



SIZE

114,453 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,741	61,748	98,197
Households		
3,633	25,403	39,384
Median HH Income (\$)		
62,534	63,430	70,128

MAJOR TENANT(S)

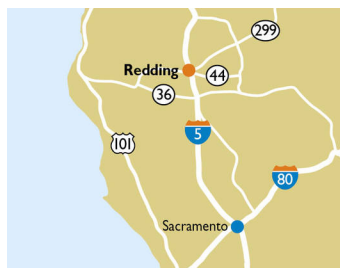
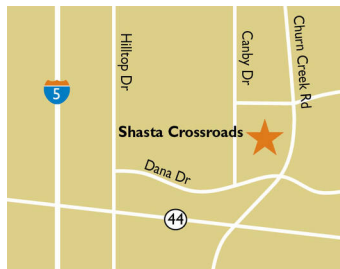
Food Maxx
Turner's Outdoorsman
Panera Bread
Quest Diagnostics

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1330 Churn Creek Road | Redding, CA 96003

PROPERTY HIGHLIGHTS

- Anchored by FoodMaxx
- Additional national and regional tenants include Panera, Wells Fargo, Mattress Firm, Tea 4 U, Turner Outdoorsman and U.S. Bank
- Located in Redding, which is a part of the Sacramento Valley area, with a population exceeding 61,700 in a three-mile radius
- The center is located at the intersection of Churn Creek Road and Dana Drive



SHASTA CROSSROADS

1330 Churn Creek Road | Redding, CA 96003

SPACE	TENANT	SQ. FT.		
AOA	Food Maxx	54,239 SF	COD Stanton Optical	2,622 SF
BOA	Smoke & Vape City	1,214 SF	DOD COMING AVAILABLE	5,980 SF
BOB	Cricket	1,214 SF	EOA AVAILABLE	1,195 SF
BOC AVAILABLE		1,216 SF	EOB Shasta Hair Salon	1,216 SF
BOD	T-Mobile	1,952 SF	EOC Nail Designer	1,216 SF
BOF	Taqueria Dos Amigos	2,430 SF	EOD Tasty Pot	2,432 SF
BOJ	Pro Nails	912 SF	EOF Turner's Outdoorsman	5,917 SF
BOK	Quest Diagnostics	1,200 SF	ROA Panera Bread	3,650 SF
BOL	Advance America	912 SF	ROB Mattress Firm	5,849 SF
BOM	Chicago's Pizza With a Twist	1,213 SF	ROC US Bank	4,500 SF
BON	Clothing Revival	2,913 SF	ROD COMING AVAILABLE	3,000 SF
BOQ	Tea 4 U	2,587 SF	ROE Wells Fargo	73 SF
COA	Walk-In Clinic	1,291 SF	ROJ Roots Juice Bar	1,000 SF
COB AVAILABLE		2,510 SF	Shadl National Retail Properties	
		TOTAL SQ. FT.		114,453

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

SHASTA CROSSROADS

1330 Churn Creek Road | Redding, CA 96003



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 40.587829

Longitude: -122.352748

Shasta Crossroads Redding, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	8,741	61,748	98,197
	2028 Projected Population	9,143	64,219	102,759
	2010 Census Population	8,012	60,231	95,039
	2000 Census Population	7,077	55,157	85,430
	1990 Census Population	4,922	46,766	72,361
	Historical Annual Growth 1990 to 2000	3.70%	1.66%	1.67%
	Historical Annual Growth 2000 to 2010	1.25%	0.88%	1.07%
	Estimated Annual Growth 2010 to 2023	0.64%	0.18%	0.24%
	Projected Annual Growth 2023 to 2028	0.90%	0.79%	0.91%
	Median Age	36.9	39.4	41.2
Households	Q4 2023 Estimated Households	3,633	25,403	39,384
	2028 Projected Households	3,806	26,490	41,289
	2010 Census Households	3,357	24,517	37,932
	2000 Census Households	2,956	22,417	33,703
	1990 Census Households	1,970	18,844	28,211
	Historical Annual Growth 1990 to 2000	4.14%	1.75%	1.79%
	Historical Annual Growth 2000 to 2010	1.28%	0.90%	1.19%
	Estimated Annual Growth 2010 to 2023	0.58%	0.26%	0.27%
	Projected Annual Growth 2023 to 2028	0.93%	0.84%	0.95%
	Population per Household	2.37	2.36	2.43
Population by Race	White	70.2%	72.7%	74.2%
	Black or African American	2.9%	1.7%	1.4%
	Asian & Pacific Islander	6.8%	4.5%	4.2%
	Other Races	8.2%	8.8%	8.6%
	Hispanic Population	11.9%	12.2%	11.5%
Income	Average Household Income	\$78,811	\$82,624	\$90,949
	Median Household Income	\$62,534	\$63,430	\$70,128
	Per Capita Income	\$33,186	\$34,803	\$37,155
Education (Age 25+)	Elementary	1.7%	1.8%	1.8%
	Some High School	5.5%	5.4%	5.1%
	High School Graduate	21.3%	24.8%	23.9%
	Some College	27.9%	31.0%	30.5%
	Associates Degree Only	11.2%	11.6%	12.6%
	Bachelors Degree Only	23.3%	16.8%	17.0%
	Graduate Degree	9.1%	8.6%	9.1%
Business	Number of Businesses	742	4,460	5,598
	Total Number of Employees	6,019	33,509	41,974
	Employees per Business	8.11	7.51	7.50
	Residential Population per Business	11.78	13.85	17.54

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.