

1661
ZACHI WAY
REDDING | CA

For Sale

±7,250 Square Feet

Standalone flex-industrial building with office for sale in Northern Redding, CA

- Two ground level roll-up doors supporting efficient loading and operations.
- Shared iron security gate enclosing yard area and 11 private parking spaces.
- Option to purchase adjacent building for ±15,250 square feet total.

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

1661 Zachi Way in Redding, CA offers a standalone flex-industrial building within the Mountain Lakes Industrial Park, available for sale and suited for an owner occupant. The property contains approximately $\pm 7,250$ square feet, including $\pm 1,500$ square feet of front office space and $\pm 5,750$ square feet of manufacturing and industrial area. The building features two ground level roll-up doors on the south and east sides and shares an iron security gate with the neighboring building at 1651 Zachi Way that encloses the yard and parking. The property can be purchased separately or together with the neighboring 1651 Zachi Way, which offers an additional $\pm 8,000$ square feet for a combined $\pm 15,250$ square feet of flex-industrial space.

The property is located in northern Redding near Mountain Lakes Boulevard with convenient access to Interstate 5 and regional transportation routes. The surrounding area includes a concentration of industrial and service users, supporting a functional business setting. The shared gated yard provides 11 off-street private parking spaces and secure access for daily operations.

OFFERING

Year Built: 2003 (renovated in 2009)

Price: \$950,000



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PHOTOS

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LOCAL AREA

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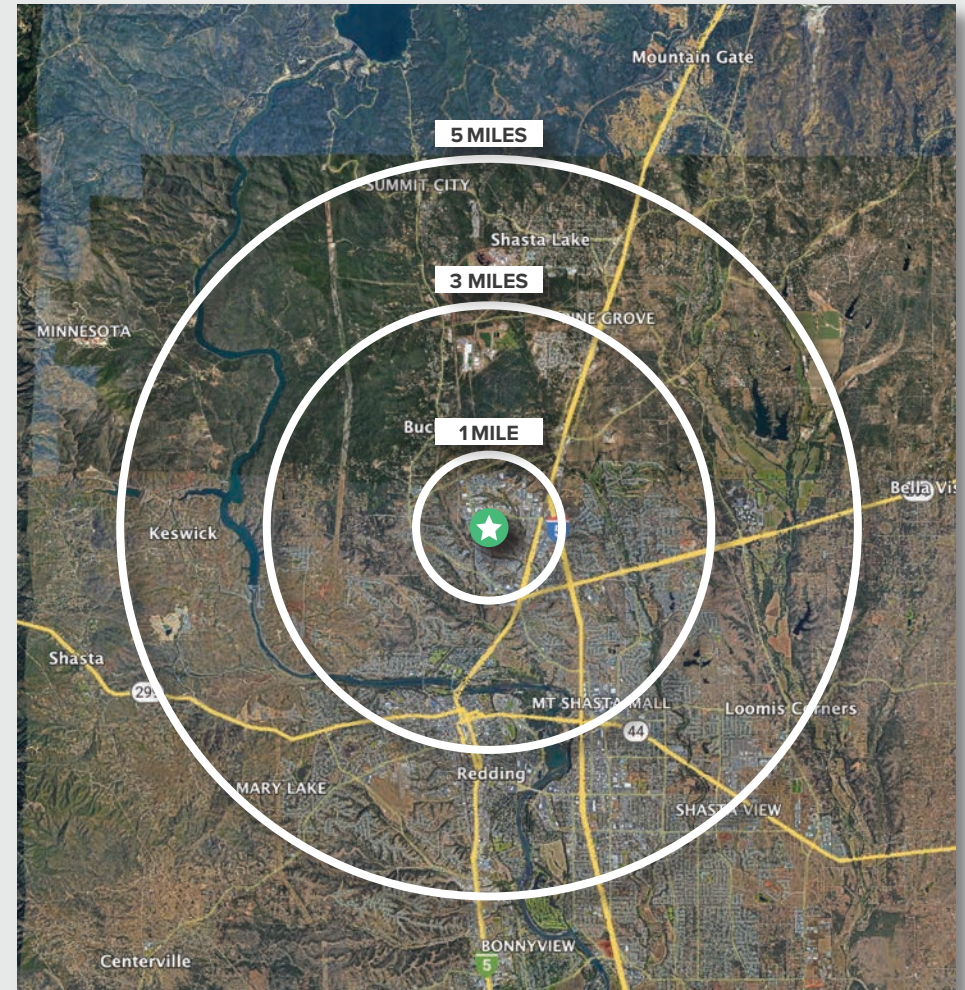
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	2,039	29,549	68,754
2020 Census Population	2,113	29,223	68,938
2010 Census Population	2,056	27,788	67,168
2025 Median Age	40.4	40.2	39.3
HOUSEHOLDS			
2025 Estimated Households	859	12,322	28,483
2020 Census Households	909	12,545	28,665
2010 Census Households	875	11,912	27,729
INCOME			
2025 Estimated Average Household Income	\$90,133	\$94,032	\$92,660
2025 Estimated Median Household Income	\$77,422	\$76,823	\$73,490
BUSINESS			
2025 Estimated Total Businesses	240	861	4,829
2025 Estimated Total Employees	3,127	7,575	41,465

Source: Applied Geographic Solutions 5/2025, 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.

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