



**FOR SALE**

# STAND ALONE PROFESSIONAL OFFICE IN DOWNTOWN REDDING

2136 MARKET STREET, REDDING, CA 96001

**RYAN HAEDRICH, CCIM**

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$275,000
<b>Price Per Sq. Ft.</b>	\$205.84
<b>Lot Size:</b>	9,148 sq. ft.
<b>Building Size:</b>	1,336 SF
<b>Year Built:</b>	1922
<b>Zoning:</b>	Downtown Mixed Use Specific Plan
<b>Cross Streets:</b>	Lincoln Street
<b>APN:</b>	102-560-052

## PROPERTY OVERVIEW

Operated as a medical office and retail location for a number of years. Great location with exposure directly on Market Street. Parking is provided on-street in the front and with on-site parking spaces through the alley way. Converted single family home with large open reception area, three rooms, single restroom, and small kitchenette area. The property includes a large fenced in yard in the rear with additional parking.

## PROPERTY HIGHLIGHTS

- Stand Alone Building with Parking
- Located in Downtown Redding
- Excellent Exposure
- Functional Floor Plan
- Professional office, retail, or medical office

FOR MORE INFORMATION:

RYAN HAEDRICH, CCIM | 530.221.1127 X107 | [RYAN@HAEDRICH.COM](mailto:RYAN@HAEDRICH.COM) | CA CALDRE #01747622 | [WWW.HAEDRICH.COM](http://WWW.HAEDRICH.COM)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



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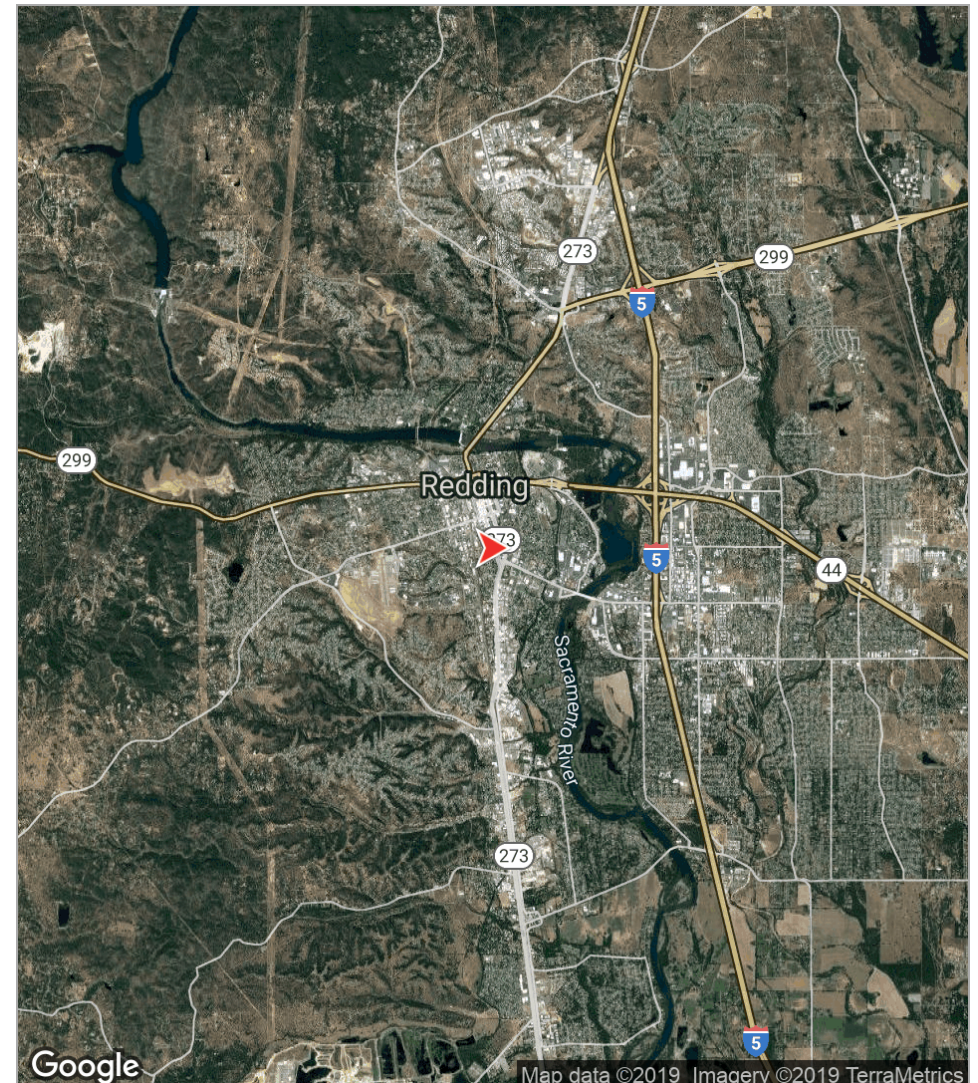
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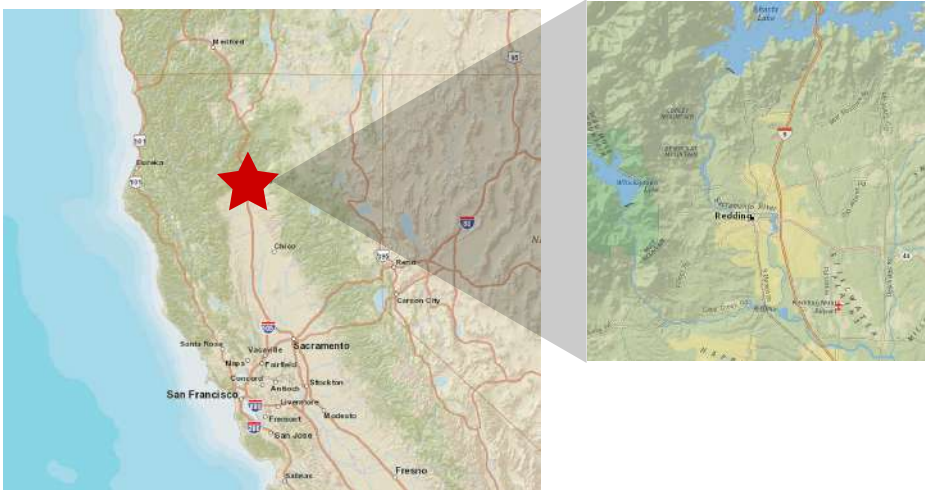
# Location & Demographics

## 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







# Acquisitions | Leasing | Consulting

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