

NOW
LEASING

BELLE MILL LANDING

84-150 BELLE MILL ROAD

RED BLUFF :: CA 96080

Retail 24/7.

ANCHOR,
RESTAURANT PAD &
SHOP SPACE AVAILABLE

**UNDER NEW OWNERSHIP ~
RENOVATION COMING SOON!**



FOR MORE
INFORMATION
PLEASE
CONTACT

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CBRE

BELLE MILL LANDING

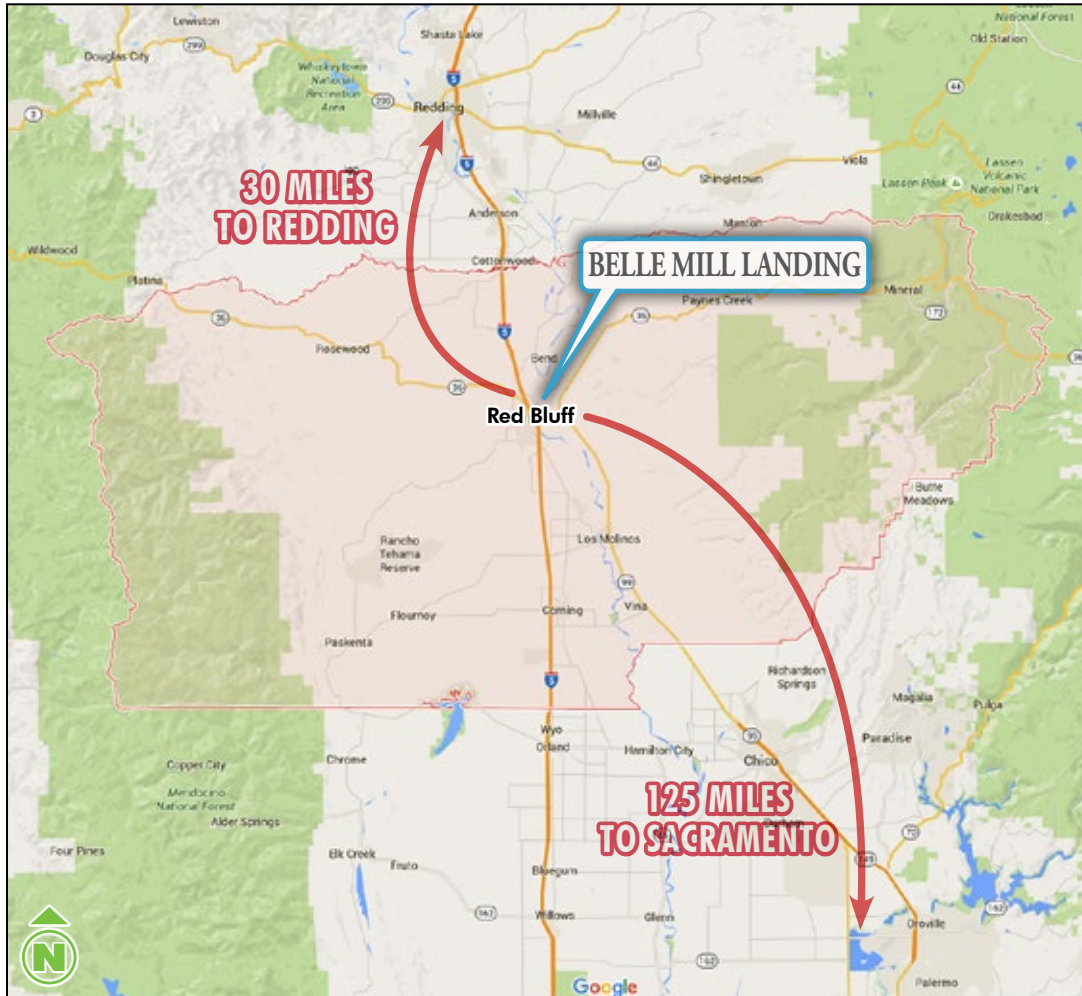
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

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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 ±120,398 square foot Neighborhood Center located in central Red Bluff, CA. Anchored by FoodMaxx, this center is situated on the northwest 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 anchor, restaurant pad (with drive-through) and shop space available.

HIGHLIGHTS

- :: Anchor, restaurant pad, and shop space
- :: Restaurant Pad has drive-through and dedicated pylon sign visible to Interstate 5
- :: Anchored by FoodMaxx
- :: Renovation 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 (2015 EST.)

Population

1-mile	5,316
3-mile	20,248

Annual Tourist Spending (2014 Est.)

Tehama County	\$128,000,000*
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Average Household Income

1-mile	\$43,786
3-mile	\$49,140

Median Household Income

1-mile	\$34,249
3-mile	\$38,354

Daytime Employment (3-mile)

Employees	13,113
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Significant Employers (3-mile)

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 (2014)

Interstate 5	43,000 ADT
Highway 36	19,200 ADT

Source: Caltrans

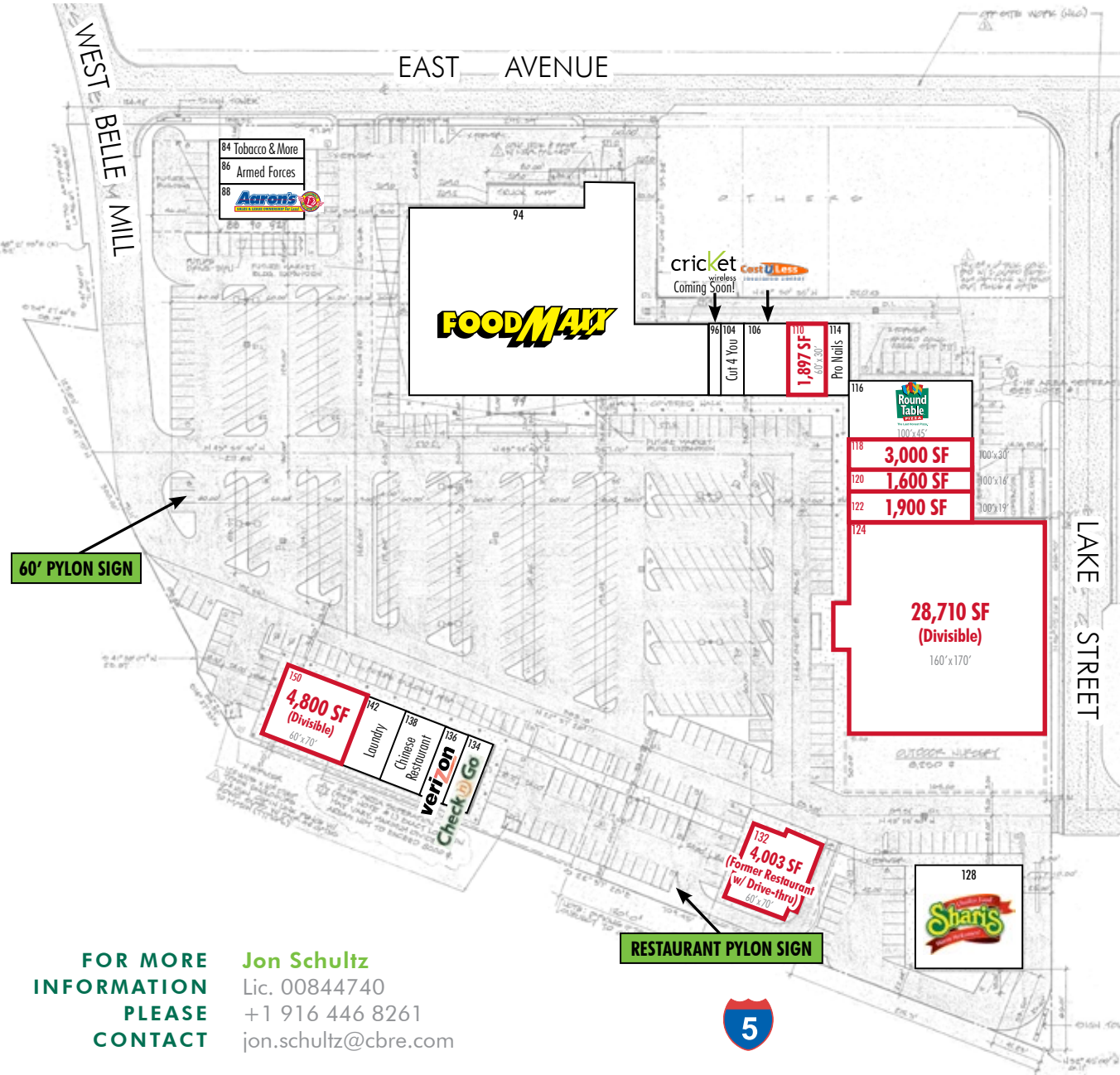
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SITE PLAN

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
96	Cricket Wireless	900
104	Cut 4 U	1,306
106	Cost-U-Less Insurance	1,897
110	AVAILABLE	1,897
114	Pro-Nails	1,200
116	Round Table Pizza	4,500
118	AVAILABLE	3,000
118 A	AVAILABLE (Storage)	510
120	AVAILABLE	1,600
122	AVAILABLE	1,900
124	AVAILABLE (Divisible)	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		120,398

60' PYLON SIGN

RESTAURANT PYLON SIGN



NOT TO SCALE—
ALL DIMENSIONS
ARE APPROXIMATE.



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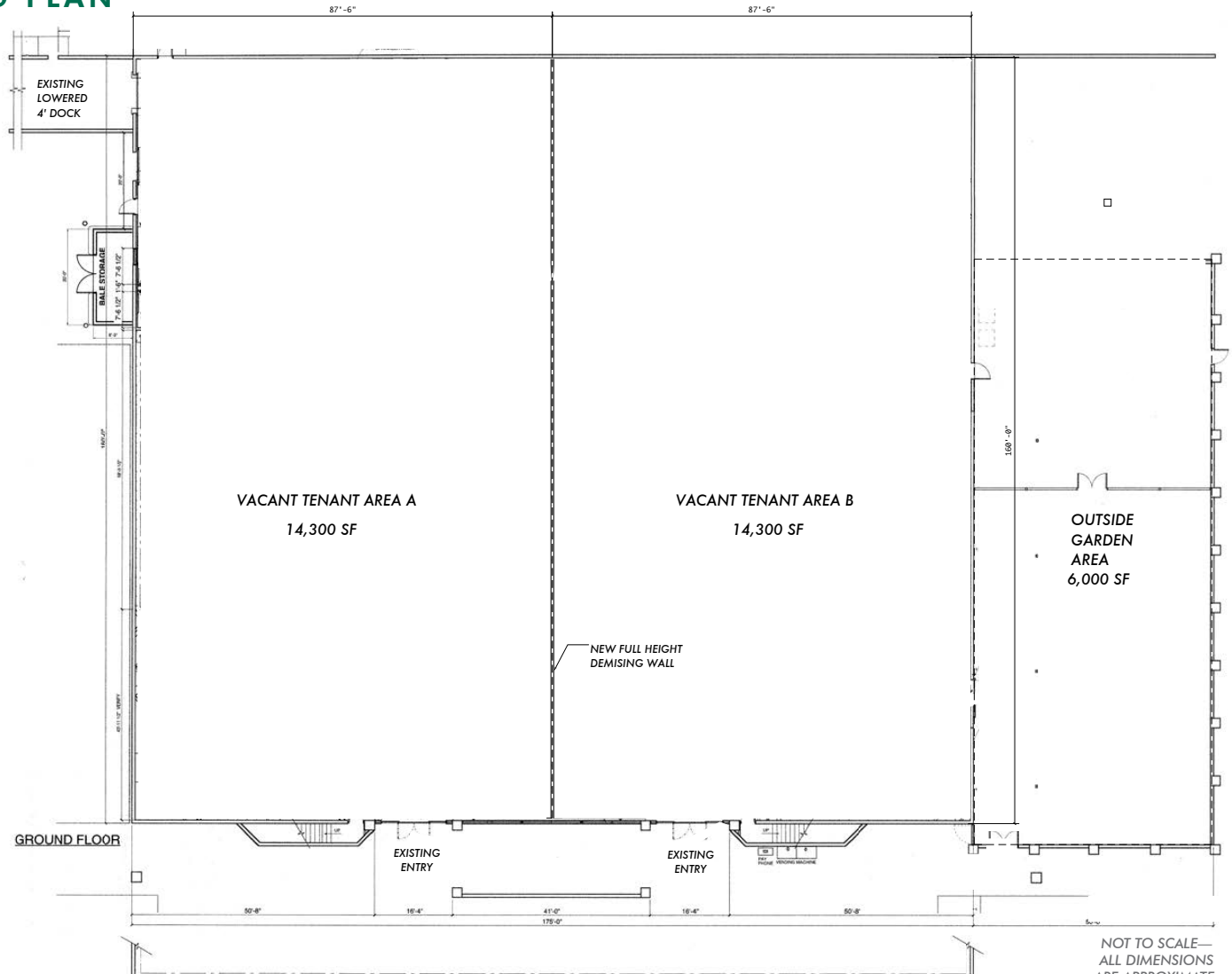
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CONCEPTUAL DEMISING PLAN JUNIOR ANCHOR



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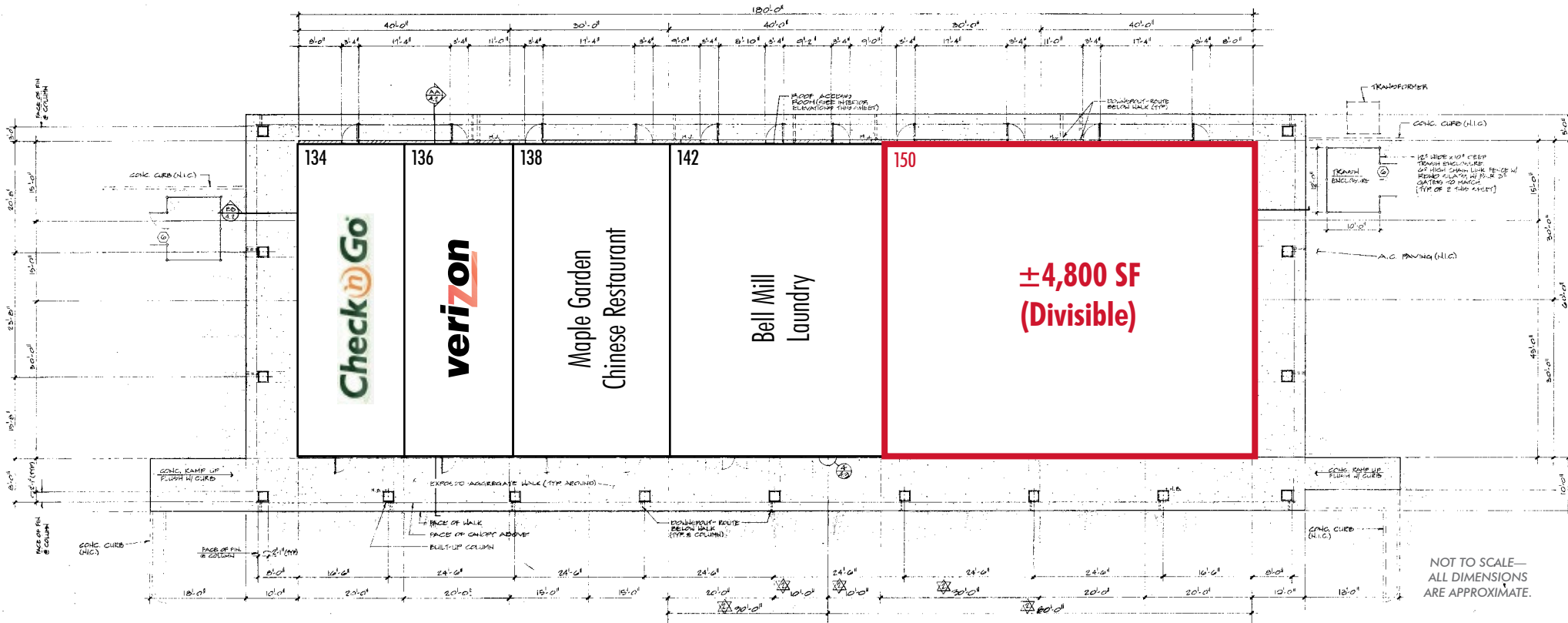
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FLOOR PLAN BUILDING 4



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**DURANGO RV
RESORT**
(105 RV Hook-ups)



SITE



Sacramento
River



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