



**Retail,
Restaurant, Bar, Lounge, Patio, Parki**

1201 Market St, Redding, CA 96001

Leon Draper

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Retail, Restaurant, Bar, Lounge, Patio

\$46.00 /SF/YR

1201-1233 Market St & 1325 Eureka Way Redding
California 96001

Retail Restaurant Lounge Bar with Patio Turn Key with
ABC License Move In Ready - Restaurant & Lounge
with Patio (The Shack Restaurant & Lounge)

Leasable...

- Patio ±4,050 sqft. Patio 2 ±2,600 sqft. Heavy Traffic 24/7 Patio ±4,050 sqft. Patio 2 ±2,600 sqft. Largest In Downtown on a Corner Lot Very High
- ABC Liquor Downtown Redding Entertainment Zoning
- New Downtown Viva Downtown Redding
- Turnkey Move In Ready
- The Shack Business also Available Turn Key Move in Today
- Condition First Class Full Build Out Full Turnkey Property – Fully Operational Restaurant, and Bar Move In Ready Today Fully Operational

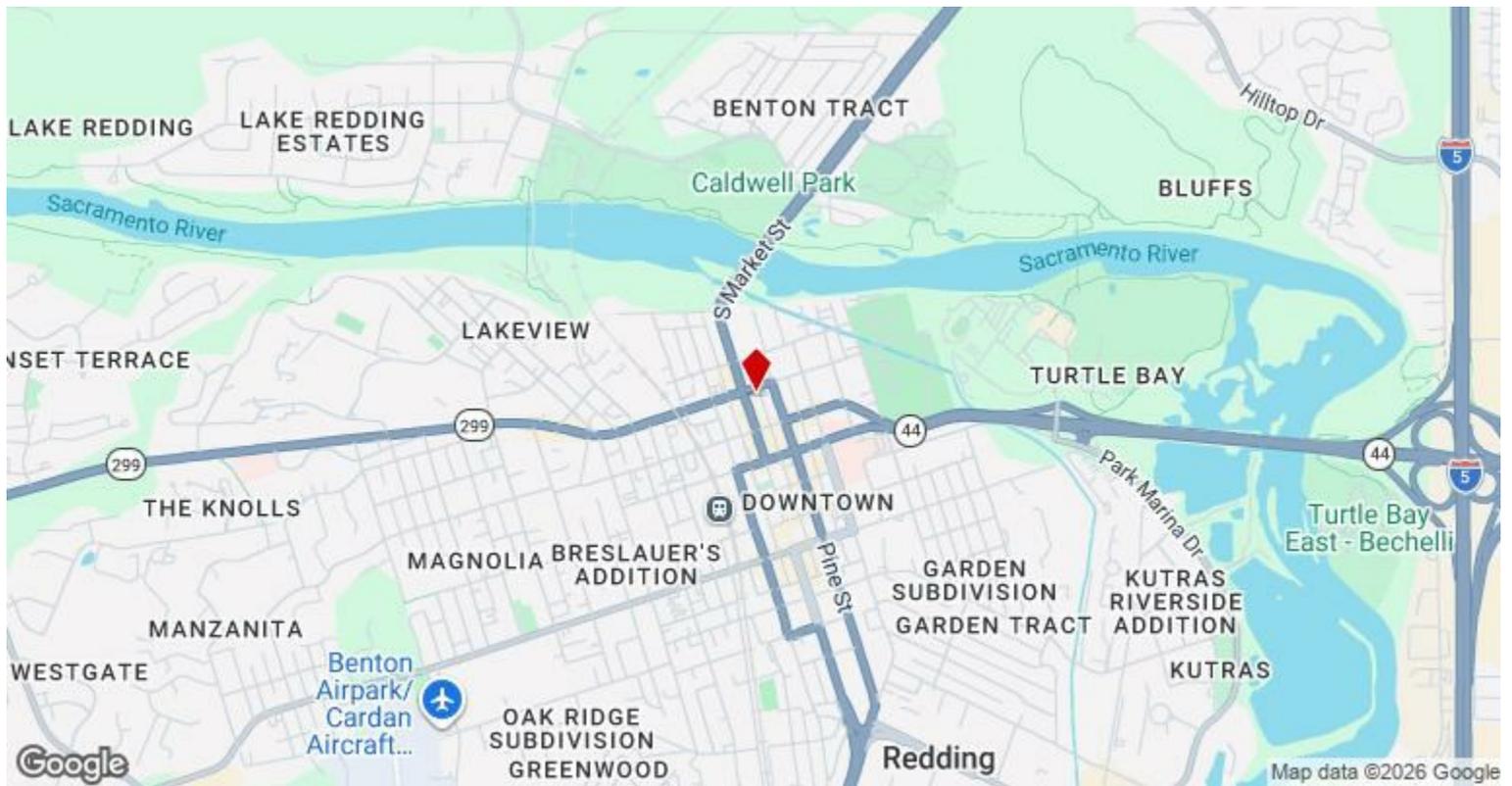


Rental Rate:	\$46.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	3,104 SF
Year Built:	1954
Walk Score ®:	79 (Very Walkable)
Transit Score ®:	34 (Some Transit)
Rental Rate Mo:	\$3.83 /SF/MO

1st Floor

Space Available	3,104 SF
Rental Rate	\$46.00 /SF/YR
Date Available	30 Days
Service Type	Negotiable
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

The Shack Restaurant & Lounge Restaurant Lounge Bar with Patio 1325 Eureka Way (Corner of Market Street & Hwy 299) Redding California 96001 Website: www.reddingshack.com for Photos and Information TurnKey Business with Liquor License Corner Market Street Downtown & Eureka Way (Hwy 299). "New Downtown Viva Downtown". Corner Free Standing Building Building 3,104 Square Feet Patio Seated 3100 Square Feet Parking Lot Private for Tenant In Downtown Redding Entertainment Zone Launches this Friday, December 5th 2025 Meaning Take Your Drinks on the Streets and From Bar to Bar Condition First Class Full Build Out Full Turnkey Property – Fully Operational Restaurant, and Bar Move In Ready Today Fully Operational. The ±3,100 SF interior features a fully built-out kitchen with Type 1 hoods, grease traps, and ADA-compliant restrooms, allowing for a quick and cost-effective build-out, while a spacious ±3,000 SF outdoor patio provides excellent opportunities for expanded dining, events, or bar service. Located in Redding's busiest Retail & Downtown Businesses corridor, the property offers prime Market Street & Eureka Way visibility, excellent signage exposure, and traffic counts exceeding ±200,000 vehicles per day Bar & Restaurant w/ Outdoor Patio – Full-service dining and bar area featuring a large outdoor patio, ideal for seasonal dining and live entertainment Owner-Operator Lifestyle – Perfect opportunity for hands-on hospitality entrepreneurs, ideal for weddings, live music, celebrations, corporate and seasonal events. The Shack Restaurant & Lounge will Finance the Right Owner Operator – Terms and Rate Negotiable Available: Today Contact: Telephone & Text: 415.515.5349 Email: drapercompany@gmail.com See Photos Website: www.shackredding.com Instagram: theshackreddingredding'



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Retail Restaurant Lounge Bar with Patio Turn Key with ABC License Move In Ready - Restaurant & Lounge with Patio (The Shack Restaurant & Lounge)

Leasable Space (Total +/-3,104 sqft)With +/- 7,000sqft Patio's & Parking

#1. 1325 Eureka Way (Hwy 299) - Redding California 96001. Building ±1,100 sqft Dividable * Patio ±4,050sqft. Tenant Occupied "The Shack" Income \$10,000. Per Month Lease Until 2033 with option increases to \$15,000. per month

Income: \$10,000 per month

#2. 1201 Market Street (Corner of Market Street & Eureka Way Hwy 299) Building ±2,004sqft Dividable * Patio ±2,600 sqft. *Building Sign Vacant Tenant Occupied Income \$7,000. Per Month

#3 1211 Market Street Monument Street Sign One of The Largest In Redding +/- 75 Foot (Red Star)

Income: \$5,000 per month

#4 1221 Monument Street Sign with Arrow +/- 45 Foot (Red Star, Street Sign, Arrow)

Income: \$2,000 per month

#5 1233 MarketStreet Billboard Digital Coming Soon:

Income: \$7,500 per month

Total: Income: \$29,500.00 per month

Largest Outdoor Patio #1 ±4,050 sqft. Patio #2 ±2,600 sqft. Largest In Downtown Corner Lot Very High Visibility Main Hwy 299 to Hwy 5 to Hwy 44

Lease or Possible Sale for Right Price & Terms (Owner Will Carry Financing)Tenant improvement allowance negotiable if needed.

Great Opportunity for Culinary School, Cannabis Retail, Pizza Franchise, Take out Franchise, Brewery, Beer Garden, Fast Food Franchise, ect..... Retail Space can be Leased out for Two (2) Different Businesses and or split into two different Spaces.

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Property Photos



1201 Market Street



Entertainment Zone 1

Property Photos



Property Photos



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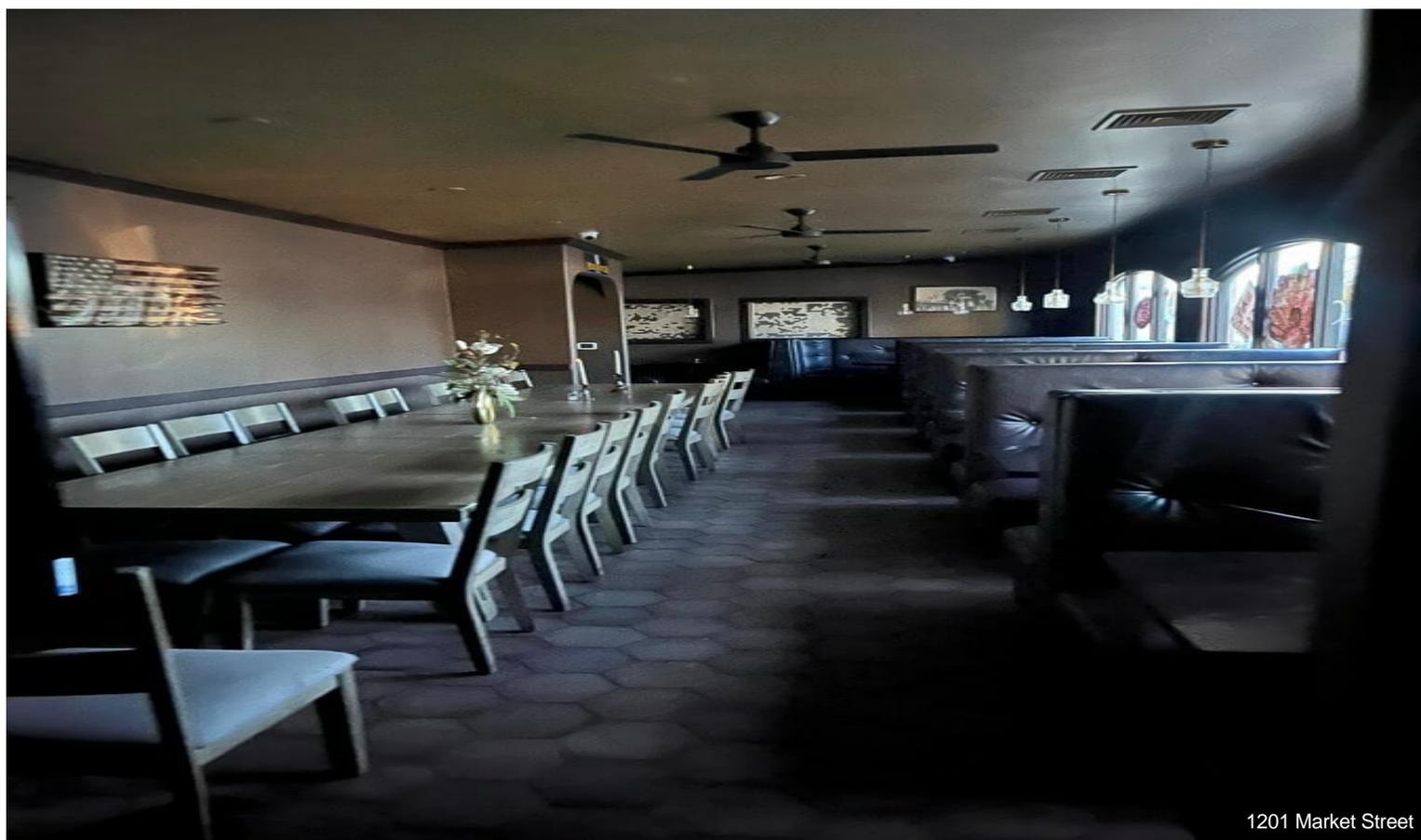


1201 Market Street

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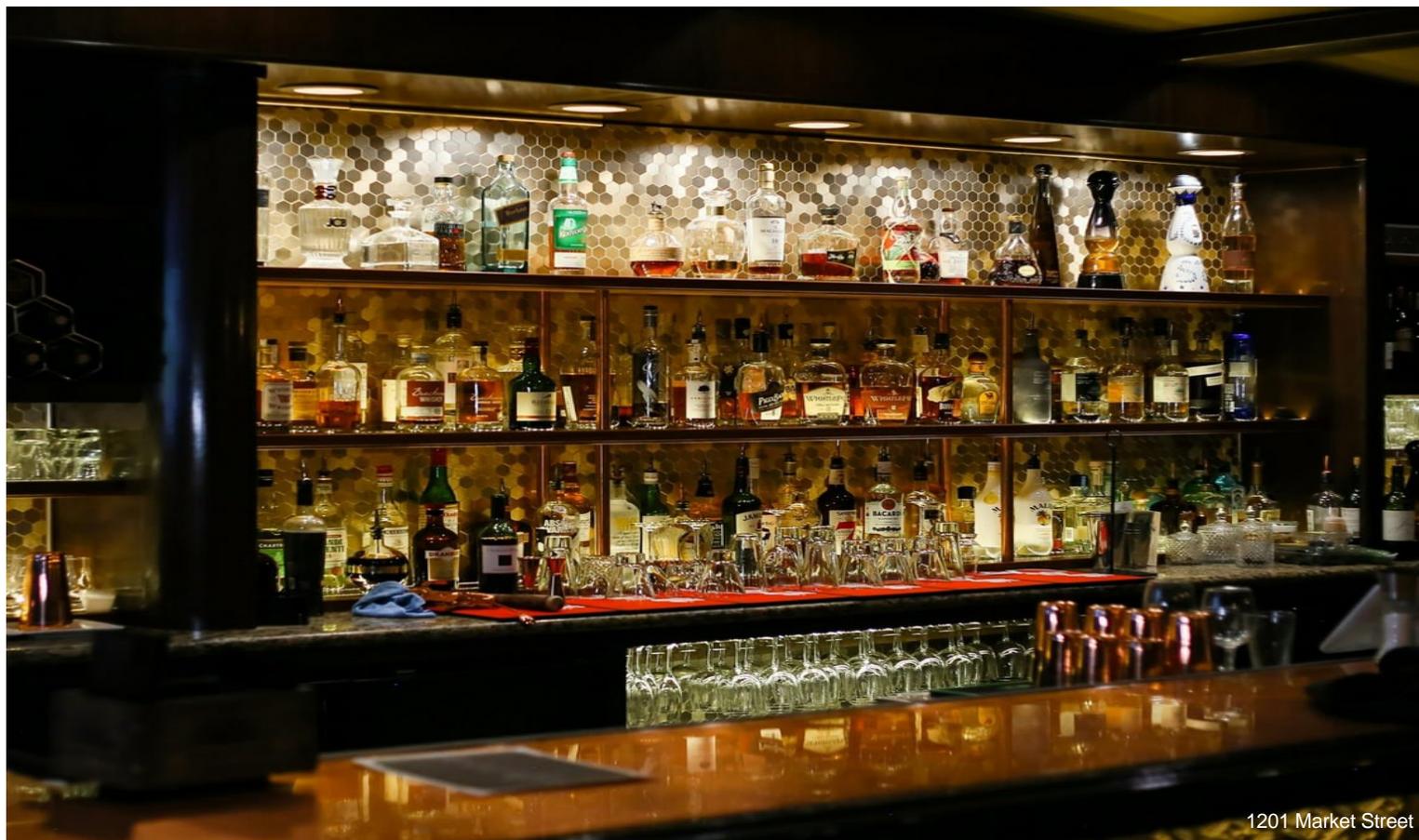


1201 Market Street Building



1201 Market Street

Property Photos



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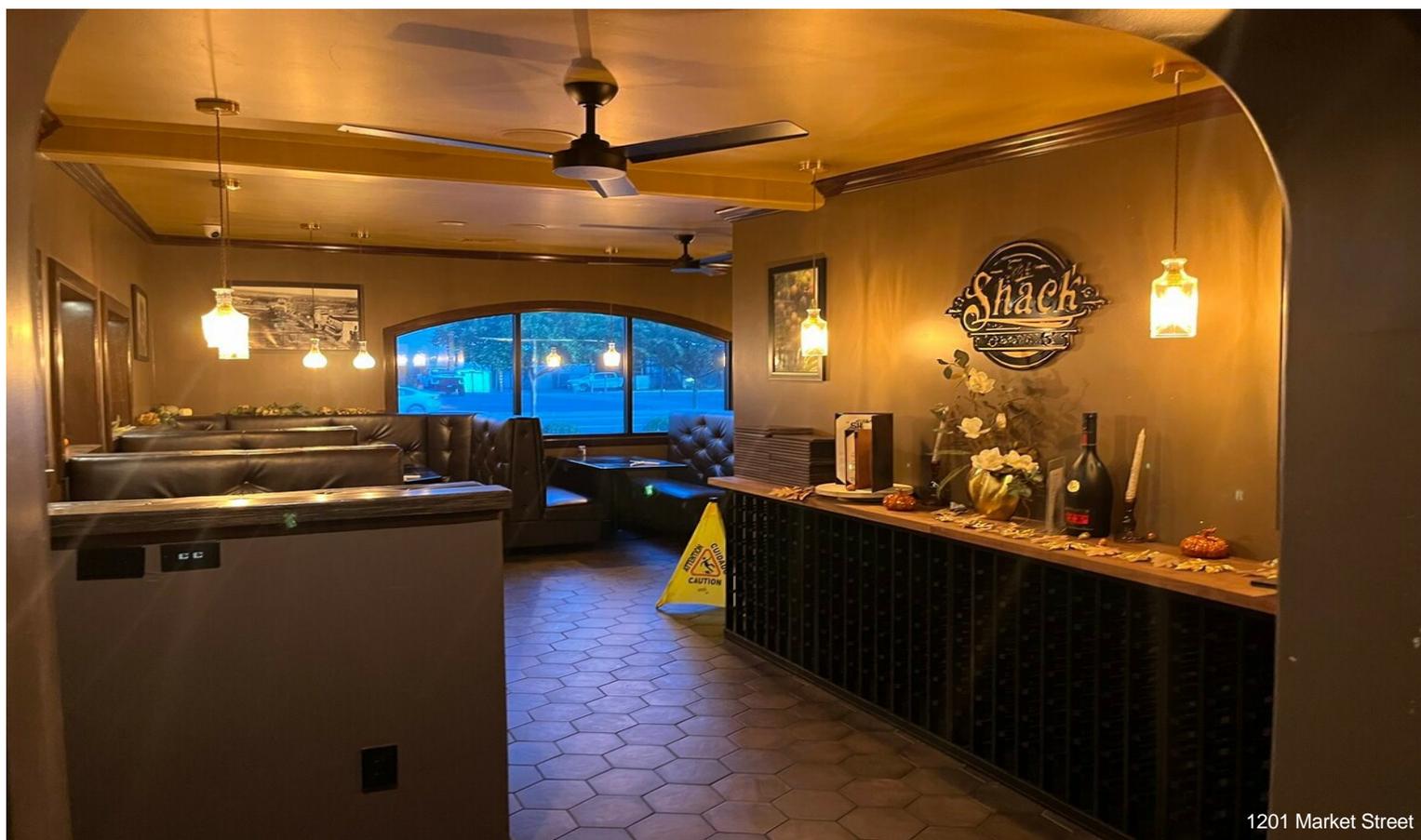
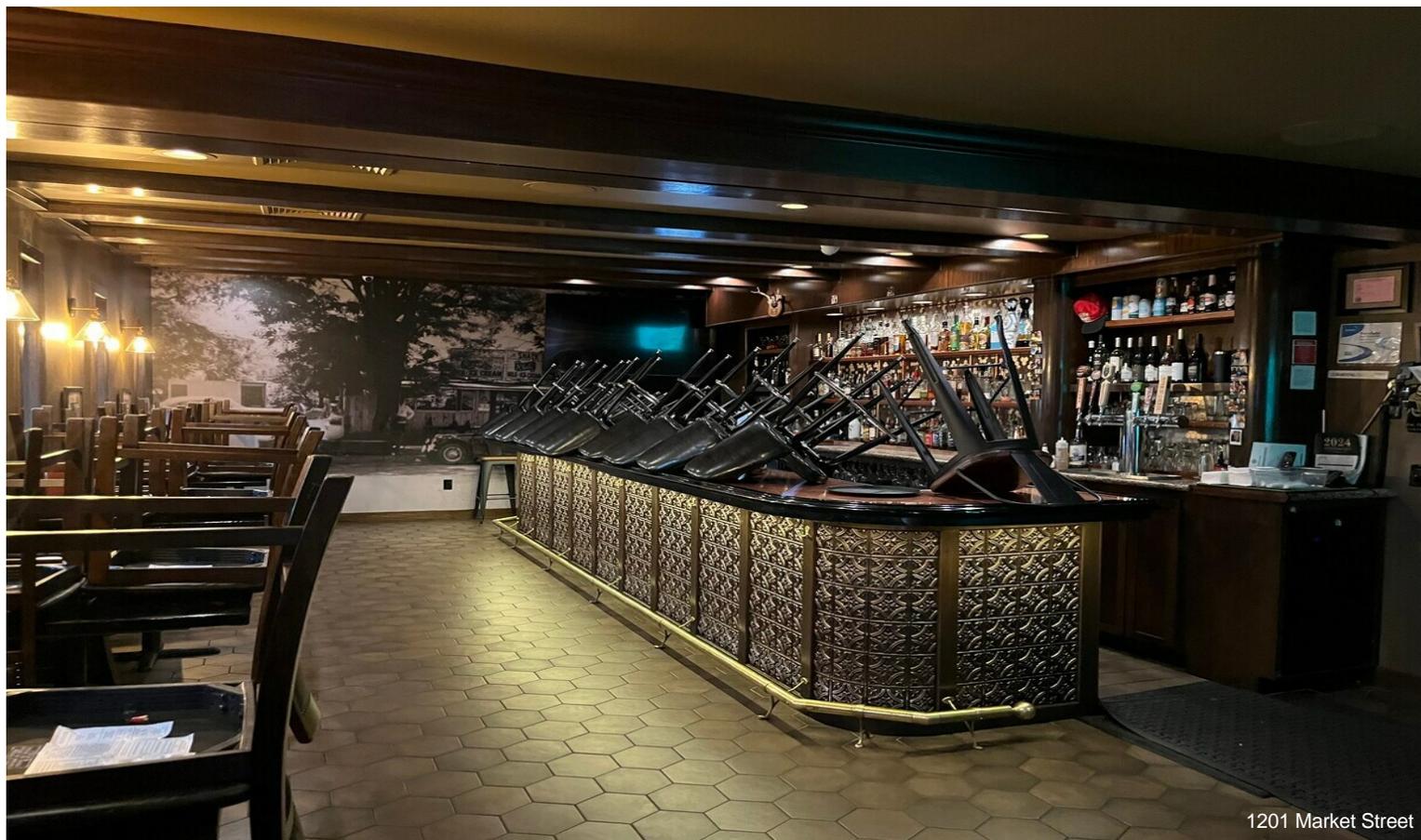


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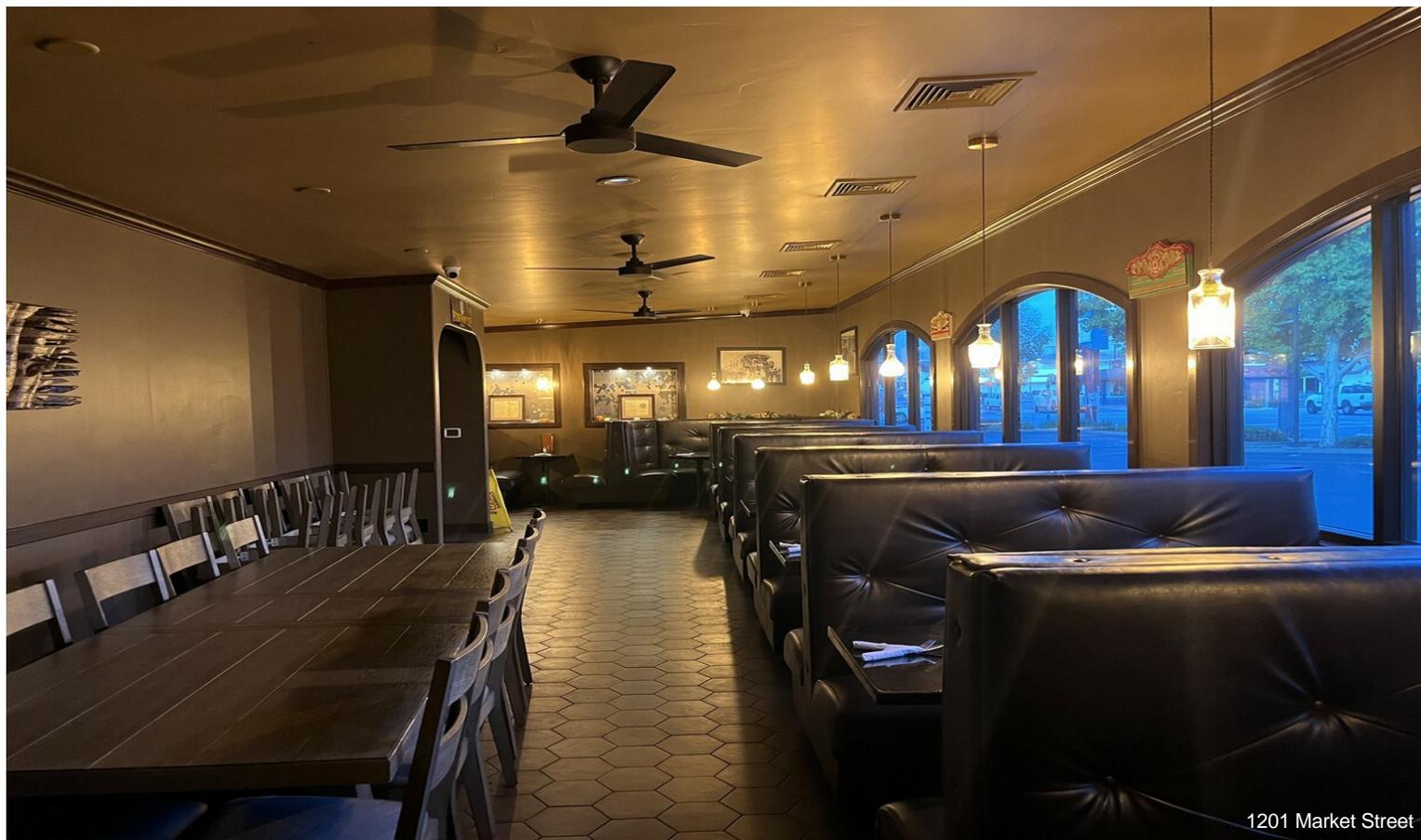


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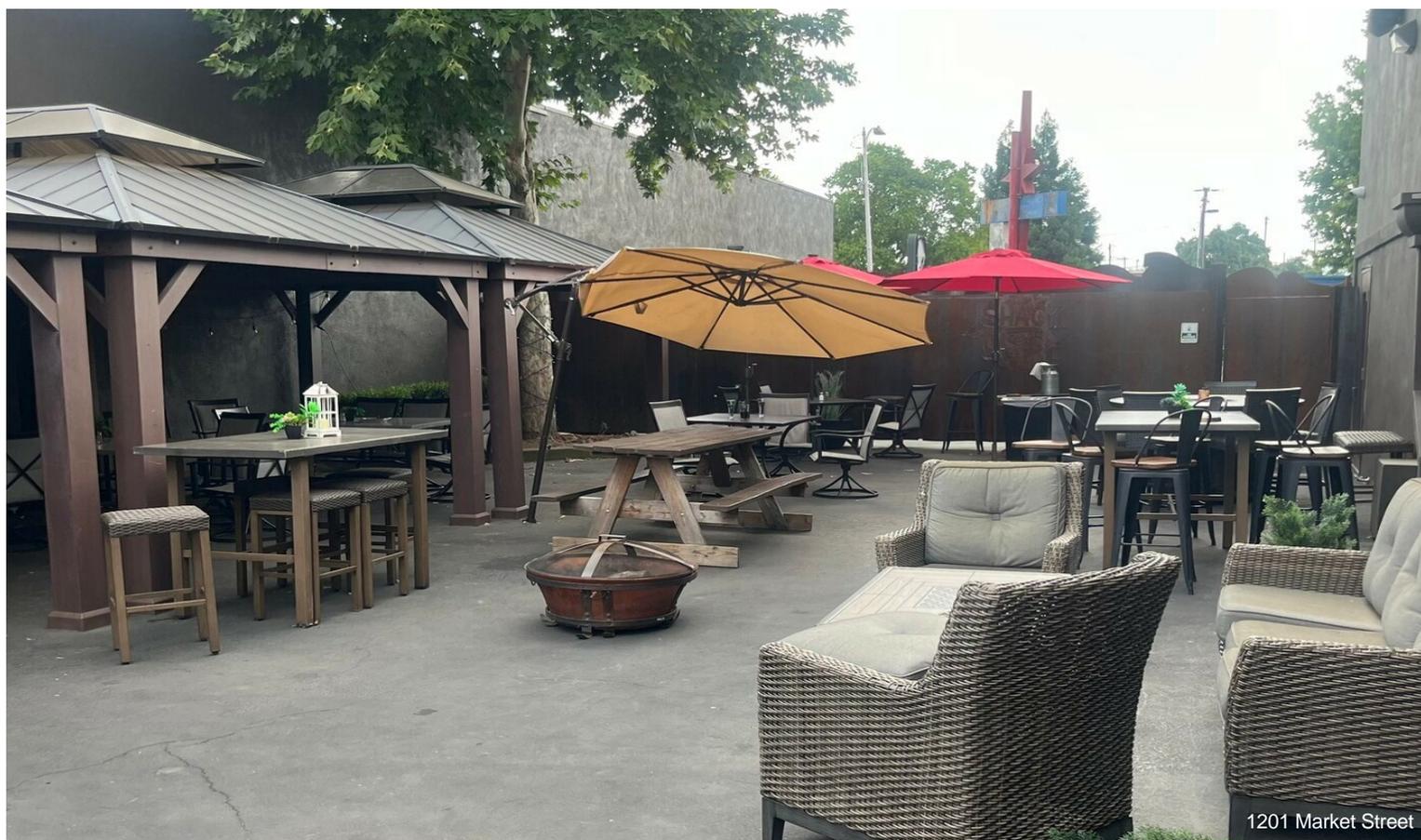


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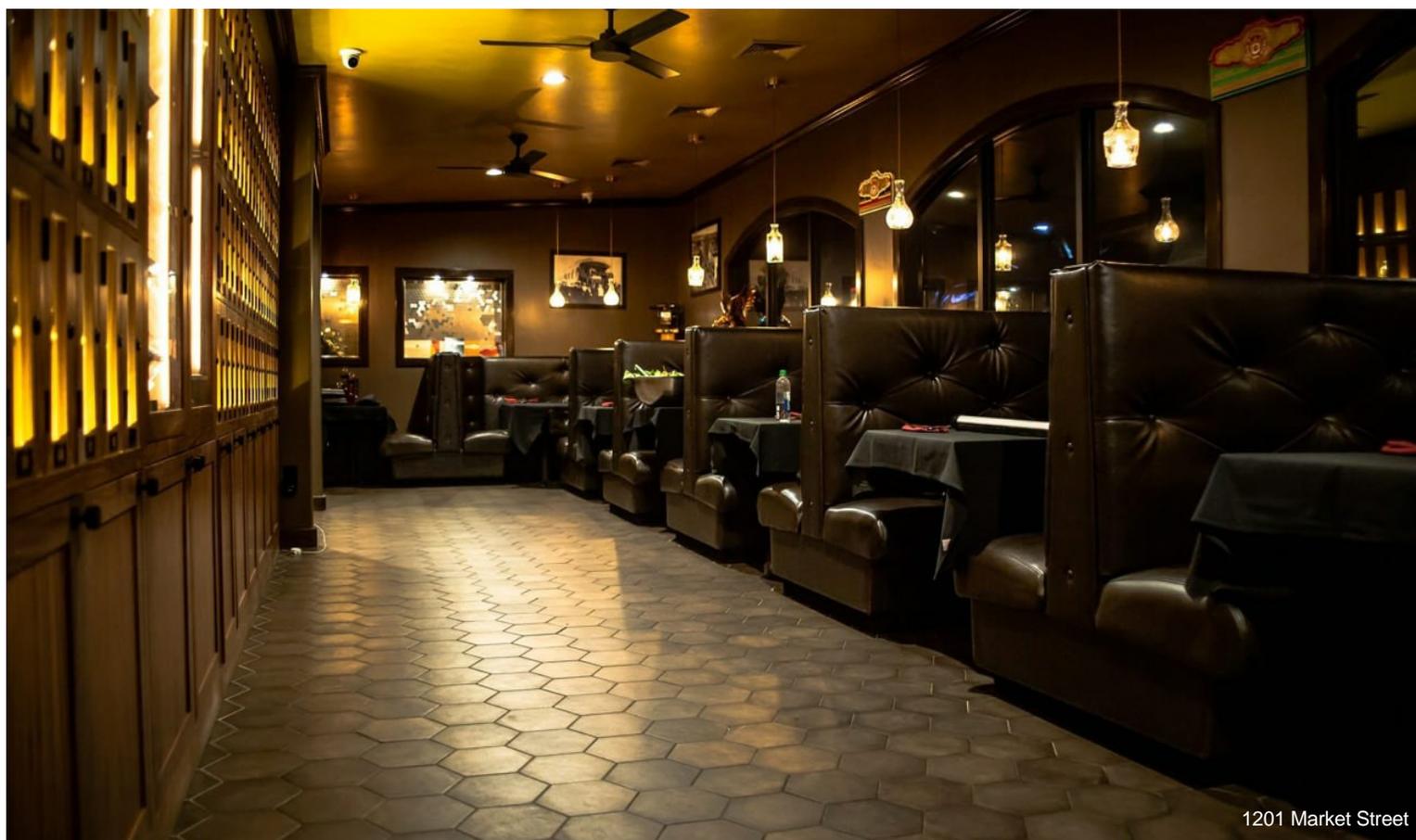


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