



FOR SALE

HIGH EXPOSURE COMMERCIAL BUILDING

1740 EUREKA WAY, REDDING, CA 96001

RYAN HAEDRICH, CCIM

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FOR SALE

SUMMARY OF FACTS

1740 EUREKA WAY | REDDING, CA 96001



PROPERTY SUMMARY

Sale Price:	\$1,600,000
Sale Price Per Sq. Ft.	\$69 per sq. ft.
Lot Size:	2.2 Acres
Building Size:	23,176 SF
Zoning:	General Commercial
APN:	103-010-001
Cross Streets:	Court Street
Year Built:	1985

PROPERTY OVERVIEW

One of the most exposed corners in the City of Redding. Located in close proximity to the downtown Redding core, which is poised for future development and plenty of activity. The adjacent corners are developed with a Walgreens, Rite-Aid, and Carl's Jr. The 23,000+ square foot building has recently been used as a fitness facility and offers the potential for many future uses. The 2.20 acre site is one of the few parcels of this size available in Redding along Eureka Way. Future potential is significant with regional and national tenants interested in similar demographics and traffic counts. Many different options and possibilities are offered with this property.

PROPERTY HIGHLIGHTS

- Many recent upgrades to the building.
- One of the most prominent corners in Redding.
- Close Proximity to Downtown Redding
- Seller will cooperate with 1031 tax-deferred exchange

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INTERIOR PHOTOS

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MAIN ARTERY INTO REDDING

1740 EUREKA WAY | REDDING, CA 96001



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FOR MORE INFORMATION :

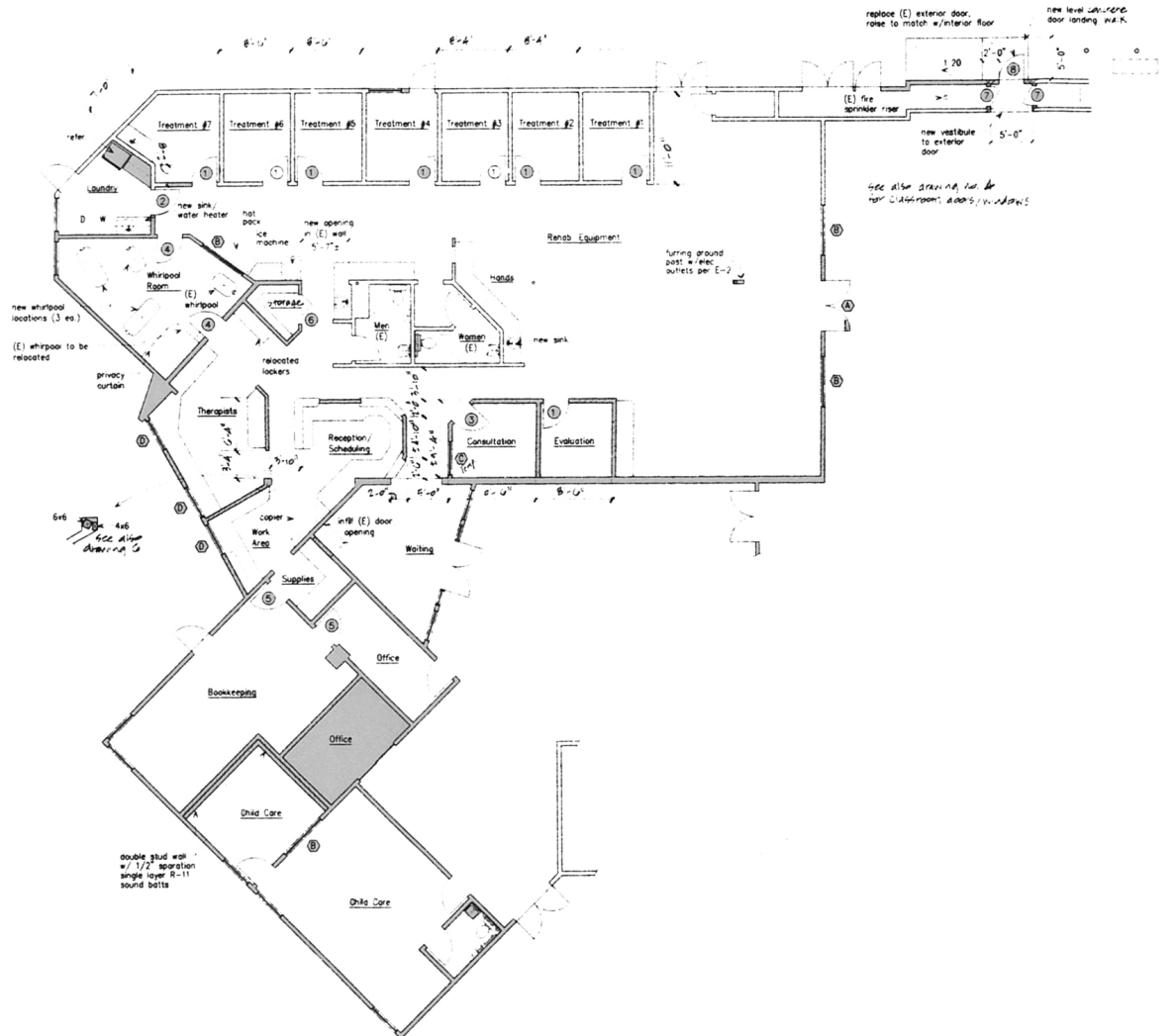
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PARTIAL PLAN OF THE WESTERN PORTION OF THE BUILDING

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INTERIOR DATED PLAN



Haedrich & Co., Inc.
commercial real estate

a professional real estate corporation



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Location & Demographics

Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 140,000 people.

	Population	Avg. Income	Households
			
One Mile	8,594	\$41,393	3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257

