

CORNING CROSSROADS

SWQ Corning Road & Interstate 5 - Corning, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Corning olive grove



Old growth Sevillano olive trees



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location:

SWQ Interstate 5 and Corning Road
Corning, CA

notable tenants in close proximity:

Safeway, Rite Aid, Dollar Tree, AutoZone, Sav-Mor Foods

availability:

Freeway Visible Parcels offer
Ideal Opportunities for Hotel, Fuel
Station, Retail, Drive Thru Pads

±0.75 acres up to ±7.22 acres



2020 total population

5-mile	13,065
7-mile	15,538
10-mile	22,068



2020 daytime population

5-mile	12,682
7-mile	14,436
10-mile	19,639



2020 total employees

5-mile	4,527
7-mile	4,703
10-mile	5,750



2020 total households

5-mile	4,301
7-mile	5,194
10-mile	7,585



2020 average HH income

5-mile	\$59,026
7-mile	\$60,164
10-mile	\$61,477

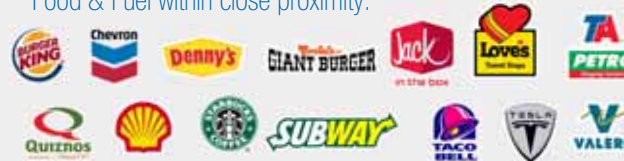
traffic counts

Interstate 5 (north of Corning Rd)	31,500
Interstate 5 (south of Corning Rd)	30,000
Interstate 5 (SB off ramp north of Corning Rd)	2,250
Interstate 5 (SB on ramp at Corning Rd)	1,800

Major & Notable Retailers within close proximity:



Food & Fuel within close proximity:



Lodging within close proximity:



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PROPERTY OVERVIEW

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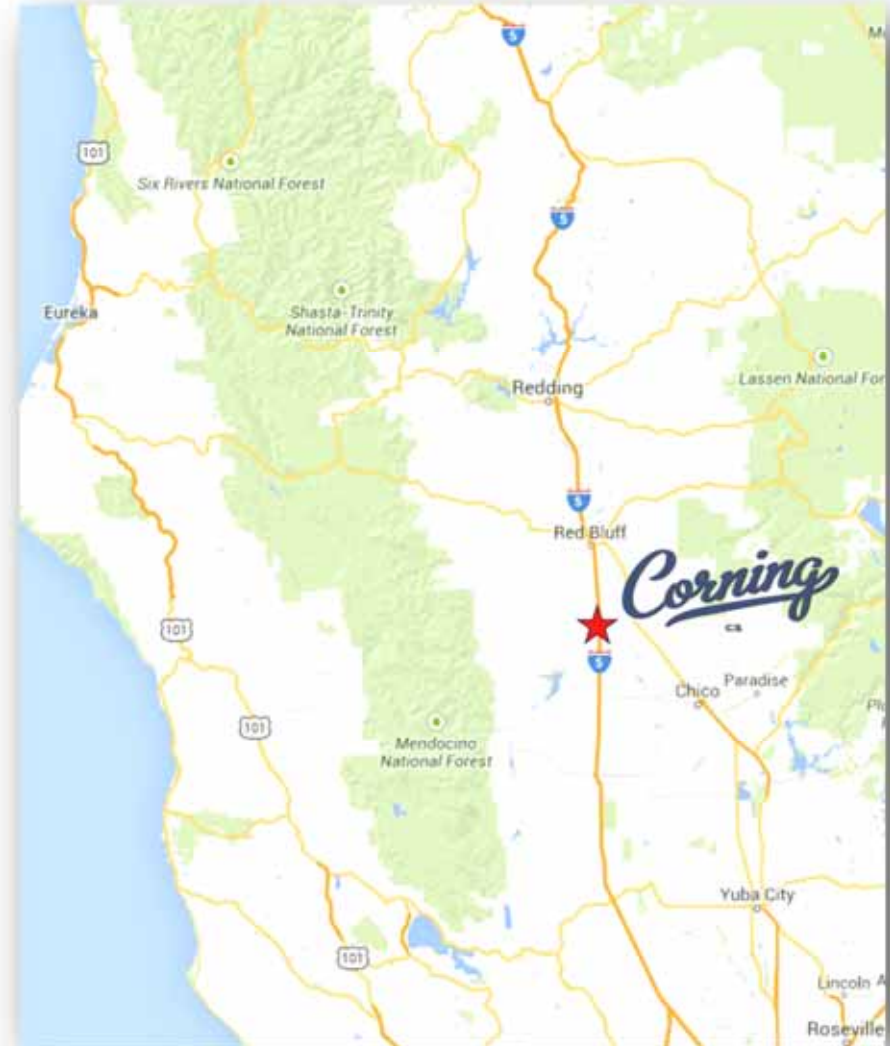
Corning Crossroads is a high visibility commercial land opportunity located at the southwest quadrant of Corning Road and Interstate 5 in Corning, California.

Visible to approximately 60,000 cars per day, this ±7.22 acre project is at the main access point to the City.

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.



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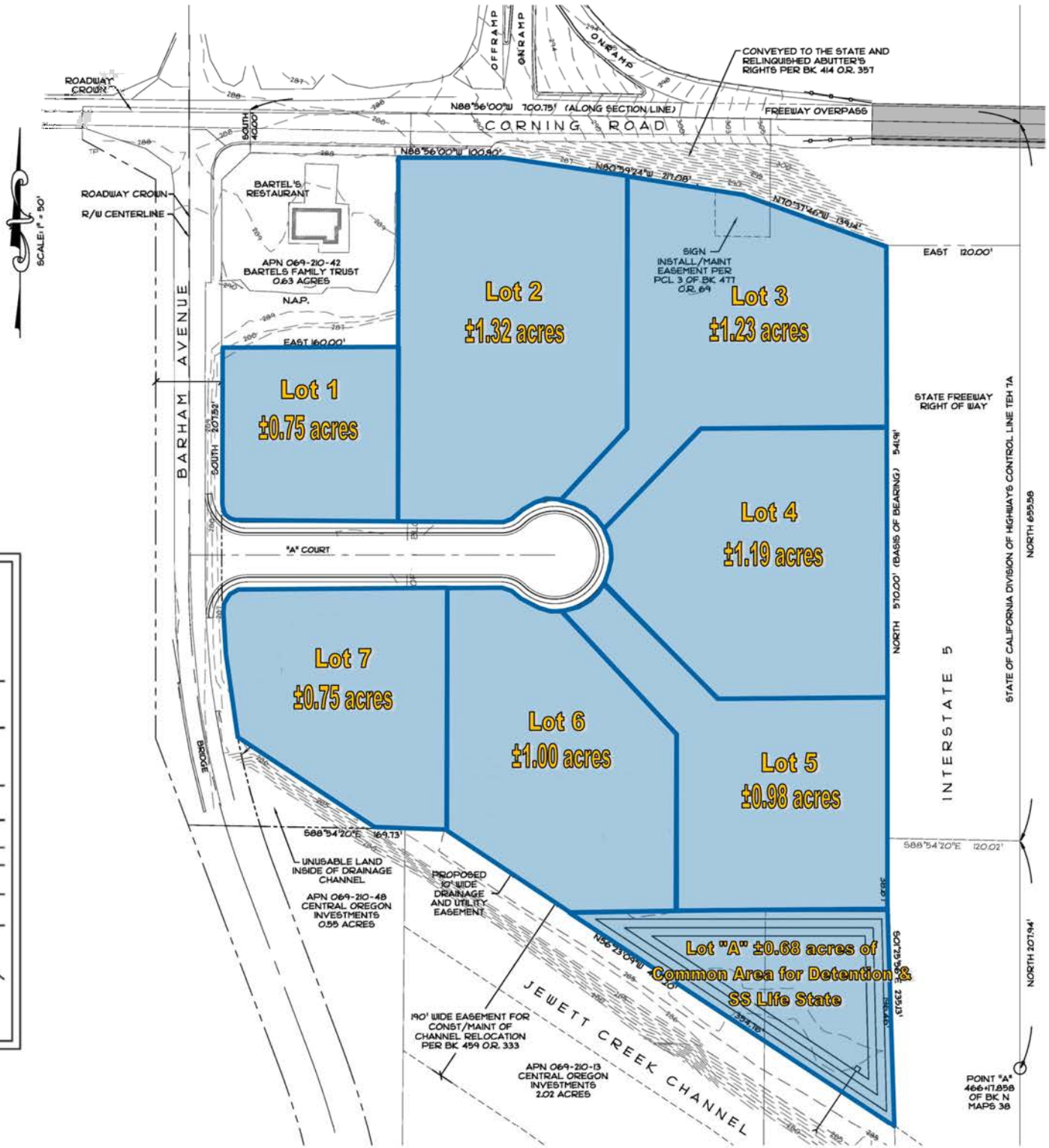
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SITE PLAN



VICINITY MAP
NOT TO SCALE



For leasing information,
please contact:

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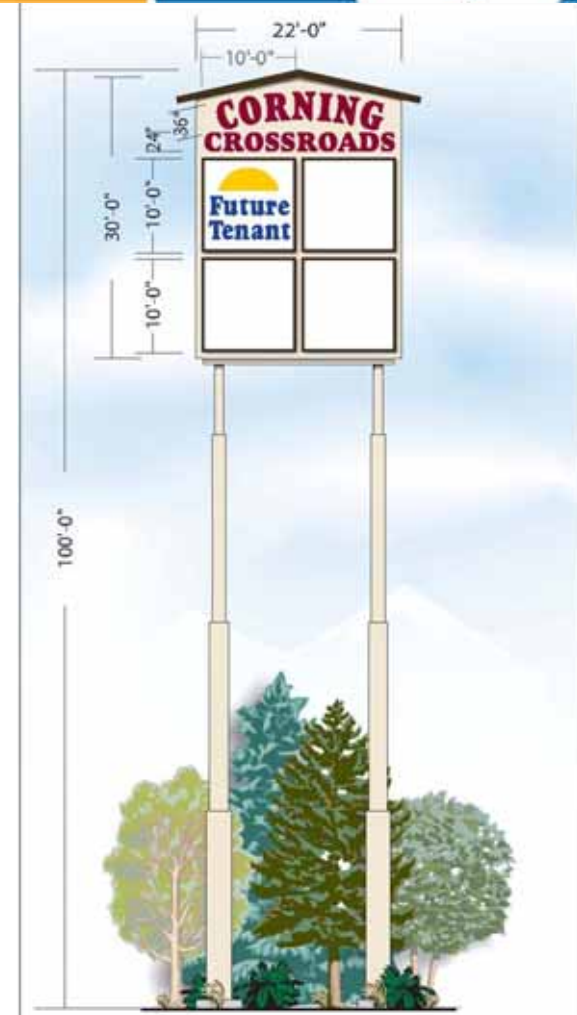
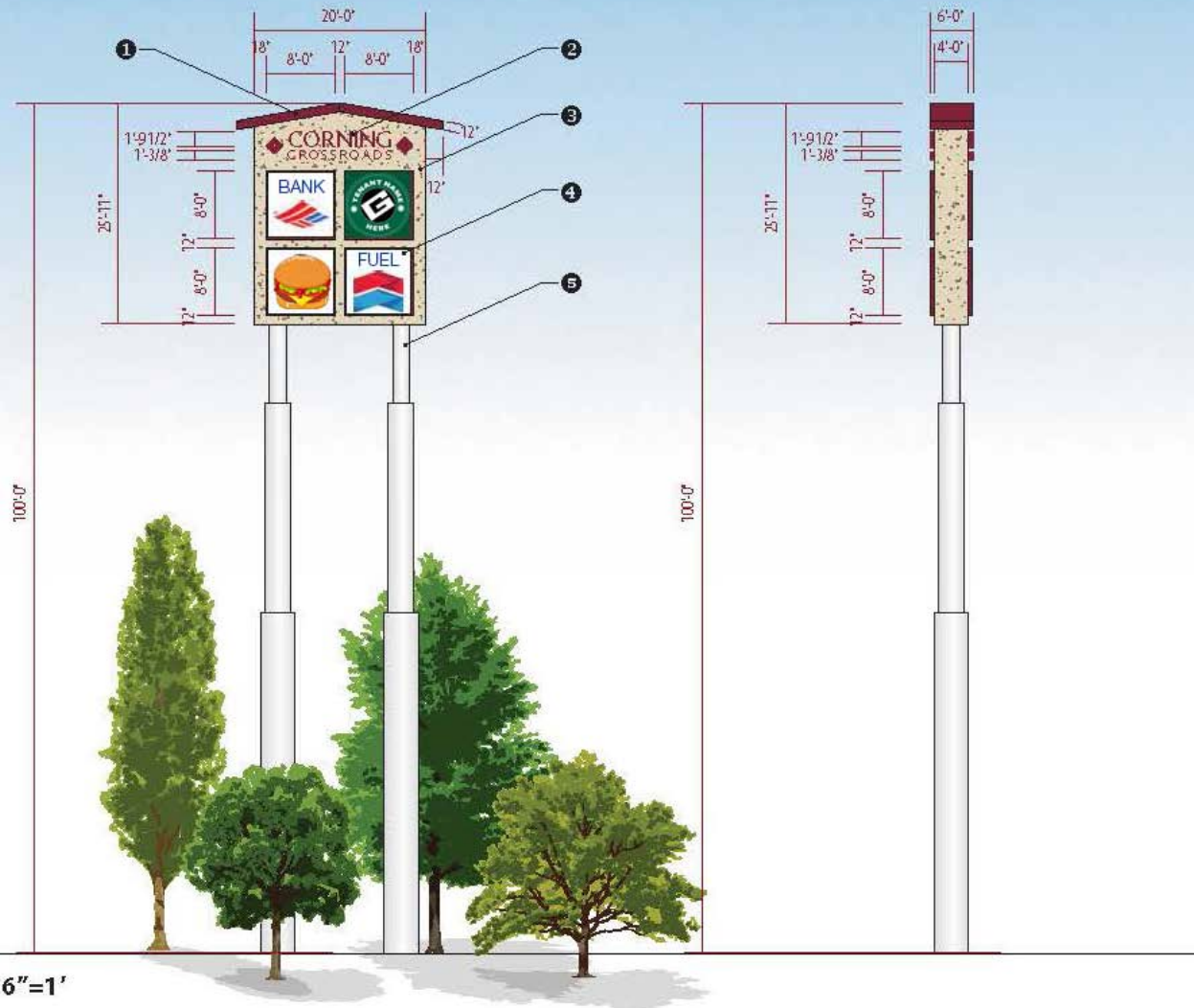
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PROPOSED FREEWAY PYLON SIGN - SAMPLE ELEVATIONS

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SCALE: 1/16"=1'

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RETAIL TRADE AREA AERIAL

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