



FOR LEASE

HIGH EXPOSURE COMMERCIAL BUILDING

1740 EUREKA WAY, REDDING, CA 96001

RYAN HAEDRICH, CCIM

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SUMMARY OF FACTS

1740 EUREKA WAY | REDDING, CA 96001



PROPERTY SUMMARY

Available SF:	23,176 SF
Lease Rate:	\$0.50 SF/month
Lease Type:	Triple Net (NNN)
Lot Size:	2.2 Acres
Building Size:	23,176 SF
Zoning:	General Commercial
Traffic Count:	19,800+
Cross Streets:	Court Street

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. 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

FOR MORE INFORMATION:

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WELL-KEPT INTERIOR IMPROVED TO BE A FITNESS FACILITY

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FOR MORE INFORMATION :

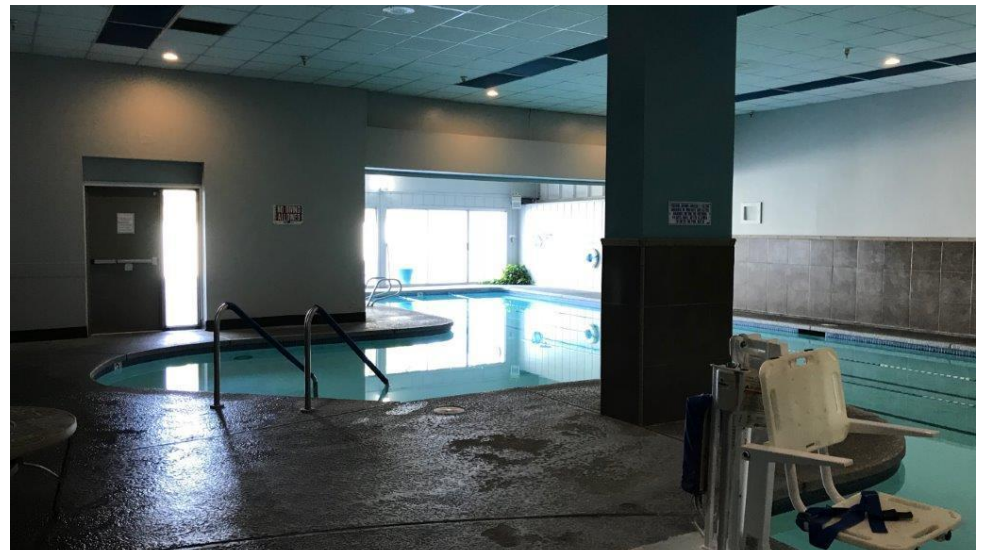
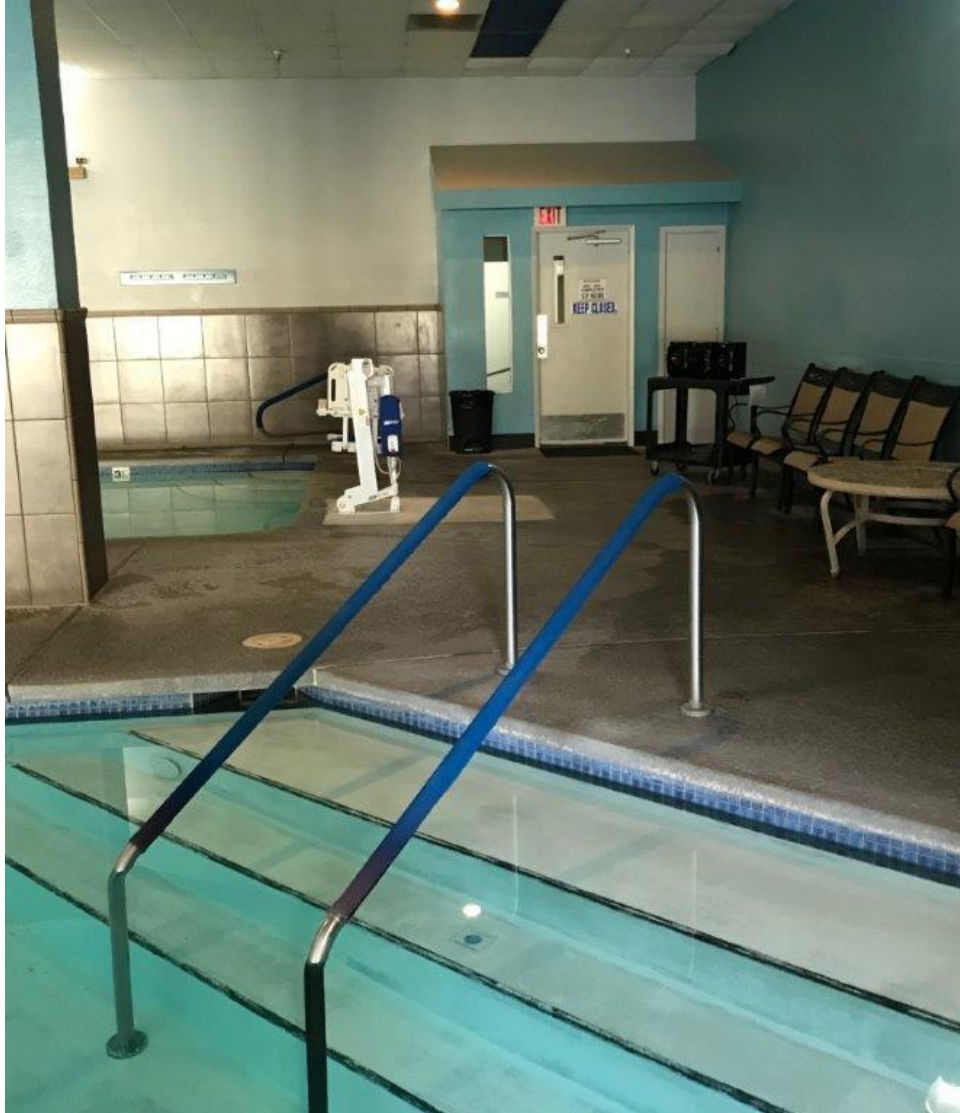
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INDOOR HANDICAP ACCESSIBLE POOL AND OUTDOOR HOT TUB

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IDEAL LOCATION ON MAIN ARTERY INTO REDDING

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