

ANTELOPE BLVD 36

SUBJECT

MAIN ST +/- 11,000 VPD

AVAILABLE
FOR SALE

830 MAIN ST
Red Bluff, CA 96080

-/+4,600 SF
\$595,000.00



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CENTURY 21
Select Real Estate, Inc.



Fully Improved Bakery - Street Frontage & Roll Up Door Available for Sale



THE PROPERTY

 **830 Main St. Red Bluff, CA 96080**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



RED BLUFF, CA
APN: 029-383-006



-/+4,600 SF
2nd Gen. Bakery
Restaurant
Infrastructure
Roll-Up Door



RETAIL



BAKERY
RETAIL STORE



\$595,000.00
\$129.35 PSF



Well known and active bakery imbedded within the community is selling their unique retail building that can offer multiple sources of revenue utilizing the various retail square footage available.



Recent electrical upgrades were made to accompany the existing infrastructure.



The building has a roll up door, extra 1st floor retail space available for additional income, and an attic and basement for extra storage.



The building is located less than 1/2 a mile due West of I-5 and is walking distance from the Sacramento River.

Raley's

Walmart

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BIG 5
SPORTING GOODS

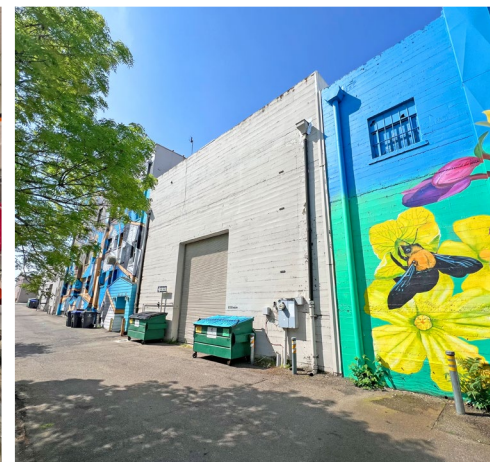
SUBWAY

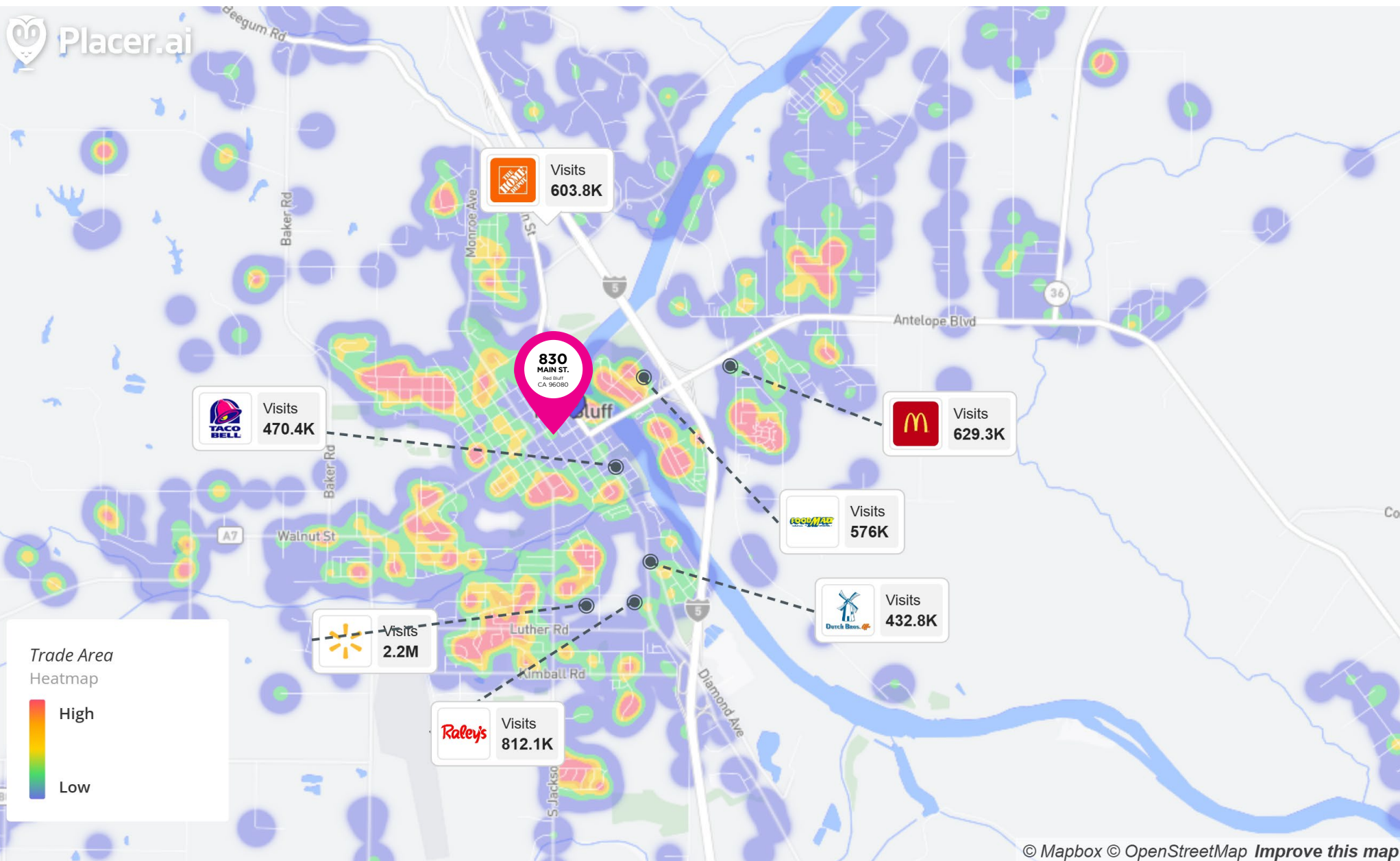


CENTURY 21
Real Estate, Inc.

FOR SALE

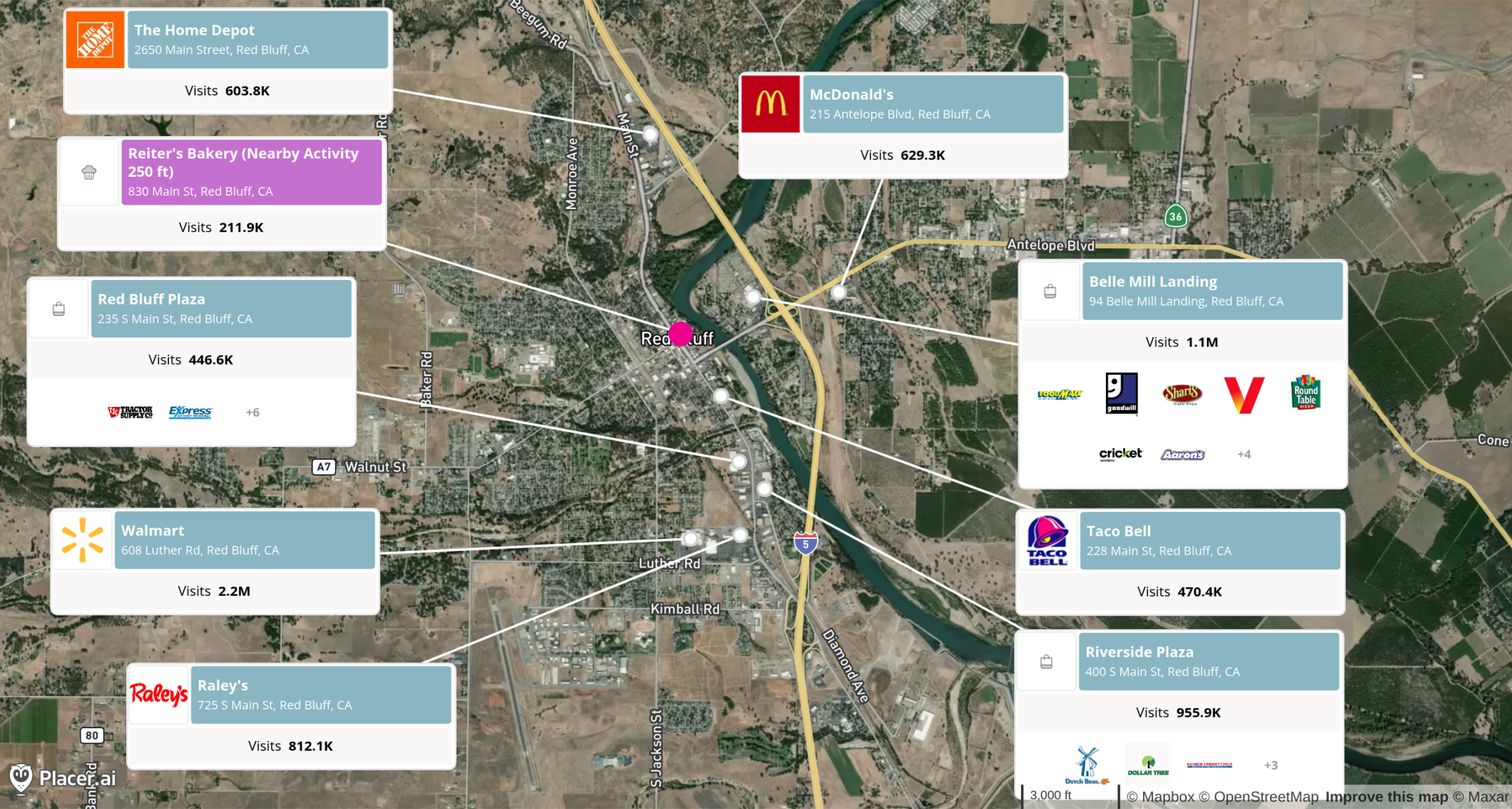
MUELLER
COMMERCIAL
GROUP





Reiter's Bakery (Nearby Activity 250 ft) | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





May 1, 2024 - Apr 30, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





830

Main St



THE BUILDING

Well known and active bakery imbedded within the community is selling their unique retail building that can offer multiple sources of revenue utilizing the various retail square footage available.

Recent electrical upgrades were made to improve the premises to increase productivity to accompany the existing baking infrastructure. The building has a roll up door located in the

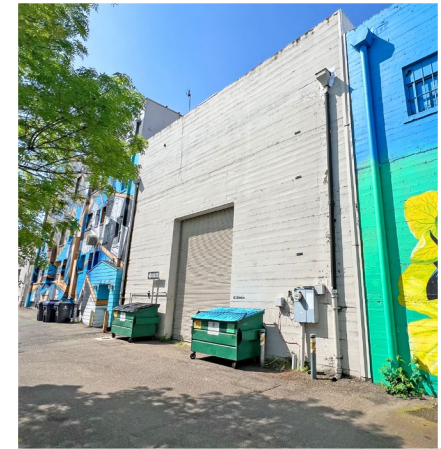
rear for deliveries. There is also additional retail square footage available on the first floor.

The property also has a basement and an attic for additional storage.

The building is located less than a mile due West of I-5 and is walking distance from the Sacramento River.

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FOR SALE



DEMOGRAPHICS

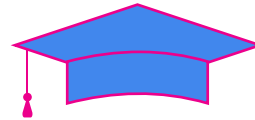
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 41% Some College, No Degree
- 12% Bachelor's Degree
- 27% High School Graduate
- 4% Advanced Degree
- 11% Some High School, No Diploma
- 5% Associate Degree

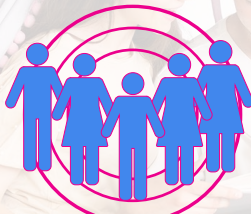
HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	3,144
\$25K - 50K	2,600
\$50K - 75K	2,139
\$75K - 100K	664
\$100K - 125K	721
\$125K - 150K	605
\$150K - 200K	411
\$200K+	304

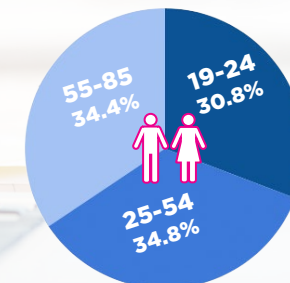
RESIDENT POPULATION



5 mile Population 2024

2020	25,514
2024	26,874
2029	26,849

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



5 mile 10,588



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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