

For Sale & For Lease

Freestanding Retail Space



2998 Churn Creek Road, Redding, CA 96002



Available

Size: $\pm 2,300$ SF
($\pm 1,250$ of SF being storage with separate entrance)
Lot Size: $\pm 12,632$ SF / 0.29 AC
APN: 107-350-027-000
Lease Rate: \$1.25 PSF/Mo., NNN
Sale Price: \$1,500,000

Features

- ▶ At signalized intersection of Churn Creek Rd. and Hartnell Ave. with $\pm 23,585$ CPD
- ▶ Less than 1 mile to I-5 and less than 5 miles to Hwy. 44
- ▶ The owner will allow C-Store and gas with the purchase, but through a fuel sales agreement and equipment will not be provided (tanks, pumps, canopies, etc.)

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area



View of storage area in back

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Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2025 Estimated Population	2,885	11,521	34,531
2030 Projected Population	2,818	11,270	33,855
2020 Census Population	2,944	11,840	36,033
2010 Census Population	2,831	11,544	34,612
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	0.1%	-	-
2025 Median Age	34.7	34.9	36.1
Households			
2025 Estimated Households	1,196	4,537	13,580
2030 Projected Households	1,155	4,394	13,159
2020 Census Households	1,183	4,507	13,836
2010 Census Households	1,128	4,375	13,275
Projected Annual Growth 2025 to 2030	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.1%
Race & Ethnicity			
2025 Estimated White	71.4%	72.4%	75.9%
2025 Estimated Black or African American	1.6%	2.1%	2.1%
2025 Estimated Asian or Pacific Islander	8.5%	8.8%	6.7%
2025 Estimated American Indian or Native Alaskan	2.7%	2.2%	2.0%
2025 Estimated Other Races	15.8%	14.5%	13.3%
2025 Estimated Hispanic	16.7%	15.4%	13.9%
Income			
2025 Estimated Average Household Income	\$93,173	\$91,663	\$97,294
2025 Estimated Median Household Income	\$54,030	\$64,098	\$73,152
2025 Estimated Per Capita Income	\$38,924	\$36,548	\$38,736
Education			
2025 Estimated High School Graduate	34.7%	31.3%	28.2%
2025 Estimated Some College	32.5%	32.8%	29.6%
2025 Estimated Associates Degree Only	9.2%	9.1%	11.4%
2025 Estimated Bachelors Degree Only	9.2%	12.9%	17.4%
2025 Estimated Graduate Degree	3.8%	5.4%	6.6%
Business			
2025 Estimated Total Businesses	356	1,168	2,534
2025 Estimated Total Employees	2,591	9,244	22,544
2025 Estimated Employee Population per Business	7.3	7.9	8.9
2025 Estimated Residential Population per Business	8.1	9.9	13.6