

NOW LEASING | RESTAURANT PAD & SHOP SPACE

Belle Mill Landing

84-150 BELLE MILL ROAD, RED BLUFF, CA 96080

RETAIL

FITNESS EVOLUTION COMING SOON!



CONTACT US

Jon Schultz

+1 916 446 8261
jon.schultz@cbre.com
www.cbre.com/jon.schultz
Lic. 00844740

CBRE, Inc.
500 Capitol Mall, Suite 2400
Sacramento, CA 95814
T +1 916 446 6800
F +1 916 446 8750

www.cbre.com

CBRE

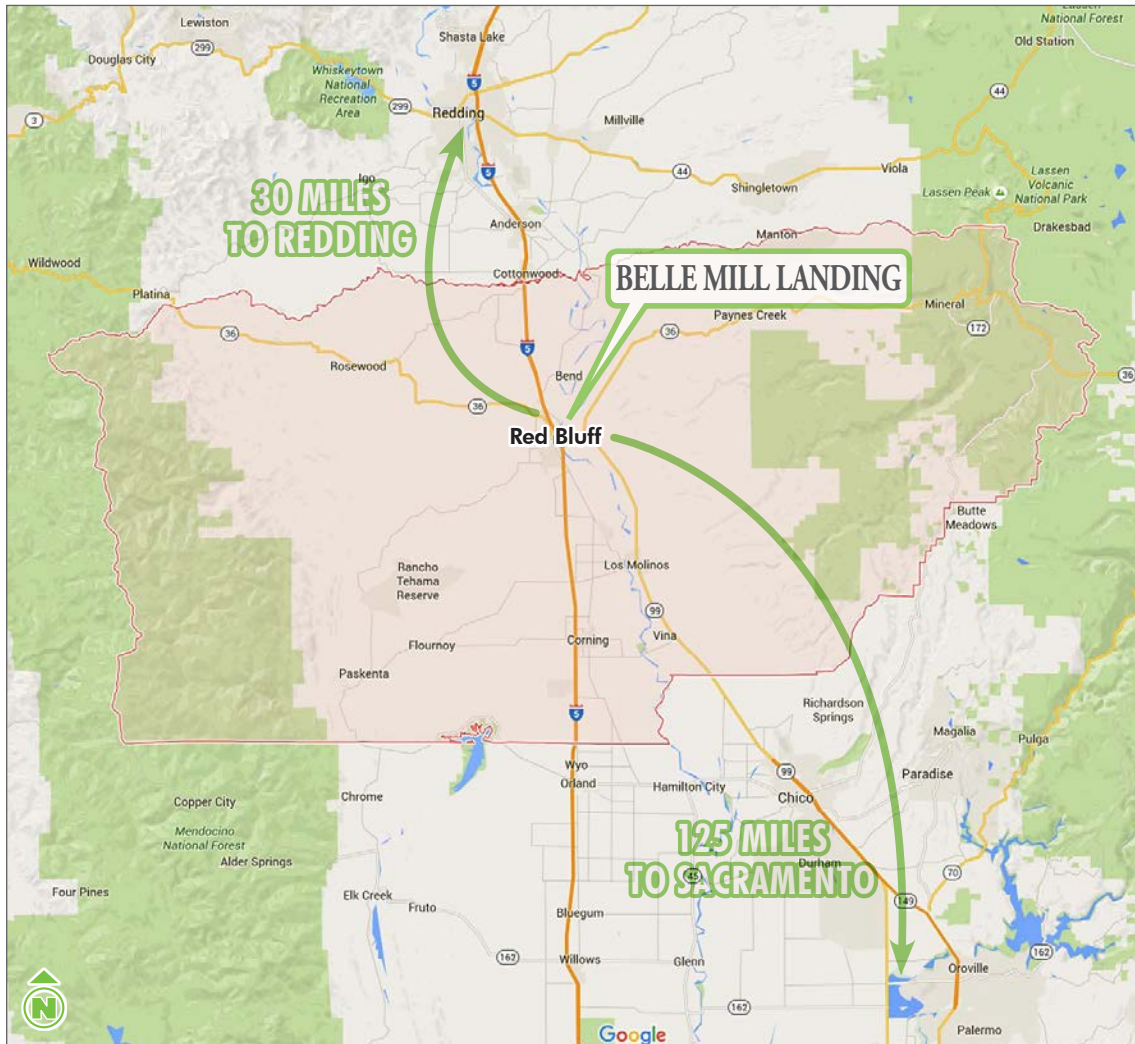
NOW LEASING | RESTAURANT PAD & SHOP SPACE

Belle Mill Landing

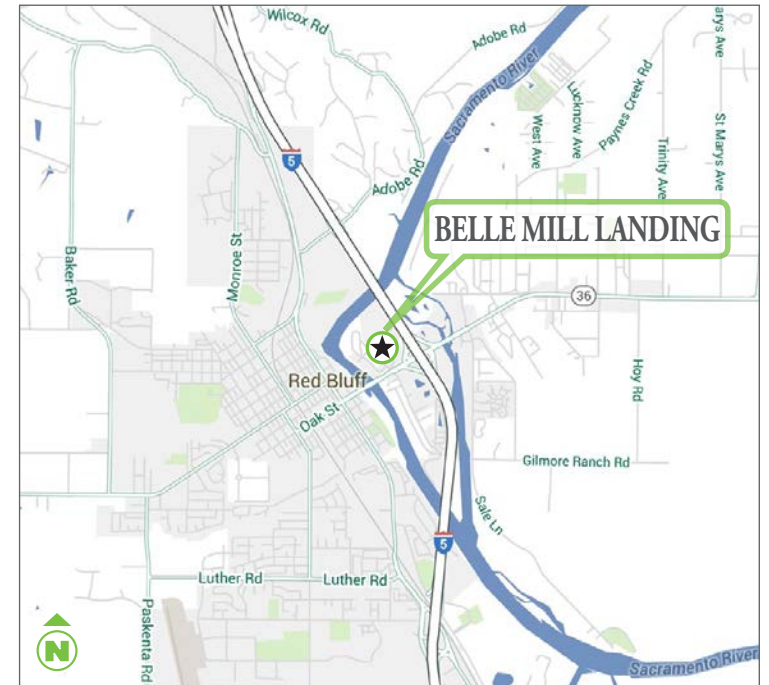
84-150 BELLE MILL ROAD, RED BLUFF, CA 96080

RETAIL

AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

CONTACT US

Jon Schultz

Senior Vice President

+1 916 446 8261

jon.schultz@cbre.com

Lic. 00844740

CBRE

NOW LEASING | RESTAURANT PAD & SHOP SPACE

Belle Mill Landing

84-150 BELLE MILL ROAD, RED BLUFF, CA 96080

RETAIL



PROPERTY INFORMATION

Nestled in the northern Sacramento Valley, just 90 minutes north of Sacramento lies Red Bluff, Tehama County, CA. Tehama County is the gateway to famous Lassen Volcanic National Park, one of the few active volcanos on the United States mainland, and is the central point of wide spread outdoor recreation including hiking, camping, scenic tours, golfing, boating, hunting and fishing.

Belle Mill Landing is a ±119,888 square foot Neighborhood Center located in central Red Bluff, CA. Anchored by FoodMaxx and Fitness Evolution (Coming Soon!), this center is situated on the NW quadrant of Interstate 5 and Highway 36/Antelope Road and benefits from its proximity to both the highways and the local and tourist trade. The Center has restaurant pad (with drive-through) and shop space available.

PROPERTY HIGHLIGHTS

- + Restaurant pad and shop space
- + Restaurant Pad has drive-through and dedicated pylon sign visible to Interstate 5
- + Anchored by FoodMaxx and Fitness Evolution (Coming Soon!)
- + At intersection of Interstate 5 and Highway 36
- + Excellent visibility to Interstate 5
- + 60' pylon sign visible to Highway 36 and Interstate 5
- + Adjacent to Durango RV Resort—with 105 RV pads and hookups
- + Benefits from proximity to the Downtown, County offices, Sacramento River, as well as several RV Resorts and hotels including Super 8 Hotel, Best Western, Comfort Inn, and Motel 6

DEMOGRAPHICS (2016 est.)

Population

1-mile radius	5,560
3-mile radius	20,960

Annual Tourist Spending (2014 Est.)

Tehama County	\$128,000,000*
---------------	----------------

Average Household Income

1-mile radius	\$43,652
3-mile radius	\$48,425

Median Household Income

1-mile radius	\$32,848
3-mile radius	\$36,357

Daytime Employment (3-mile radius)

Employees	14,756
-----------	--------

Significant Employers (3-mile radius)

Employers	# Employees
Tehama County Offices	1,075
St. Elizabeth Community Hospital	450
Sierra Pacific Windows Inc.	300
Sierra Pacific Industries	270
Pacific Gas & Electric Co.	248
Tehama County Sheriff	208
Red Bluff Union High School	200
State Department Forestry	200

Source: Nielsen; *CA Travel Impact Report (April 2015)

Traffic Counts (2015)

Interstate 5	39,500 ADT
Highway 36	19,60 ADT

Source: Caltrans

NOW LEASING | RESTAURANT PAD & SHOP SPACE

Belle Mill Landing

84-150 BELLE MILL ROAD, RED BLUFF, CA 96080

RETAIL



SITE PLAN

Suite	Tenant	Sq. Ft.
84	Tobacco and More	1,350
86	Armed Forces	2,475
88	Aaron Rents	4,575
94	Food Maxx	46,025
102	Cricket Wireless	900
104	AVAILABLE (Former Salon)	1,306
106	Cost-U-Less Insurance	1,897
110	AVAILABLE	1,897
114	Nail Salon	1,200
116	Round Table Pizza	4,500
118	AVAILABLE	3,000
120	AVAILABLE	1,600
122	AVAILABLE	1,900
124	Fitness Evolution	28,710
128	Shari's Restaurant	3,750
132	AVAILABLE (Restaurant with Drive-thru)	4,003
134	Check N Go	1,200
136	Verizon	1,200
138	Maple Garden Chinese	1,800
142	Belle Mill Laundry	1,800
150	AVAILABLE	4,800
TOTAL		119,888

CONTACT US


Jon Schultz

Senior Vice President

+1 916 446 8261

jon.schultz@cbre.com

Lic. 00844740


NOT TO SCALE—
ALL DIMENSIONS
ARE APPROXIMATE.

CBRE

NOW LEASING | RESTAURANT PAD & SHOP SPACE

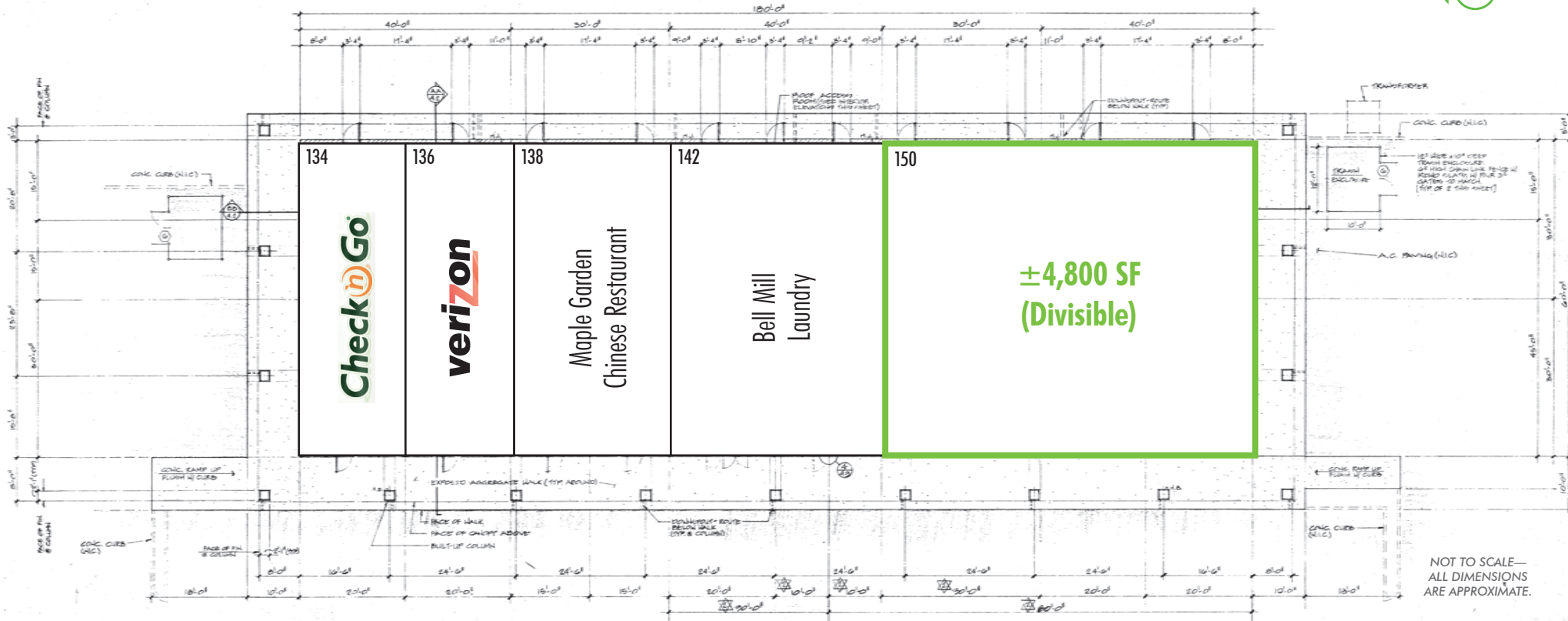
Belle Mill Landing

84-150 BELLE MILL ROAD, RED BLUFF, CA 96080

RETAIL



FLOOR PLAN - BUILDING 4



CONTACT US

Jon Schultz

Senior Vice President

+1 916 446 8261

jon.schultz@cbre.com

Lic. 00844740

NOW LEASING | RESTAURANT PAD & SHOP SPACE

Belle Mill Landing

84-150 BELLE MILL ROAD, RED BLUFF, CA 96080

RETAIL



Sacramento River

CBRE

NOW LEASING | RESTAURANT PAD & SHOP SPACE

Belle Mill Landing

84-150 BELLE MILL ROAD, RED BLUFF, CA 96080

RETAIL



CBRE