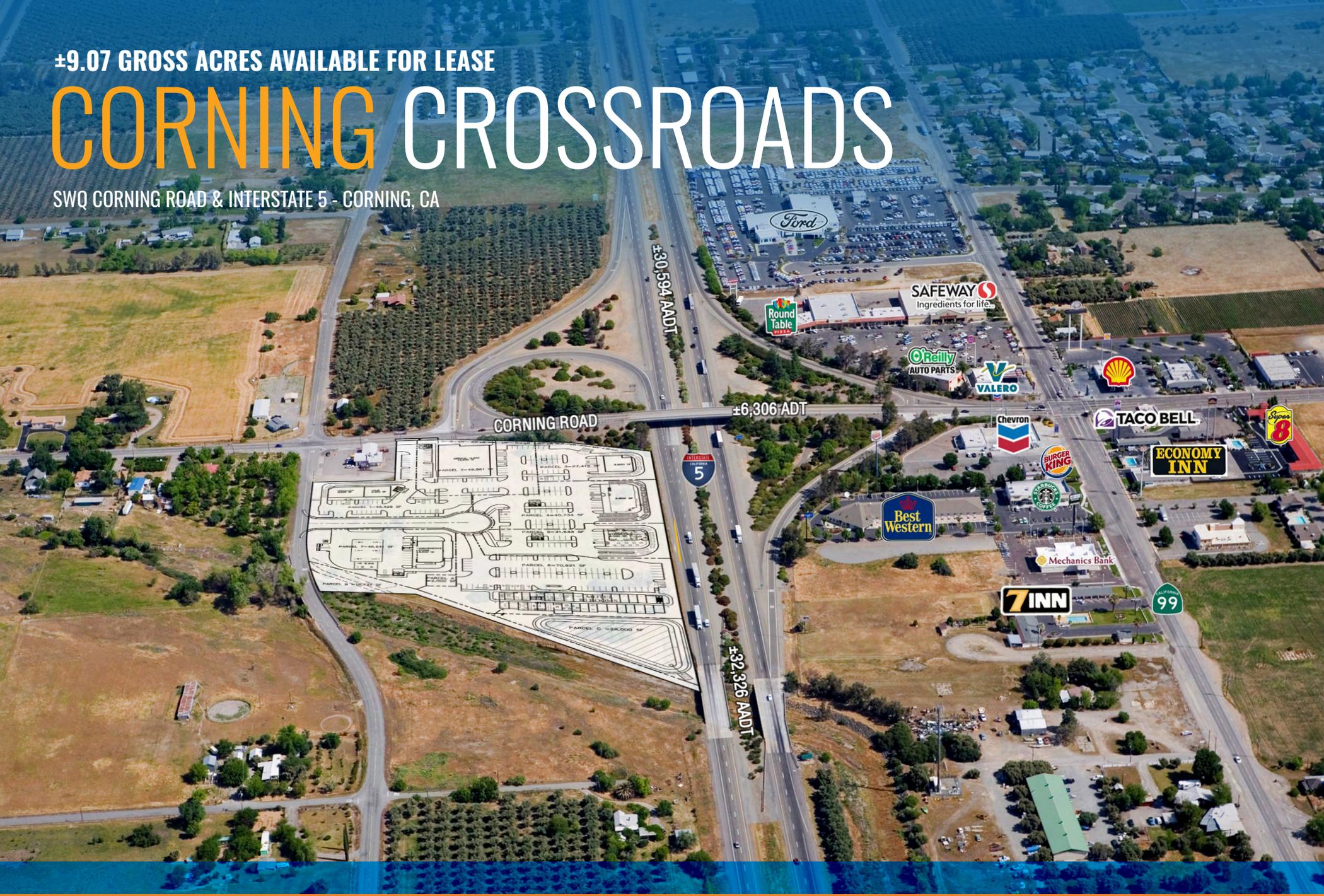


±9.07 GROSS ACRES AVAILABLE FOR LEASE

CORNING CROSSROADS

SWQ CORNING ROAD & INTERSTATE 5 - CORNING, CA



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GALLELLI REAL ESTATE
(916) 772-1700
www.GallellIRE.com

Freeway visible parcels offer ideal opportunities for Hotel, Fuel Station, Retail, & Drive-Thru pads!

GROSS ACRES
±9.07

NOTABLE NEARBY TRAFFIC GENERATORS



SEE YOURSELF HERE.

Corning Crossroads is a high visibility commercial development opportunity located at the southwest quadrant of Corning Road and Interstate 5 in Corning, CA.

Visible to approximately 40,000 cars per day, this ±9.07 (gross) acre/±7.22 (net) acre project is at the main access point to the City. The project has an approved 100' pylon sign visible to both north and south bound travelers on Interstate 5.

A “way-stop” opportunity, Corning is the second largest city in Tehama County and is situated along Interstate 5 approximately 113 miles north of Downtown Sacramento and 49 miles south of Redding.

Known as the “Olive City”, Corning boasts being the home to the Bell Carter Food Company; the largest producer of table olives in the U.S. and the second largest in the world. Bell Carter employs approximately 500 full time positions. In addition, Corning is part of an extended trade area that includes the rural communities of Los Molinos, Orland and Red Bluff.

This site offers multiple opportunities to benefit from the combination of excellent freeway access and visibility, the area’s underserved retail presence and future growth potential in Corning.

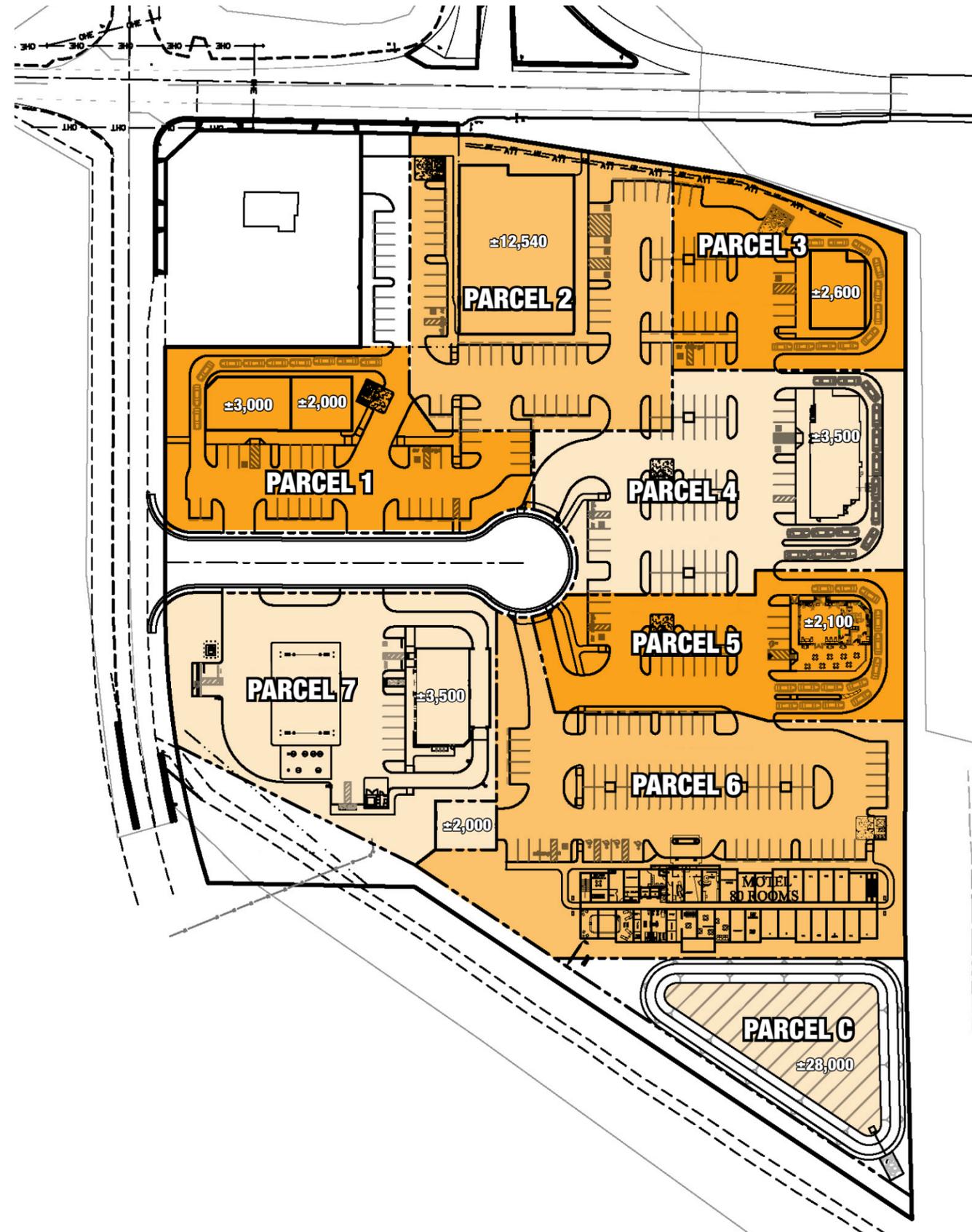
	5-Mile	7-Mile	10-Mile
2024 Total Population	13,139	15,425	21,630
2024 Daytime Population	11,727	13,847	19,200
2024 Total Employees	3,153	3,980	5,317
2024 Total Households	4,570	5,427	7,800
2024 Average Household Income	\$81,815	\$83,199	\$83,796
	Interstate 5 (north of Corning Road)	Interstate 5 (south of Corning Road)	Corning Road (at Interstate 5)
Traffic Counts	±34,082	±12,532	±94,000



SITE PLAN & LEASING



PARCEL	PARCEL SQUARE FEET
Parcel 1	45,428
Parcel 2	49,861
Parcel 3	27,415
Parcel 4	45,734
Parcel 5	31,633
Parcel 6	70,921
Parcel 7	46,641
Parcel C	28,000



VICINITY MAP
NOT TO SCALE



Gary B. Gallelli, Broker
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GALLELLI RETAIL TEAM

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SURROUNDED BY AFFLUENCE

This site located within the City of Corning with excellent access and visibility to Interstate 5. Corning is 17 miles south of Red Bluff and 110 miles north of Sacramento.



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