

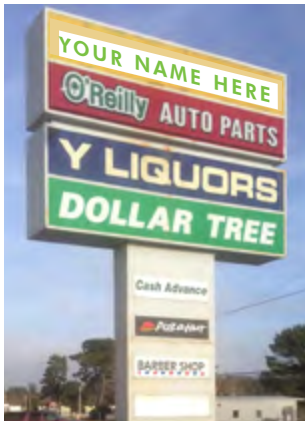
NOW LEASING

Crescent City Shopping Center

953 NORTHCREST DRIVE, CRESENT CITY, CALIFORNIA 95531

±30,800 SQ. FT. ANCHOR SPACE & ±2,875 SQ. FT. PAD SHOP SPACE AVAILABLE (DIVISIBLE)

RETAIL



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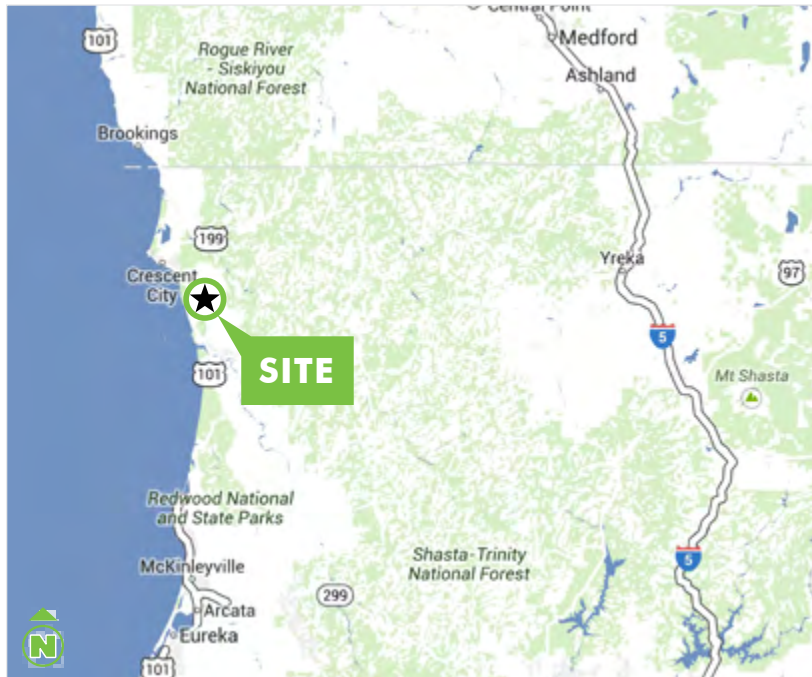
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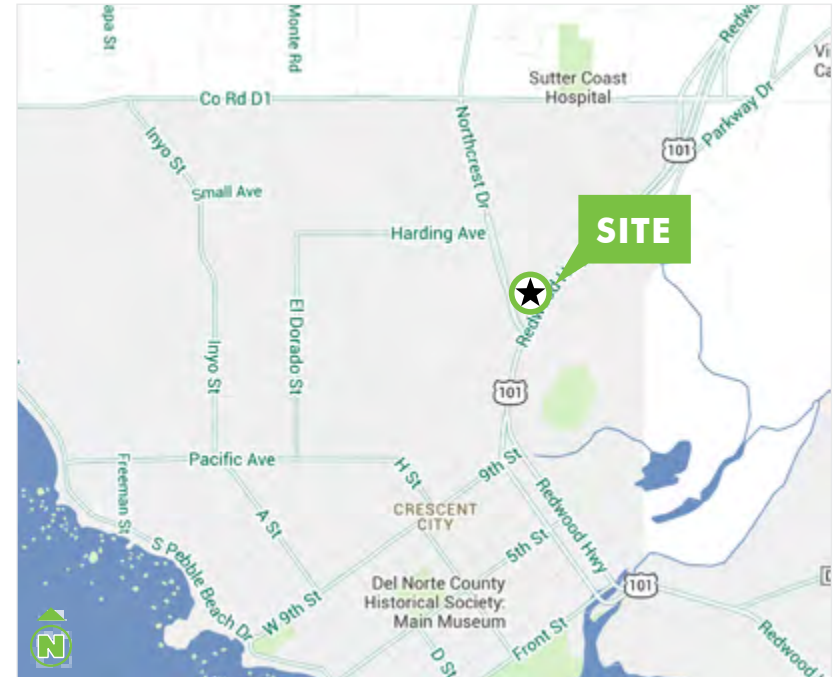
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

DEMOGRAPHICS (2016 Est.)

	3-mile Radius	Trade Area
Population	15,577	24,957
Average Household Income	\$49,874	\$52,758
Median Household Income	\$35,243	\$38,457
Daytime Employment	5,947	7,101

Source: Esri

Traffic Counts (2014)

Highway 101	30,500 ADT
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Source: Caltrans

Significant Employers (Trade Area)

Employers	# Employees
Sutter Coast Hospital	400
Lantern Health	150
Del Norte County Health Dept	150
Walmart Supercenter	150
Elk Valley Casino	120
Hambro Forest Products Inc	120

Source: Esri

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PROPERTY INFORMATION

Crescent City is located on the Pacific coast in the upper northwestern part of California, about 20 miles south of the Oregon border. The county seat in Del Norte County, Crescent City is located on State Highway 101, approximately 80 miles north of Eureka, and is the last major town before reaching the Oregon border.

The Crescent City Shopping Center is located at the intersection of Northcrest Drive with Highway 101— THE primary intersection in town with over 30,000 cars per day passing the site — serving both local and interstate traffic from communities between Eureka and Brookings, and Grants Pass.

PROPERTY FEATURES

- + ±30,800 SF former ShopSmart grocery store (divisible to ±7,800 SF)
- + ±2,875 SF Pad Shop space available (divisible)
- + Prominent location in a high-traffic shopping center anchored by Dollar Tree, with O'Reilly Auto Parts, Payless Shoes, Pizza Hut, Subway and Chevron Gas
- + Excellent visibility to Highway 101
- + Easy access via Highway 101, Northcrest Dr, and Wilson Ave
- + Neighboring Retailers Include: Home Depot, Starbucks, AutoZone, Walmart and Walgreens
- + Regional draw
- + Benefits from the interstate and tourist traffic due to nearby Del Norte Coast Redwoods State Park, the beach, and the Pelican Bay Prison

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SITE PLAN



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SITE PLAN IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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