

4640 & 4656 SHASTA DAM

SHASTA LAKE | CA

For Lease

Up to ±2,774 SF

Two retail or office suites with boulevard frontage in Shasta Lake, CA

- Floor-to-ceiling storefront glass, high ceilings, and exposed structural features.
- Includes solar allocation within the mixed-use Cascade Village development.
- Delivered in warm shell condition for customized tenant improvements and buildout.



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CAPITAL RIVERS
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EXECUTIVE SUMMARY

**4640 & 4656
SHASTA DAM**

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PROPERTY OVERVIEW

4640 and 4656 Shasta Dam Boulevard offer $\pm 1,097$ and $\pm 1,677$ square feet of new construction retail and office space within Cascade Village, a premier mixed-use development driving downtown revitalization in Shasta Lake. The ground-floor suites feature direct frontage along Shasta Dam Boulevard and are delivered in warm shell condition, providing a true blank slate for tenants to design and build to their exact specifications. Features include expansive floor-to-ceiling glass storefronts, exposed structural elements, and generous ceiling heights suitable for a range of commercial uses. The development includes residential units above the commercial space, creating a built-in customer base and consistent daily foot traffic. Located directly across from the newly opened Fall River Brewing tap house, the property benefits from strong co-tenancy.

4640 Shasta Dam Boulevard provides $\pm 1,097$ square feet and includes a 14.9 kW solar power allocation.

4656 Shasta Dam Boulevard offers $\pm 1,677$ square feet and includes a 19.8 kW solar power allocation.

OFFERING

LIST PRICE: \$2.25 per square foot, triple-net

4640: $\pm 1,097$ square feet

4656: $\pm 1,677$ square feet



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FLOOR PLAN

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PROPERTY PHOTOS

4640 Shasta Dam Boulevard

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PROPERTY PHOTOS

4656 Shasta Dam Boulevard

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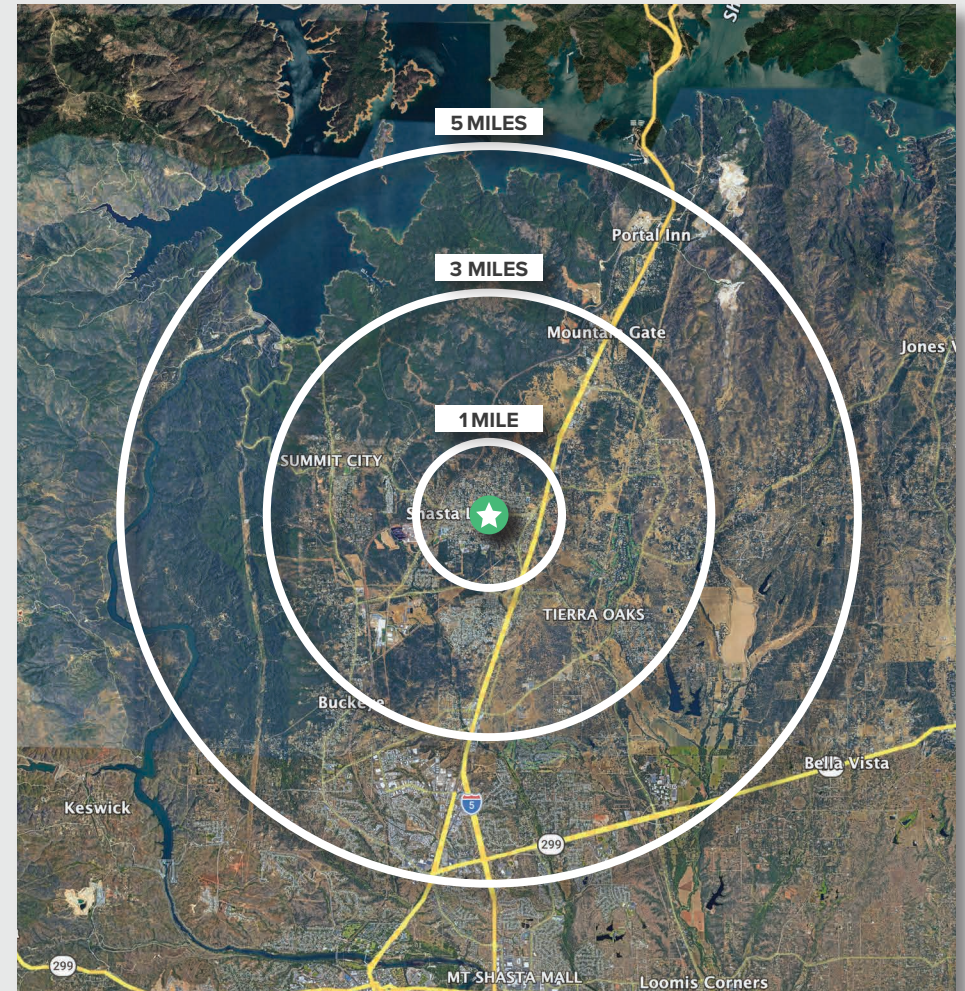
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REGIONAL DEMOGRAPHICS

**4640 & 4656
SHASTA DAM**

SHASTA LAKE | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	5,427	13,601	29,470
2020 Census Population	5,640	13,830	29,563
2010 Census Population	5,734	13,543	29,028
2025 Median Age	37.8	41.9	41.6
HOUSEHOLDS			
2025 Estimated Households	2,157	5,361	11,851
2020 Census Households	2,200	5,476	12,078
2010 Census Households	2,193	5,286	11,760
INCOME			
2025 Estimated Average Household Income	\$69,447	\$88,956	\$91,346
2025 Estimated Median Household Income	\$58,570	\$74,240	\$76,624
BUSINESS			
2025 Estimated Total Businesses	94	264	865
2025 Estimated Total Employees	652	1,782	7,430



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

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ABOUT CAPITAL RIVERS

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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.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

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

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

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

[Learn more about Development](#)

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