

FOR SALE

CHURN CREEK COMMERCIAL LAND

1642-1710 CHURN CREEK
REDDING, CA 96002



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PROPERTY SUMMARY

Sale Price: \$895,000

Lot Size: 3.74 Acres

APN #'S: 107-300-008, 107-300-036, 107-300-038, and 107-300-018

Zoning: GO - General Office

PROPERTY OVERVIEW

Four level commercial parcels zoned general office along Churn Creek Road. Traffic signal at Churn Creek Road and Presidio Street provides access from Churn Creek into the property along with access from Canby Road. Great exposure along Churn Creek. There is an existing 1,367+/- square foot single family home on the property that does not provide any value. This home is current occupied by a tenant. City of Redding utilities service the parcels.

PROPERTY HIGHLIGHTS

- Great location for access and exposure.
- Four separate parcels for development.
- Traffic Signal Entrance from Churn Creek.

FOR MORE INFORMATION :

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FOR MORE INFORMATION :

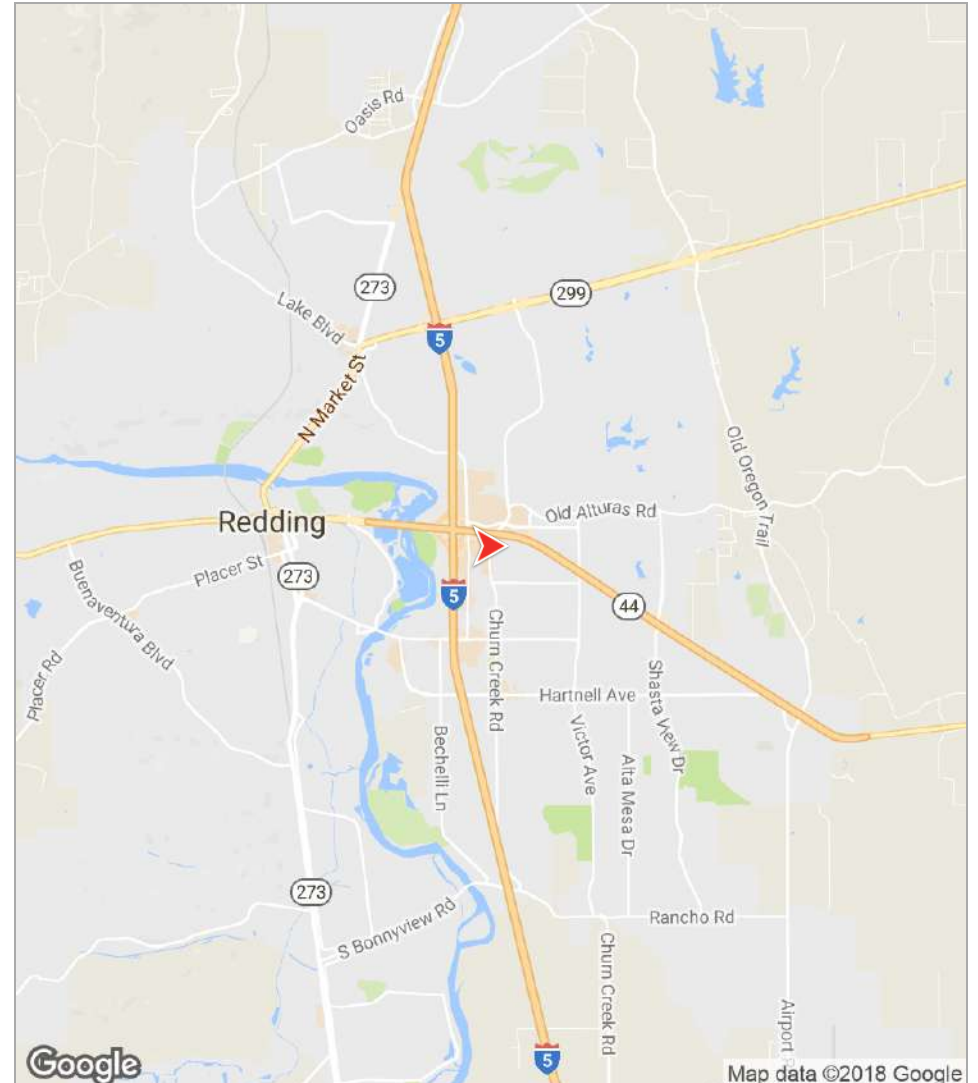
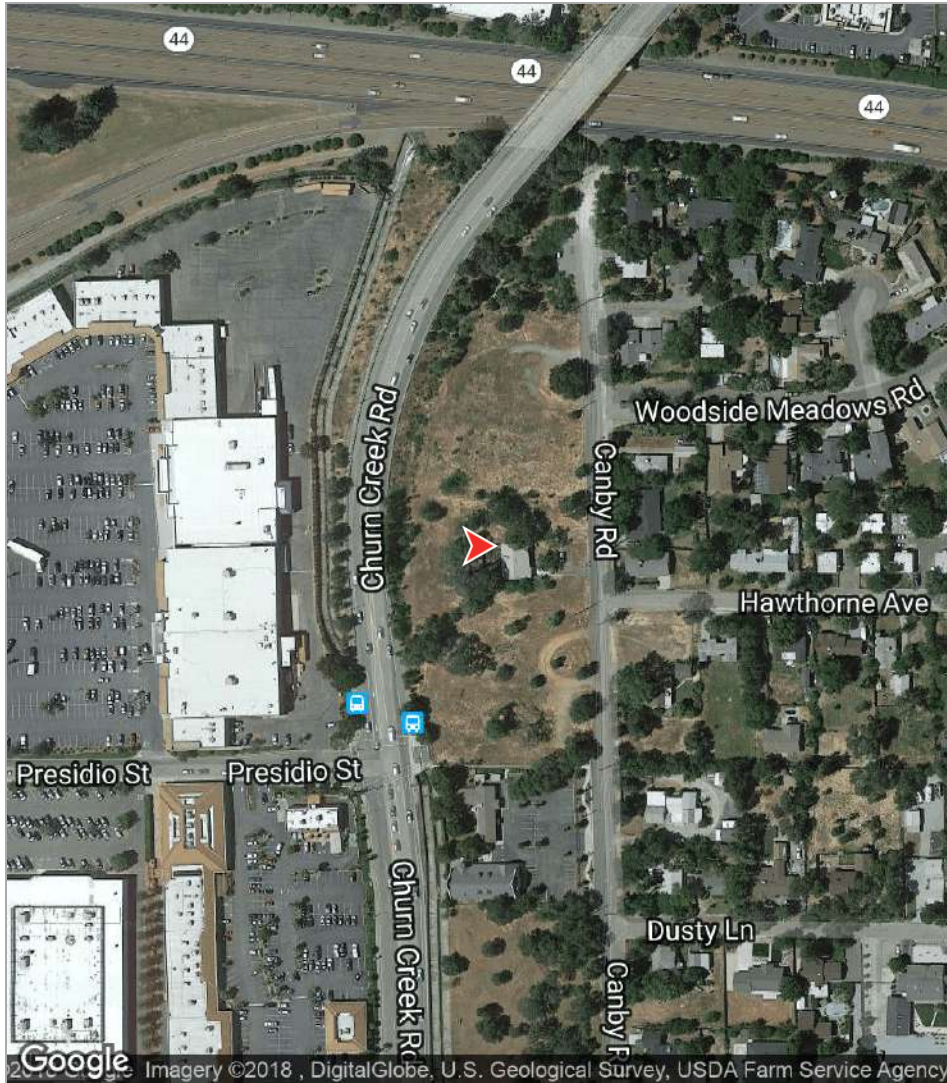
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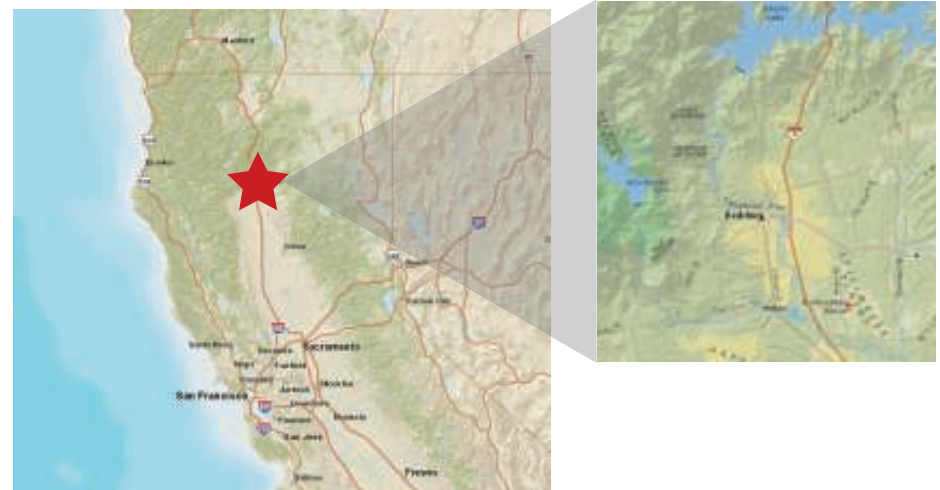
Location & Demographics

Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 140,000 people.

	Population 	Avg. Income 	Households 
One Mile	8,594	\$41,393	3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257





Acquisitions Leasing Consulting

Haedrich & Co., Inc. is a full-service commercial real estate firm established in 1985. As our primary mission, the firm seeks to professionally serve its clients in making well-educated decisions concerning the use, management, and operation, acquisition or disposition of commercial real estate. Members of our team are affiliated with The Appraisal Institute, International Council of Shopping Centers (ICSC), and Certified Commercial Investment Member (CCIM).

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