

3320
CHURN CREEK
REDDING | CA

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For Sale

±3,744 SF Building

Modern dental practice leased through 2034 with an additional five-year renewal option in Redding, CA.

- Triple-net (NNN) lease with zero maintenance responsibilities.
- Net operating income (NOI): \$93,000 annually; 7.6% cap rate.
- Located in a professional office park off Churn Creek Road, south of Del Sol Place.

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OVERVIEW



PROPERTY HIGHLIGHTS

Asking Price: \$1,220,000
Price Per Square Foot: \$325.85
Space Size: ±3,744 square feet
Address: 3320 Churn Creek Road | Redding, CA 96003

PROPERTY DESCRIPTION

This ±3,744 square foot dental building in Redding, CA presents a strong investment opportunity with a triple-net (NNN) lease in place through July 2034. Fully remodeled in 2015, the building was updated to meet the needs of a modern dental practice, ensuring functionality and durability. Situated within a professional office park just south of Del Sol Place, the property benefits from its strategic location on the west side of Churn Creek Road, an area known for professional and medical offices. The tenant pays market rent at \$7,750 per month, generating a net operating income (NOI) of \$93,000 annually with zero maintenance responsibilities for the owner.

The property's triple-net lease structure offers predictable and reliable cash flow, with the tenant covering taxes, insurance, and maintenance costs. Investors will benefit from the 7.6% cap rate, as well as the rising costs of dental office construction, which make this fully operational space an attractive asset in a supply-constrained market. The combination of a remodeled, professional-grade building and consistent rental income ensures this property remains a solid addition to any investment portfolio.



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OFFERING SUMMARY

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Asking Price: \$1,220,000
Actual Cap Rate: 7.6%
Net Operating Income (NOI): \$93,000
Lease Type: Triple Net (NNN)
Lease Expiration: July 31, 2034
Option to Extend: One, 5 year option at fair market rate



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TENANT BACKGROUND



Dr. Farnaz Chegini brings over 13 years of experience in dentistry, recognized for her exceptional skill, compassion, and dedication to patient care. Specializing in general dentistry, her expertise includes esthetic, preventive, pediatric, prosthodontic, and endodontic treatments. Known for connecting with patients from diverse backgrounds, she inspires excellence among her dental staff.

Dr. Chegini holds advanced education in general dentistry from East Carolina University and a doctoral degree from Western University of Health Sciences. Her career includes work with esteemed organizations like the U.S. Department of Veterans Affairs, solidifying her reputation as a skilled and compassionate provider.

In 2024, Dr. Chegini took over Dr. Jason Cass's well-established family dental practice. Originally founded by Dr. Cass's father, the office boasts 4+ star ratings and a loyal patient base. Under Dr. Chegini's leadership, the practice continues its legacy while introducing fresh energy and a commitment to advancing care standards.

With strong community ties, a dedicated patient base, and an established location, Dr. Chegini's modern, patient-centered approach positions her practice as a stable and reliable tenant—a valuable asset for commercial real estate investments.

For more information, visit cheginifamilydentistry.com



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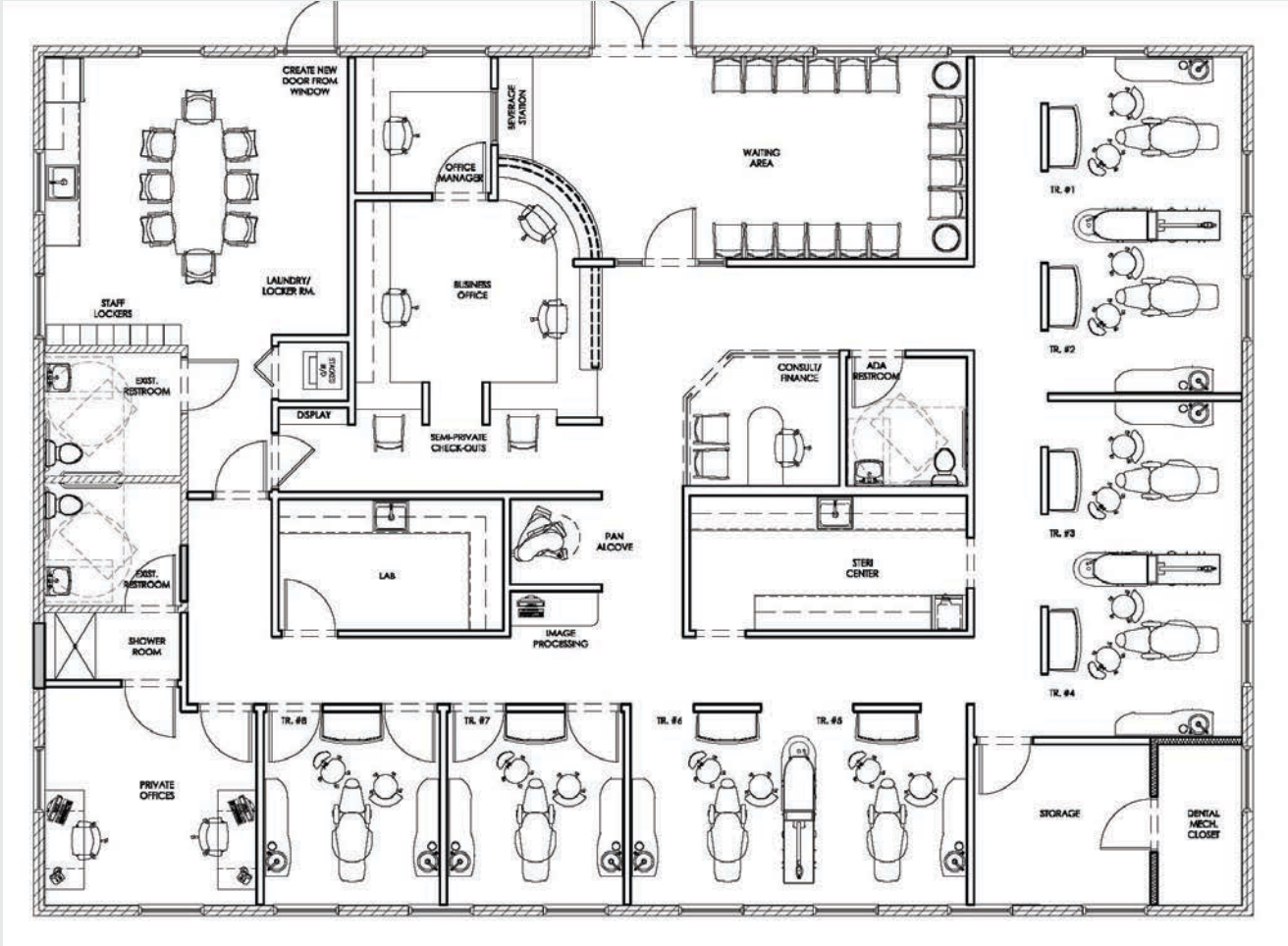
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FLOOR PLAN



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INTERIOR PROPERTY PHOTOS

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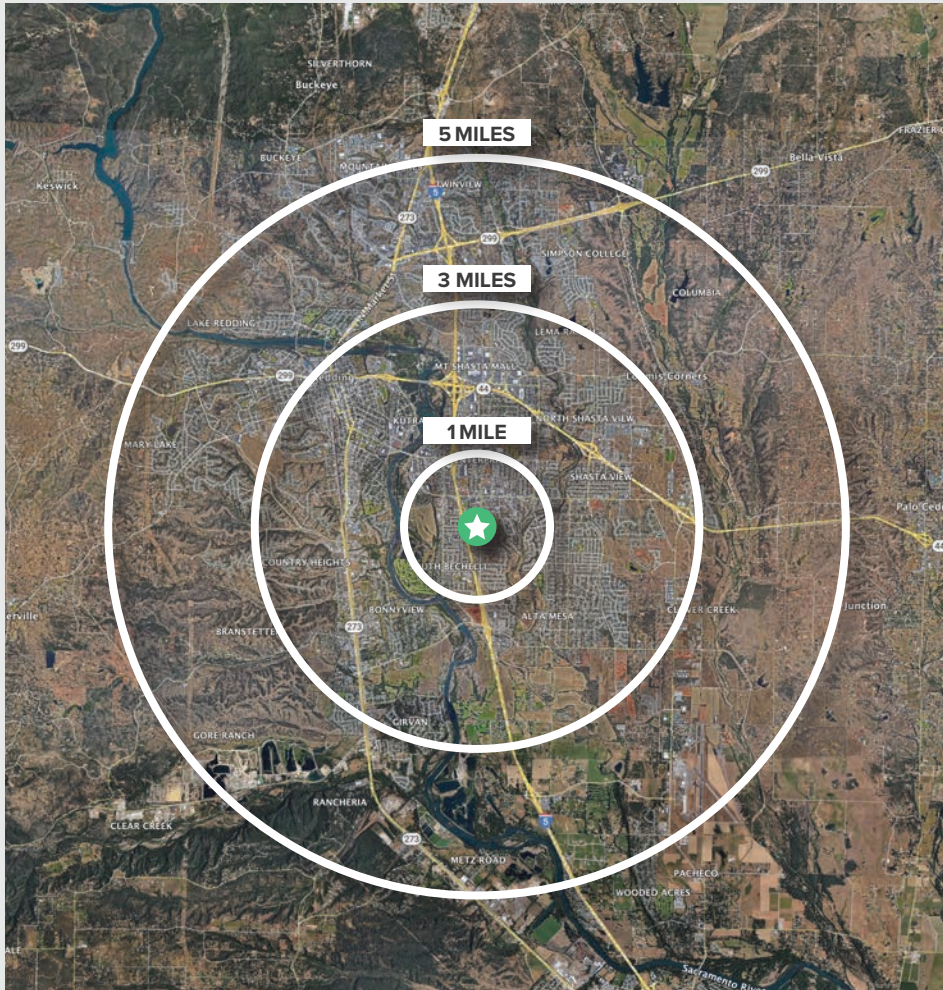


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REGIONAL DEMOGRAPHICS



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|----------|----------|-----------|
| POPULATION | | | |
| 2024 Estimated Population | 12,205 | 57,884 | 95,180 |
| 2029 Projected Population | 11,775 | 57,009 | 93,946 |
| 2020 Census Population | 12,536 | 59,012 | 96,774 |
| 2010 Census Population | 12,208 | 56,525 | 93,244 |
| 2024 Median Age | 34.4 | 37.0 | 38.8 |
| HOUSEHOLDS | | | |
| 2024 Estimated Households | 4,771 | 23,205 | 38,550 |
| 2029 Projected Households | 4,571 | 22,802 | 37,928 |
| 2020 Census Households | 4,768 | 23,257 | 38,798 |
| 2010 Census Households | 4,607 | 22,228 | 37,234 |
| INCOME | | | |
| 2024 Estimated Average Household Income | \$90,546 | \$97,959 | \$101,543 |
| 2024 Estimated Median Household Income | \$67,283 | \$73,700 | \$75,813 |
| 2024 Estimated Per Capita Income | \$35,703 | \$39,588 | \$41,403 |
| BUSINESS | | | |
| 2024 Estimated Total Businesses | 759 | 3,901 | 5,565 |
| 2024 Estimated Total Employees | 5,448 | 34,071 | 46,515 |



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



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