

353

PARK MARINA

REDDING | CA

CLICK TO TAKE A
VIRTUAL TOUR

For Sale

±3,128 Square feet

Freestanding professional office opportunity on Park Marina Circle in Redding, CA

- Direct access from Park Marina Circle with strong street frontage and visibility.
- Vaulted ceilings and skylights provide abundant natural light throughout interior office spaces.
- Multiple private offices, built-in cabinetry, kitchen, and employee breakroom included.

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DRE #01747622



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

353 Park Marina Circle is a $\pm 3,128$ square foot single-story office building situated on a ± 0.39 -acre parcel in Redding, California. The freestanding property features direct access from Park Marina Circle, paved on-site parking, mature landscaping, and strong street visibility within an established commercial corridor. Constructed with a stucco exterior and distinctive pitched metal roof, the building offers an attractive professional presence suited for office or medical users. Interior improvements include vaulted ceilings, multiple skylights providing abundant natural light, built-in cabinetry, multiple private office suites, and a well-appointed kitchen and breakroom designed for day-to-day operational efficiency.

Located within one of Redding's established professional office areas, the property provides convenient access to surrounding business services, retail amenities, and major transportation routes throughout the city. The site benefits from a highly visible position along Park Marina Circle with convenient circulation for employees and visitors. Nearby commercial uses, lodging, dining, and medical offices contribute to a strong business environment, while the landscaped setting and dedicated parking support a professional client experience in a centrally located Redding office corridor.



OFFERING SUMMARY

Size: $\pm 3,128$ square feet

Price: \$625,000

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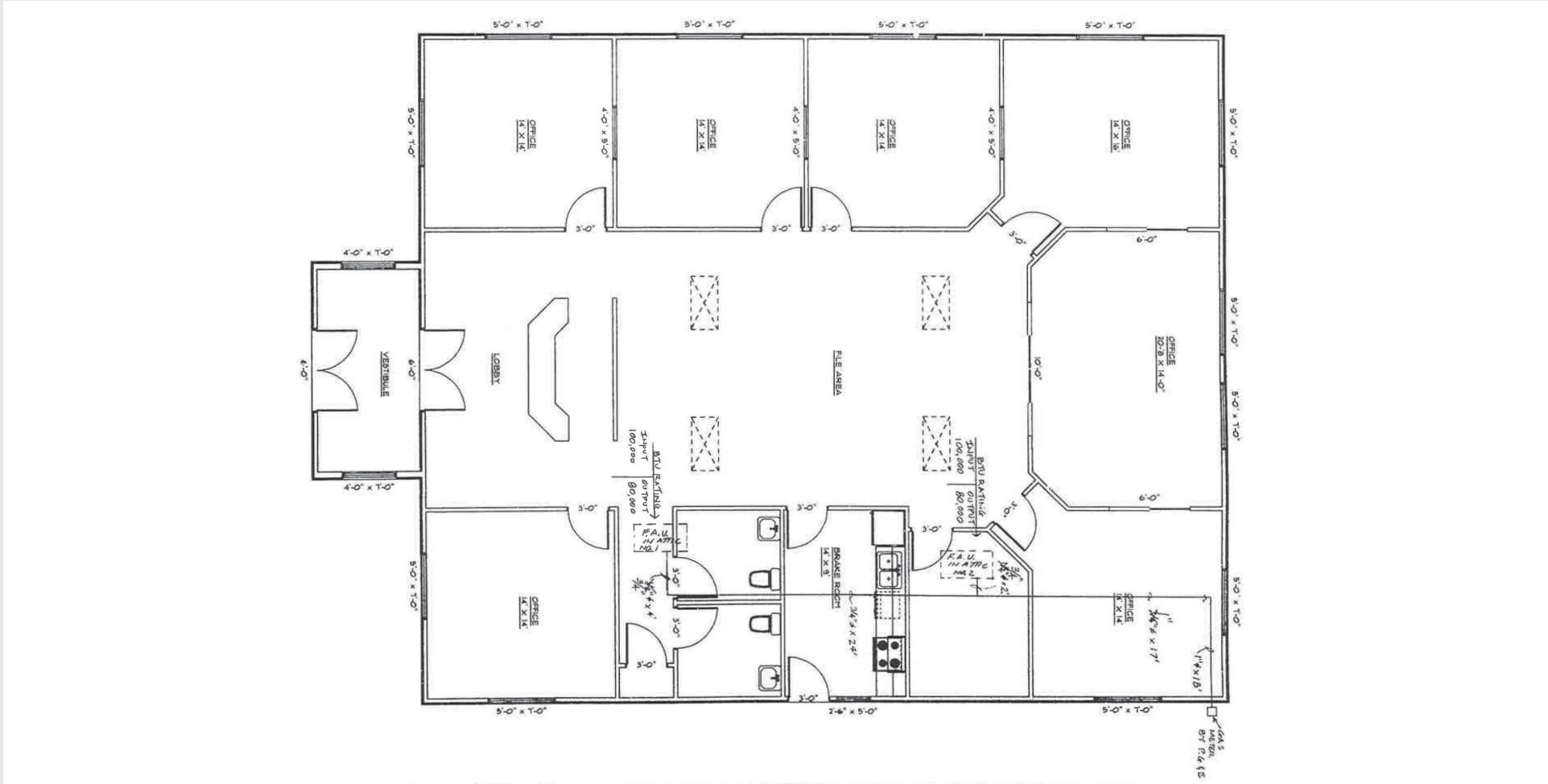
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FLOOR PLAN



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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LOCATION

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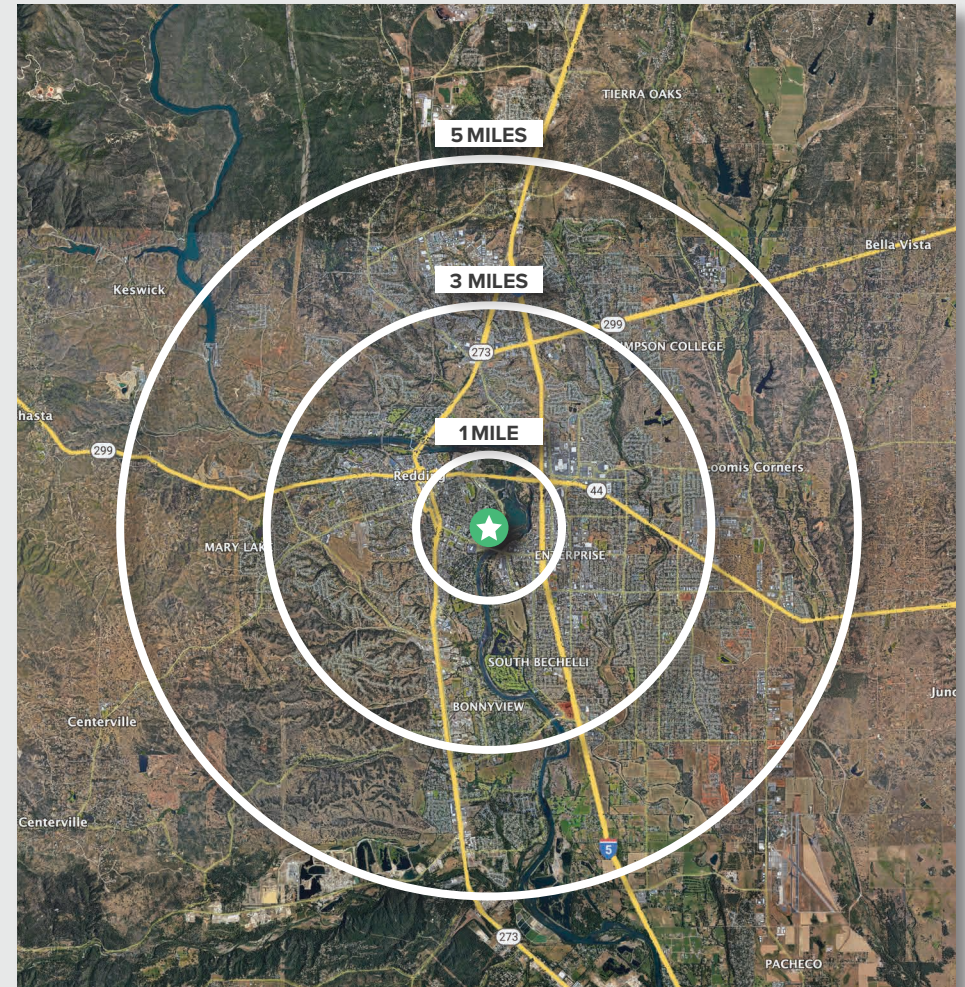


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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	6,525	66,810	97,292
2020 Census Population	6,498	67,898	98,027
2010 Census Population	6,151	65,259	94,944
2025 Median Age	39.9	37.7	38.7
HOUSEHOLDS			
2025 Estimated Households	2,983	27,463	39,049
2020 Census Households	2,928	27,740	39,322
2010 Census Households	2,828	26,681	37,920
INCOME			
2025 Estimated Average Household Income	\$87,065	\$94,517	\$100,729
2025 Estimated Median Household Income	\$60,408	\$72,538	\$78,222
BUSINESS			
2025 Estimated Total Businesses	1,293	4,920	5,966
2025 Estimated Total Employees	11,958	40,633	49,946



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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