

FOR SALE



NNN LEASE

905 HARTNELL AVE., REDDING, CA 96002

Offered At: 1,448,000

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY: SEAN DARYANI

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RE/MAX OF VALENCIA

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COMMERCIAL

INVESTMENT SUMMARY



PROPERTY HIGHLIGHTS

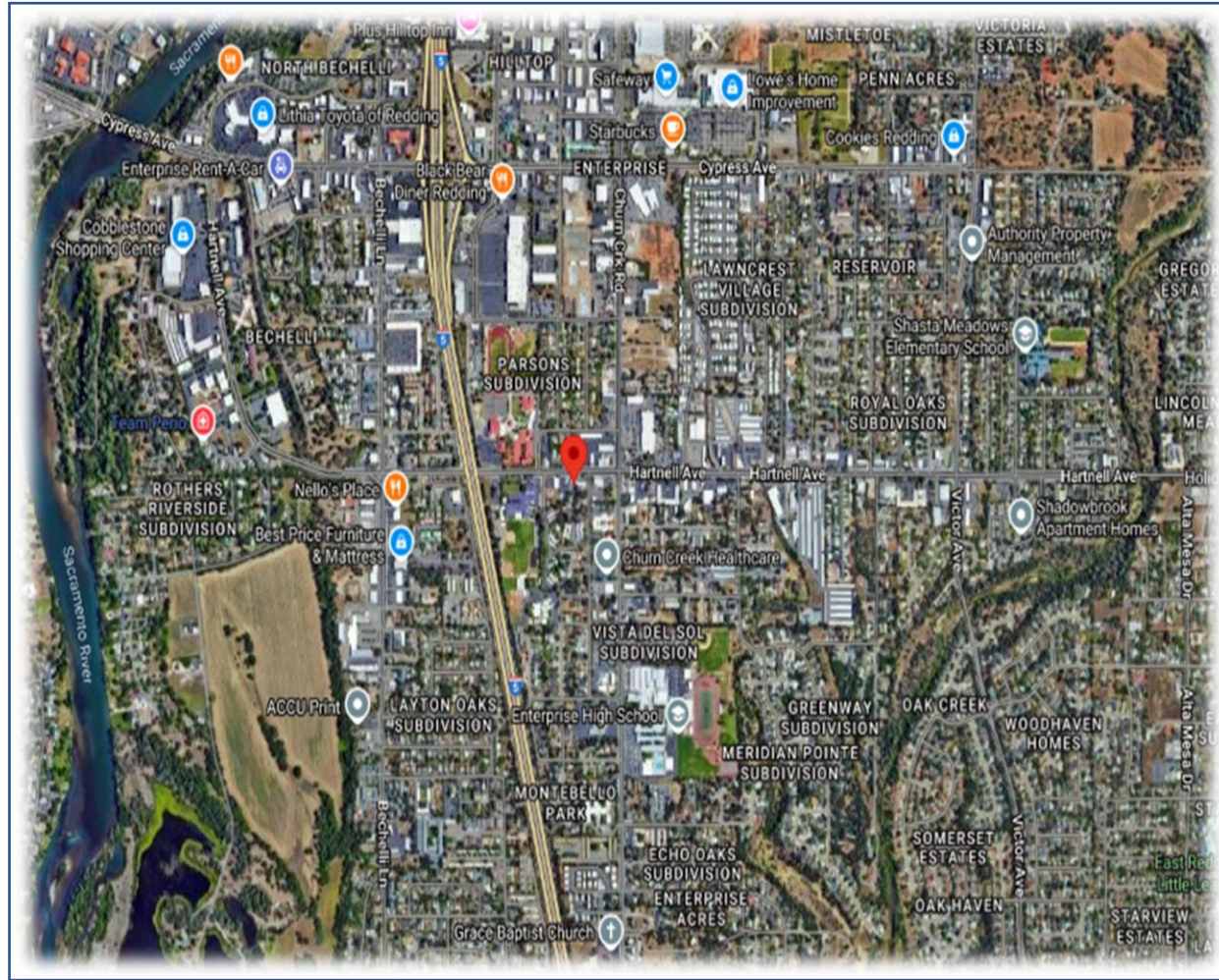
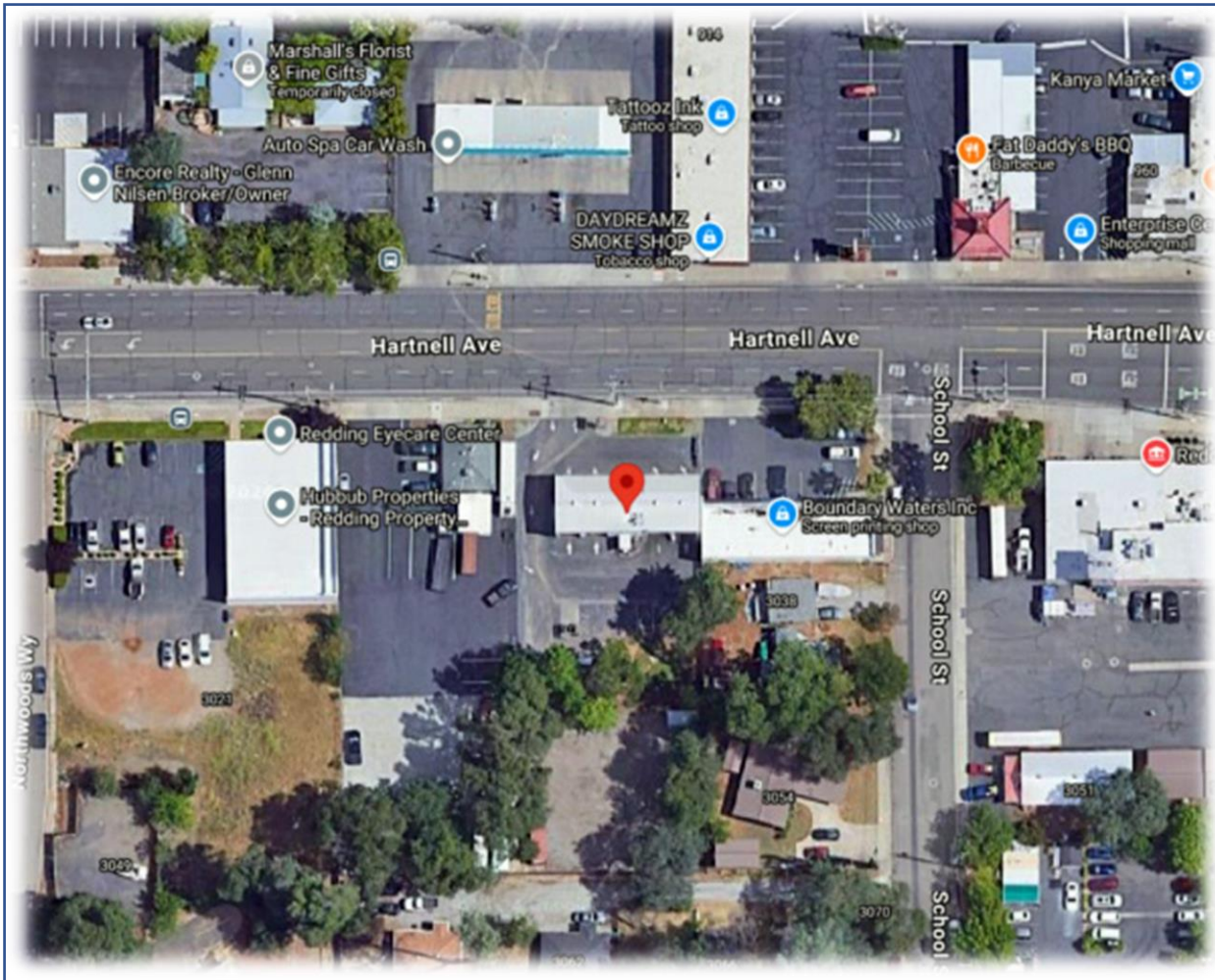
This is a great opportunity to own an excellent property on a heavily trafficked street. The subject property comprises a 26,136 SF Lot size and 2,940 SF building, with excellent exposure along Hartnell St. The property has exceptional visibility with a long-term National Tenant. **Jiffy Lube Center tenant has signed a brand-new lease for 10 years with a two (2) five-year option.** Easy access, free-standing, drive-through building with excellent visibility. Significant 1031 exchange investment for your picky investors. NNN Investment and Tenant pays all expenses. Absolute pride of ownership. Please call 310-880-3888 or email Sean@SoCalPowerHouse.com for any additional questions or information.

OFFERING SUMMARY

Sale Price:	\$1,448,000
Topography:	All Flat.
Total Land Area: 26,136 sq. ft.	Total Building Area: 2,940
Zoning: Auto Related	Year Built: 1994



LOCATION PHOTOS AND AERIAL MAP



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