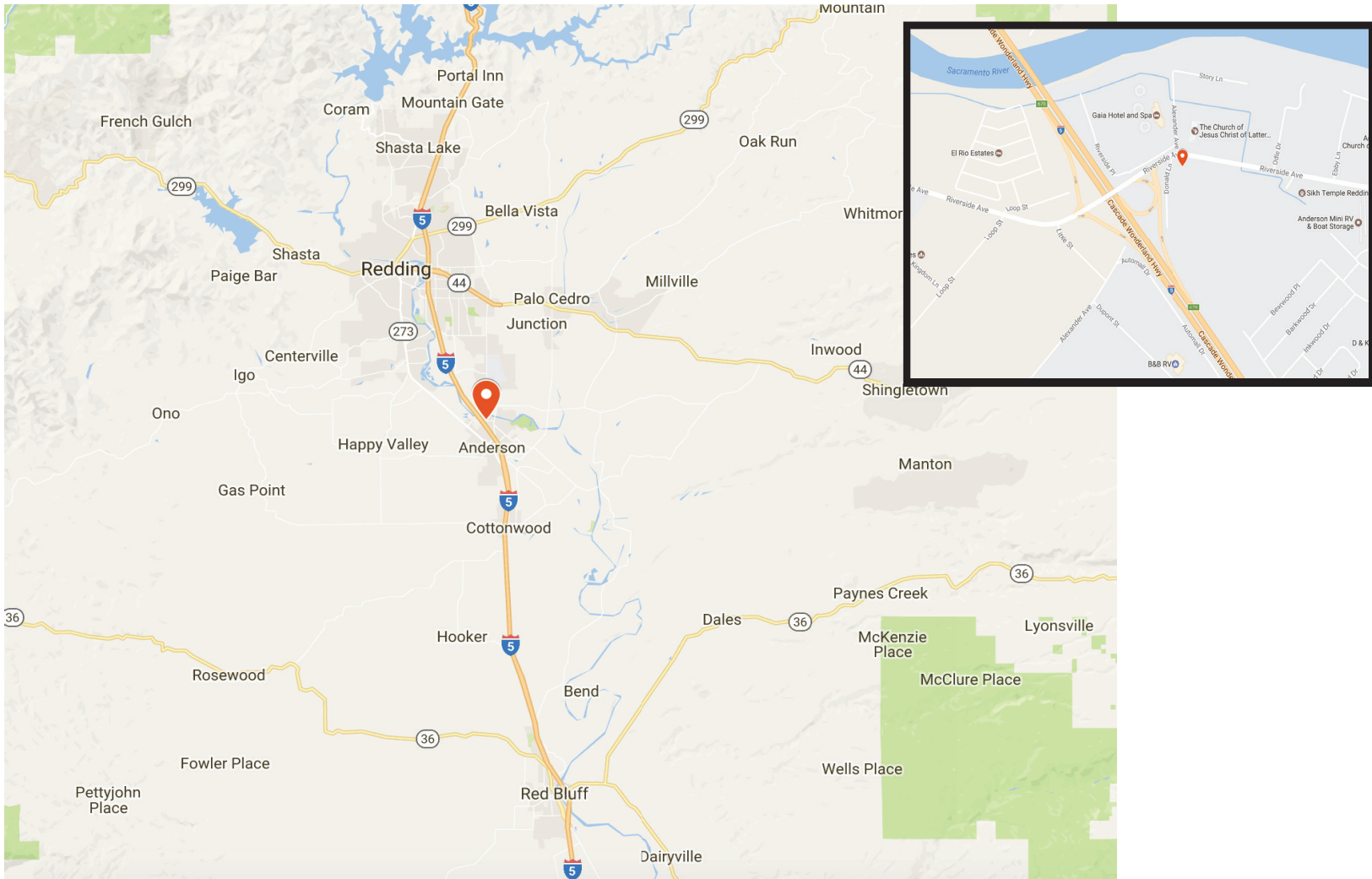
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