

RIVER CROSSING MARKETPLACE

98% PRE-LEASED
ONLY 1 PAD REMAINING



[VIEW DRONE VIDEO](#)

UNDER CONSTRUCTION
PLANNED TO OPEN
1ST QTR 2023



±177,000 SF
REGIONAL SHOPPING CENTER

ANCHORED BY
COSTCO
WHOLESALE



NWC INTERSTATE 5 & BONNYVIEW ROAD, REDDING, CA

LEASING SERVICES PROVIDED BY:

KEN MILLER
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KENMILLER@NCP-CRE.COM
DRE #: 00818540

DEVELOPED BY: RICH DEVELOPMENT

ARCHITECT
&
PLANNING



DEMOGRAPHICS & TRAFFIC COUNTS

NORTHSTATE COMMERCIAL PARTNERS AND RICH DEVELOPMENT ARE PLEASED TO PRESENT RIVER CROSSING MARKETPLACE, REDDING CALIFORNIA. THIS NEARLY ±177,000 SF REGIONAL SHOPPING CENTER WILL BE LOCATED IN SOUTH REDDING AND WILL ENJOY IMMEDIATE ACCESS FROM INTERSTATE 5 IN ALL DIRECTIONS. THE PROJECT WILL BE PART OF MORE THAN 400,000 SF OF NEW RETAIL TO BE BUILT WITHIN THE IMMEDIATE NEIGHBORHOOD OVER THE NEXT 24 MONTHS.

RIVER CROSSING WILL BE ANCHORED BY COSTCO (WITH 24 PUMP FUELING STATION), WITH NEARLY 1,400 LINEAR FEET OF FREEWAY FRONTAGE, AND A SUBSTANTIAL SIGN PACKAGE, RIVER CROSSING MARKETPLACE WILL PROVIDE A LEVEL OF VISIBILITY AND ACCESSIBILITY UNPARALLELED ANYWHERE ELSE IN THE COUNTY. NEARLY 90% OF THE TRADE AREA POPULATION IS WITHIN 20 MINUTES OF THE PROPERTY. IN ADDITION, NUMEROUS SUBDIVISIONS ARE IN DEVELOPMENT NEARBY, RAISING THE PROMINENCE OF THIS CENTER EVEN HIGHER.

IN DECEMBER OF 2016, THE REDDING RANCHERIA ANNOUNCED PLANS TO MOVE FORWARD WITH A NEW CASINO, HOTEL AND EVENT CENTER DIRECTLY SOUTH OF THE RIVER CROSSING MARKETPLACE. THE PROJECT WILL INCLUDE A 140,000 SF CASINO, A 250-ROOM HOTEL WITH AN EVENT CENTER AND AN ADDITIONAL 25,000 SF OF RETAIL, FURTHER CEMENTING THE NEIGHBORHOOD AS THE NEW CENTER OF THE TRADE AREA. *

*PLANS SUBJECT TO CHANGE WITHOUT NOTICE.



DEMOGRAPHICS:			
	1 MI.	3 MI.	5 MI.
POPULATION:	5,455	46,718	86,356
AHI:	\$89,730	\$83,552	\$83,561
WORKFORCE:	1,276	22,367	48,990

TRAFFIC COUNTS:	
BONNYVIEW RD.	32,360
BEHELLI LN.	8,413
INTERSTATE 5:	122,659

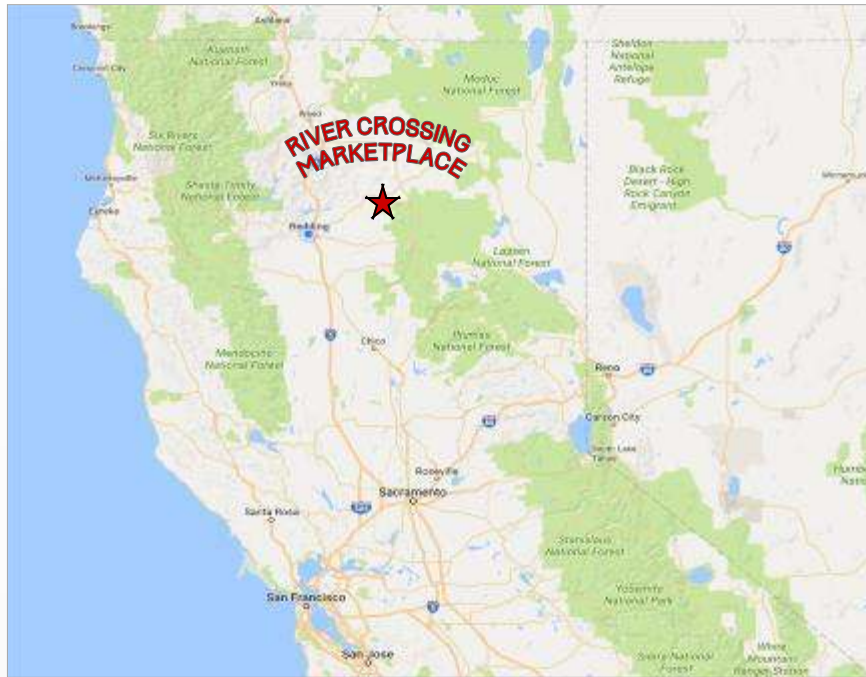
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- IMMEDIATE ACCESS TO INTERSTATE 5 IN ALL DIRECTIONS
- SIGNAL – CONTROLLED ACCESS
- MORE THAN 400,000 SF OF NEW RETAIL DEVELOPMENT PLANNED WITHIN THE IMMEDIATE AREA
- ACROSS FROM PLANNED 140,000 SF CASINO & EVENT CENTER
- PAD SITE. GROUND LEASE OR BUILD-TO-SUIT
- CONVENIENT TO A LARGE UNDERSERVED POPULATION IN THE SOUTH COUNTY
- CLOSE TO THE SHASTINA RANCH, STONE CREEK & STONE FAIR SUBDIVISIONS (697 HOMES UNDER CONSTRUCTION)
- PAD SPACE WITH DRIVE THRU - 2,800 SF

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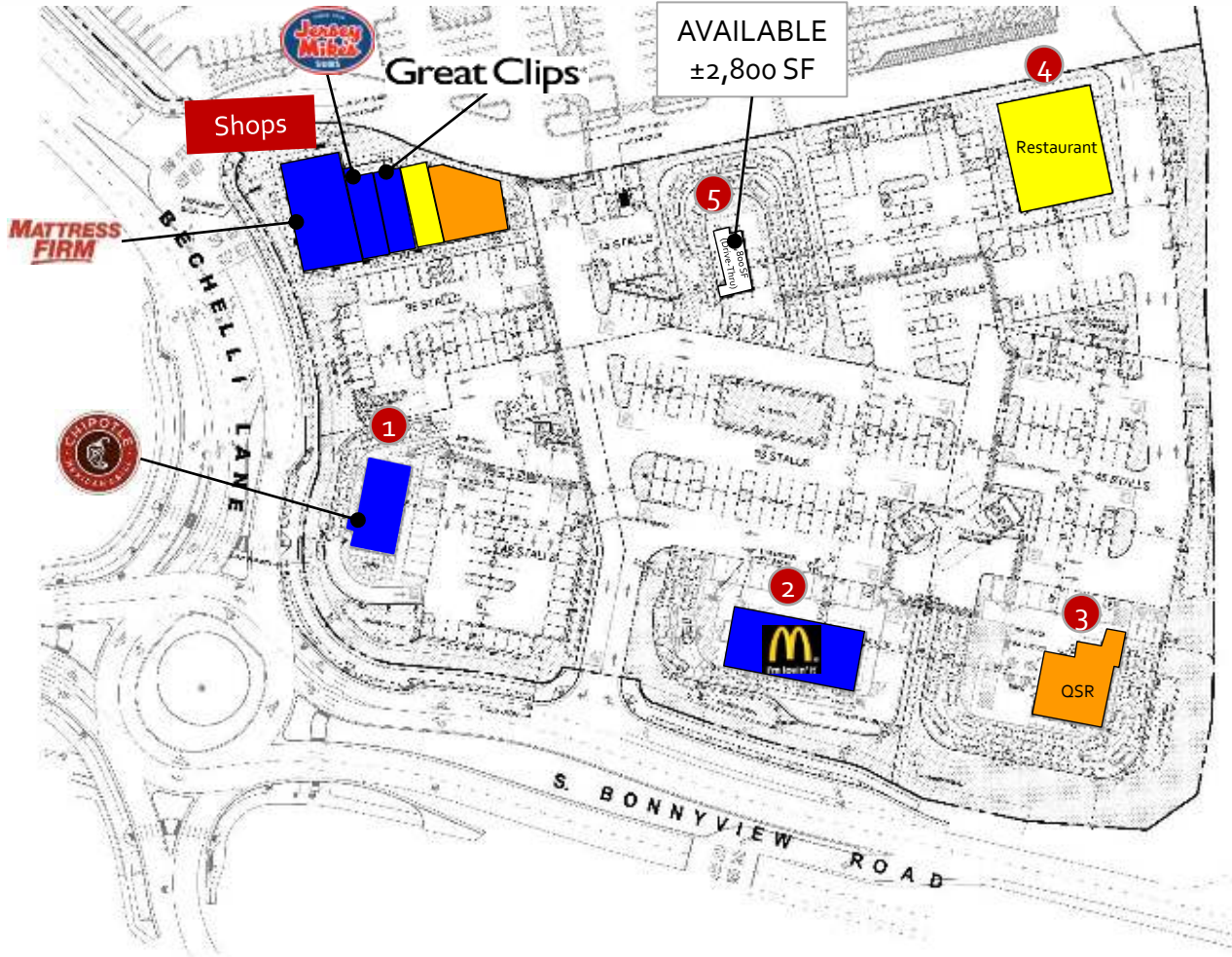
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DB+A

RIVER CROSSING MARKETPLACE MERCHANDISING PLAN



	BUILDING AREA	STATUS
PAD 1 (DRIVE-THRU)	±2,325 SF	LEASED
PAD 2 (DRIVE-THRU)	±4,414 SF	LEASED
PAD 3 (DRIVE-THRU)	±2,781 SF	LEASE NEGOTIATIONS
PAD 4	±5,500 SF*	LEASE NEGOTIATIONS
PAD 5 (DRIVE-THRU)	±2,800 SF*	AVAILABLE
SHOPS	±9,500 SF	LEASED/LEASE NEGOTIATIONS
*CALL BROKER RE: ALTERNATIVE DEVELOPMENT OPTIONS		

LEGEND:

- OPEN
- SIGNED LEASE / PURCHASE AGREEMENT
- LEASE NEGOTIATIONS
- LOI NEGOTIATIONS
- TENANT RESEARCH / MARKET ANALYSIS
- AVAILABLE/VACANT

RICH DEVELOPMENT ENTERPRISES, LLC
 1000 N. Western Avenue, Suite 200
 San Pedro, CA 90732
 Tel. 310.545.9417

River Crossing Marketplace
 N.W.C of 5 fwy & S. Bonnyview Road
 Redding, California

McKenty Malak
ARCHITECTS
BY APPOINTMENT ONLY
 1000 N. WESTERN AVE. SUITE 200
 SAN PEDRO, CA 90732
 TEL: 310.545.9417

PROPOSED SITE PLAN
 NAME: RIVER CROSSING MARKETPLACE
 DATE: 10/20/2011
SP-05

OVERALL SITE PLAN



VICINITY MAP
MAP SOURCE: NORTH

SITE DATA

GENERAL	
PROJECT NAME	RIVER CROSSING MARKETPLACE
PROJECT LOCATION	N.W.C OF 5 FWY & S. BONNYVIEW RD., CITY OF REDDING, CA
APN	075-176-028 & 075-176-029
ADJACENT ZONING	CC (SHOPPING CENTER)
SITE DATA	
TOTAL SITE AREA	23.14 ACRES ± 2,022,296 SF
TOTAL DEVELOPABLE	17.8 ACRES ± 1,541,481 SF
GROSS SITE AREA	19.8 ACRES ± 1,714,500 SF
CLEARING (EXCLUDING EXISTING BUILDINGS)	0.63 ACRES ± 54,700 SF
EXISTING DEVELOPMENT	2.8 ACRES ± 243,000 SF
BUILDING DATA	
5 STORY RETAIL	4,928,000 SF
4 STORY RETAIL	2,520,000 SF
3 STORY RETAIL	8,400,000 SF
2 STORY RETAIL	4,275,000 SF
1 STORY RETAIL	2,625,000 SF
1 STORY RETAIL	4,500,000 SF
PROPOSED TOTAL BUILDING AREA	23,248,000 SF
PARKING DATA	
5 STORY RETAIL	24,000 STALLS
4 STORY RETAIL	21,000 STALLS
3 STORY RETAIL	55,000 STALLS
2 STORY RETAIL	27,000 STALLS
1 STORY RETAIL	15,000 STALLS
TOTAL PARKING STALLS REQUIRED	222,000 STALLS
PARKING PROVIDED	
5 STORY RETAIL	24,000 STALLS
4 STORY RETAIL	21,000 STALLS
3 STORY RETAIL	55,000 STALLS
2 STORY RETAIL	27,000 STALLS
1 STORY RETAIL	15,000 STALLS
TOTAL PARKING PROVIDED	142,000 STALLS

OVERALL SITE PLAN
SCALE: 1" = 60' 0"
GRAPHIC SCALE: 0' 10' 20' 30' 40' 50' 60'
PRELIMINARY SITE PLAN SUBJECT TO CHANGE

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River Crossing Marketplace
N.W.C of 5 fwy & S. Bonnyview Road
Redding, California

McKenty Malak ARCHITECTS
OVERALL SITE PLAN
01.2022 2nd DRAFT
OV-05

SIGNAGE LOCATIONS



POSTER SIGN

POLE SIGN

FREEMWAY PYLON SIGN



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 Redding, California

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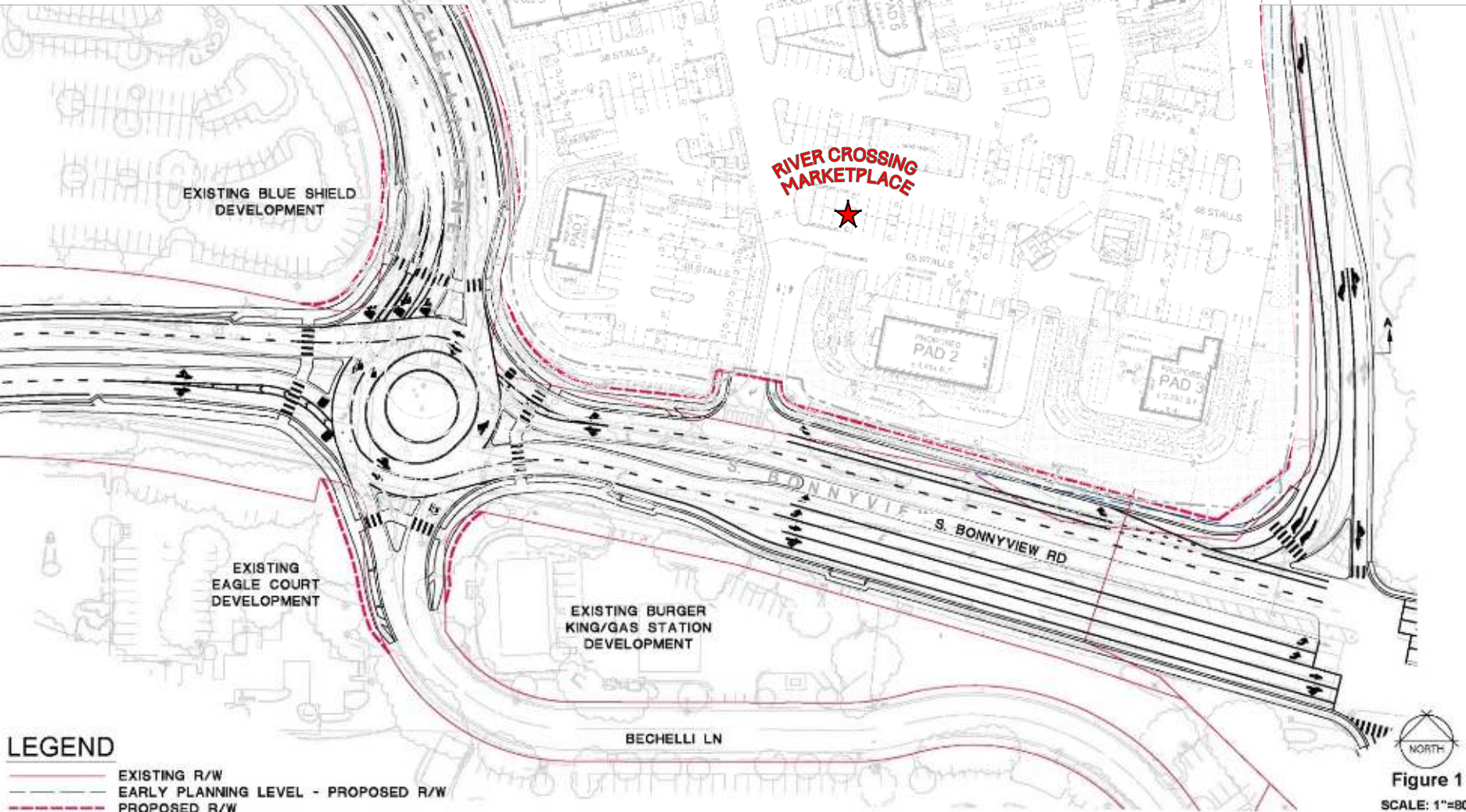
ONE-SHILL SITE PLAN
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OV-05



REDDING AREA RETAIL





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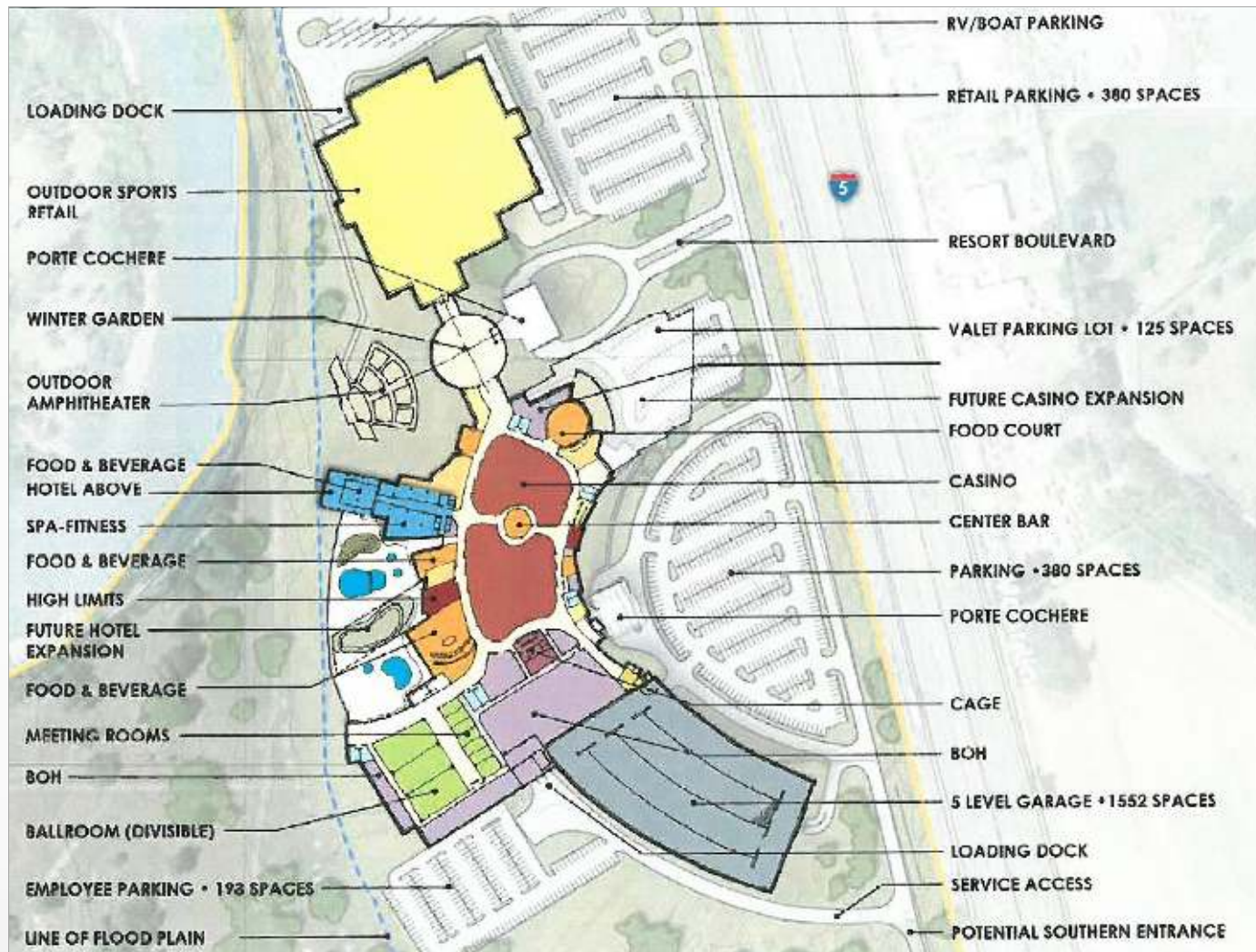
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FUTURE WIN RIVER CASINO NEARBY



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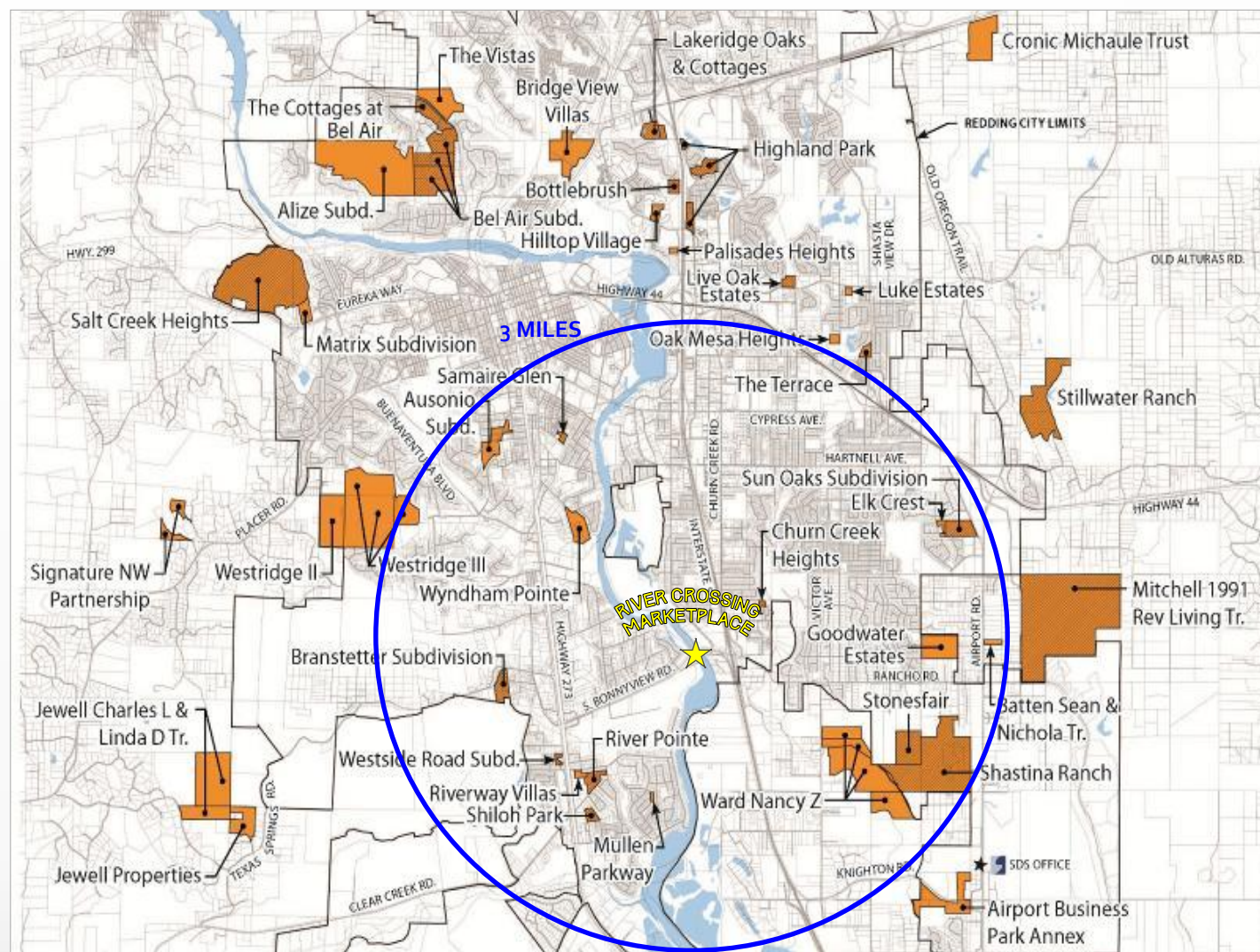
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SUBDIVISION ACTIVITY EXHIBIT



The Vistas	70 lots
Cronic Michale Trust	11 lots
The Cottages at Bel Air	55 lots
Lakeridge Oaks & Cottages	79 lots
Alize subdivision	93 lots
Bel Air subdivision	23 lots
Bottlebrush subdivision	28 lots
Highland Park	91 lots
Palisades Heights	10 lots
Hilltop Village	72 lots
Salt Creek Heights	344 lots
Matrix subdivision	15 lots
Live Oak Estates (duplex)	40 units
Luke Estates	9 lots
Oak Mesa Heights	15 lots
The Terrace	9 lots
Ausonio subdivision	48 lots
Samaire Glen	30 lots
Stillwater Ranch	29 lots
Bridge View Villas	161 lots
Signature NW Partnership	7 lots
Westridge II	66 lots
Westridge III	132 lots
Wyndham Pointe	66 lots
Sun Oaks subdivision	51 lots
Elk Crest	8 lots
Churn Creek Heights	19 lots
Goodwater Estates	87 lots
Batten Sean & Nichola Tst	7 lots
Mitchell 1991 Rev Living Tr.	5 lots
Branstetter subdivision	65 lots
Jewell Charles & Linda Tr.	3 lots
Westside Road subdivision	37 lots
Riverway Villas (duplex)	18 units
River Pointe	38 lots
Stonesfair	118 lots
Shastina Ranch	446 lots
Jewell Properties	10 lots
Shiloh Park	21 lots
Ward Nancy Z	8 lots
Mullen Parkway	6 lots
Airport Bus Park Annex	21 lots

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