



Buena Ventura Blvd
9,800+ CPD

Placer St
13,700+ CPD



PRIME DEVELOPMENT OPPORTUNITY IN SOUTH WEST REDDING, CA ON HIGH-TRAFFIC CORNER

1600 BUENAVENTURA BLVD, REDDING, CA 96001

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PROPERTY SUMMARY

1600 BUENAVENTURA BLVD, REDDING, CA 96001



PROPERTY DESCRIPTION

This strategically located commercial land at 1600 Buena Ventura Blvd in West Redding offers exceptional opportunities for development. Situated near affluent neighborhoods and across from the bustling Placer Heights Shopping Center, this property is ideal for a variety of uses. Currently zoned for Professional Office, Medical Office, or Dental Office, with prior exploration for multifamily development, it provides flexibility for innovative projects.

PROPERTY HIGHLIGHTS

- Zoning: Permitted for Professional Office, Medical Office, or Dental Office outright.
- Development Potential: Previous feasibility study for 60 multifamily units, including one and two bedroom configurations by Sharrah Dunlap Sawyer was completed.
- Ideal Location: Nestled near West Redding's affluent residential neighborhoods and primary shopping centers.
- Flexible Purchase Options: Seller open to exploring seller carry, joint ventures, or creative purchase structures.
- Prime Visibility: Directly across from Placer Heights Shopping Center, anchored by Holiday Market and CVS.
- High Demand: Strong need for both professional office spaces and residential units in West Redding.
- Traffic Exposure: High traffic counts of 13,700+ CPD on Placer St and 9,800+ CPD on Buena Ventura Blvd



OFFERING SUMMARY

Sale Price:	\$1,490,000
Lot Size:	7.52 Acres
Zoning:	LO - Limited Office
APN:	104-040-045

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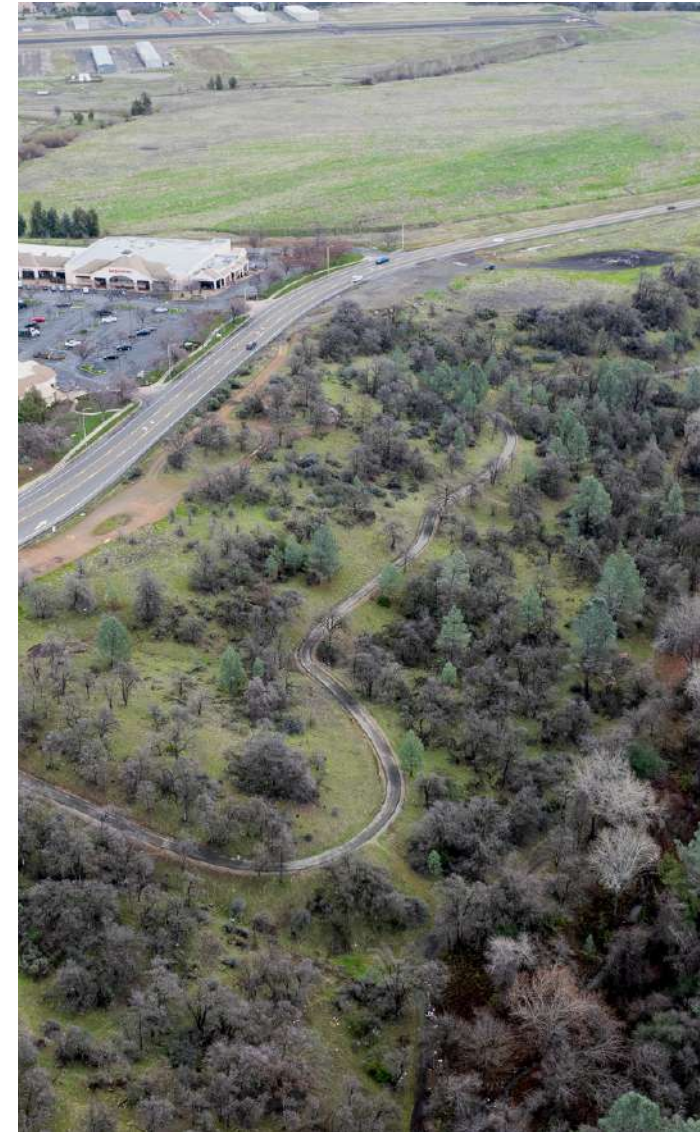
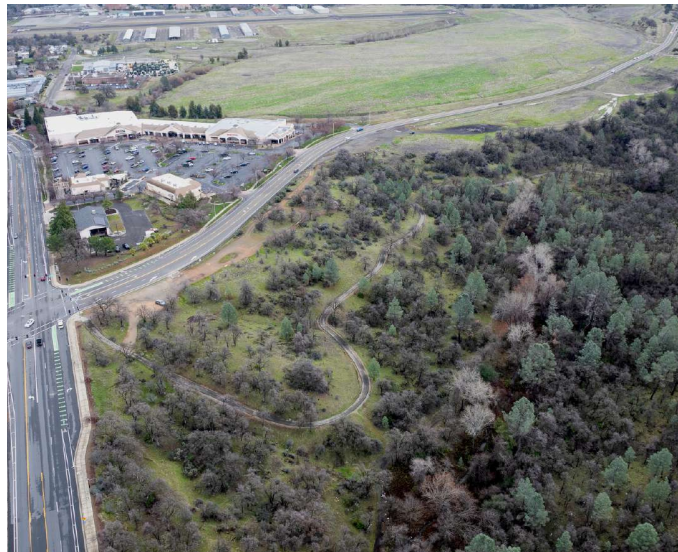
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LAND FOR SALE

AERIAL PHOTOS

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LAND FOR SALE

LOCATED ON HIGH TRAFFIC CORNER

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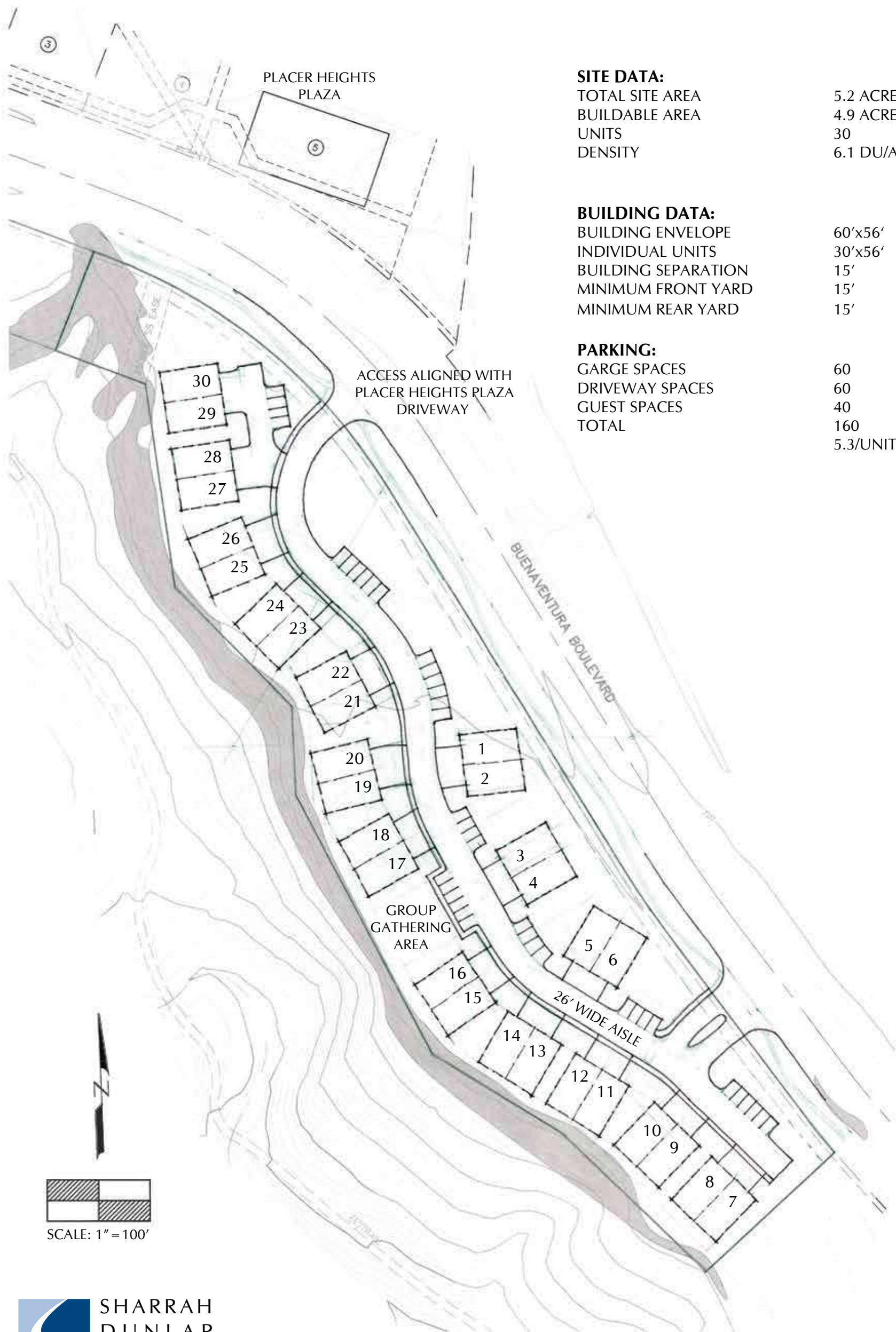
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1600 BUENAVENTURA BLVD

ATTACHED SINGLE-FAMILY CONCEPT

REDDING CALIFORNIA

FEBRUARY 27, 2020



SITE DATA:

TOTAL SITE AREA	5.2 ACRES
BUILDABLE AREA	4.9 ACRES
UNITS	30
DENSITY	6.1 DU/AC

BUILDING DATA:

BUILDING ENVELOPE	60'x56'
INDIVIDUAL UNITS	30'x56'
BUILDING SEPARATION	15'
MINIMUM FRONT YARD	15'
MINIMUM REAR YARD	15'

PARKING:

GARGE SPACES	60
DRIVEWAY SPACES	60
GUEST SPACES	40
TOTAL	160
	5.3/UNIT



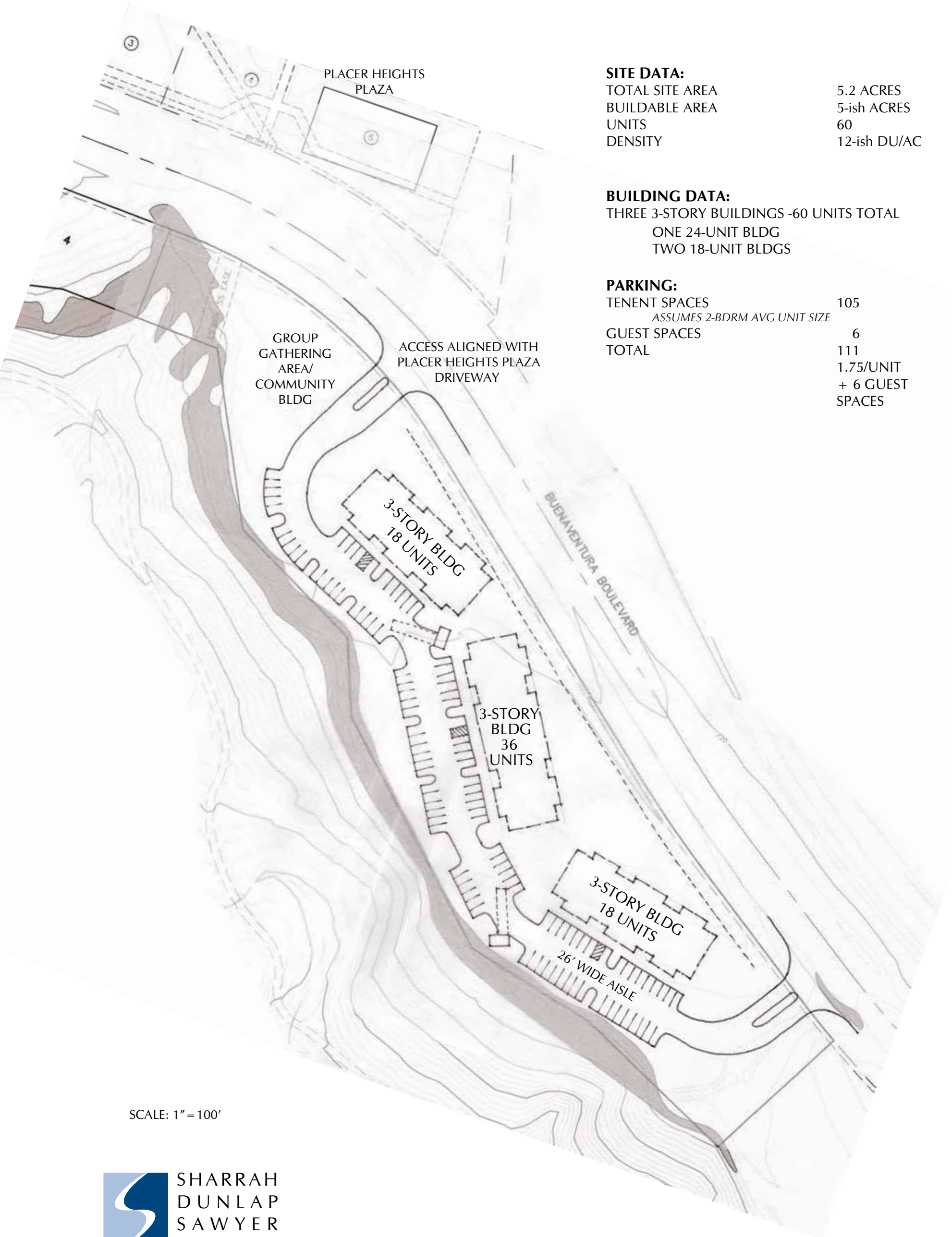
Civil Engineering • Surveying & Mapping
Presentation Graphics • Landscape Architecture

1600 BUENAVENTURA BLVD

APARTMENT CONCEPT

REDDING CALIFORNIA

MAY 17, 2024



SITE DATA:

TOTAL SITE AREA	5.2 ACRES
BUILDABLE AREA	5-ish ACRES
UNITS	60
DENSITY	12-ish DU/AC

BUILDING DATA:

THREE 3-STORY BUILDINGS -60 UNITS TOTAL
ONE 24-UNIT BLDG
TWO 18-UNIT BLDGS

PARKING:

TENENT SPACES	105
<i>ASSUMES 2-BDRM AVG UNIT SIZE</i>	
GUEST SPACES	6
TOTAL	111
	1.75/UNIT
	+ 6 GUEST SPACES

SCALE: 1" = 100'



SHARRAH
DUNLAP
SAWYER
INCORPORATED

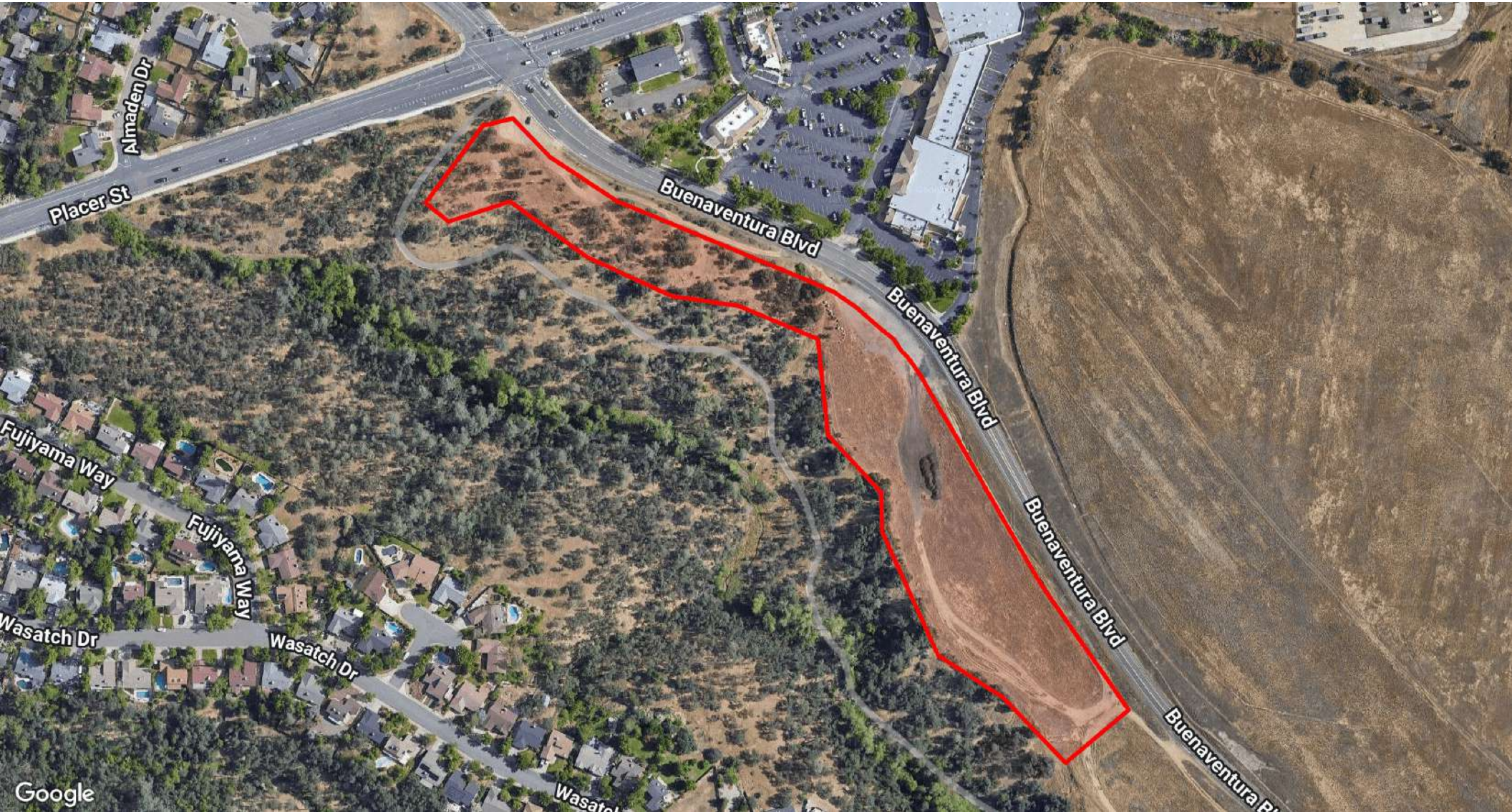
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PARCEL OUTLINE (APPROXIMATE)

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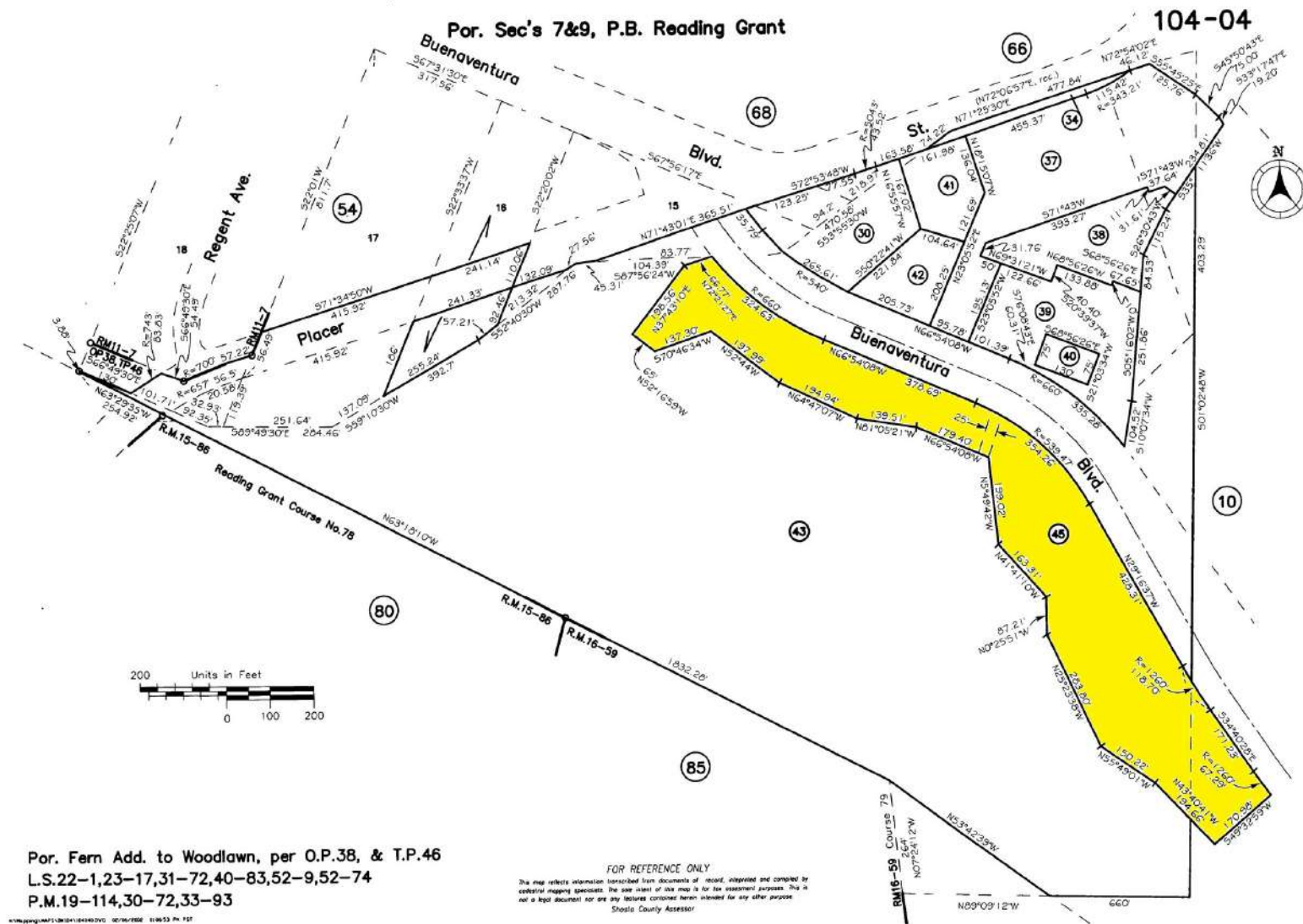
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ASSESSOR MAP

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DEMOGRAPHICS MAP & REPORT

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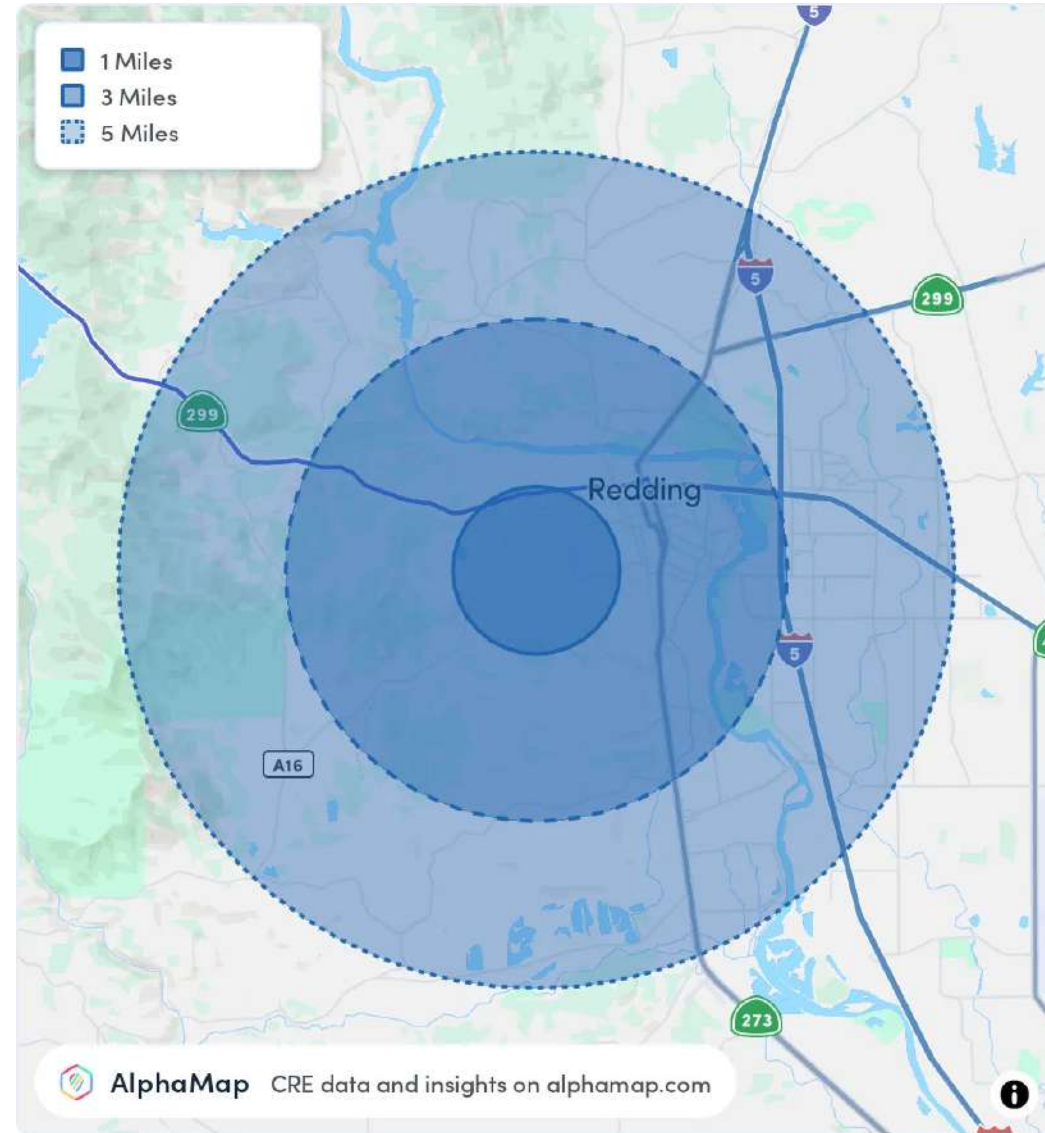


POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,651	31,771	86,593
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	45	44	43

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,647	13,343	35,170
Persons per HH	2.5	2.4	2.5
Average HH Income	\$101,440	\$90,855	\$90,619
Average House Value	\$503,185	\$479,601	\$433,002
Per Capita Income	\$40,576	\$37,856	\$36,247



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RETAILER MAP

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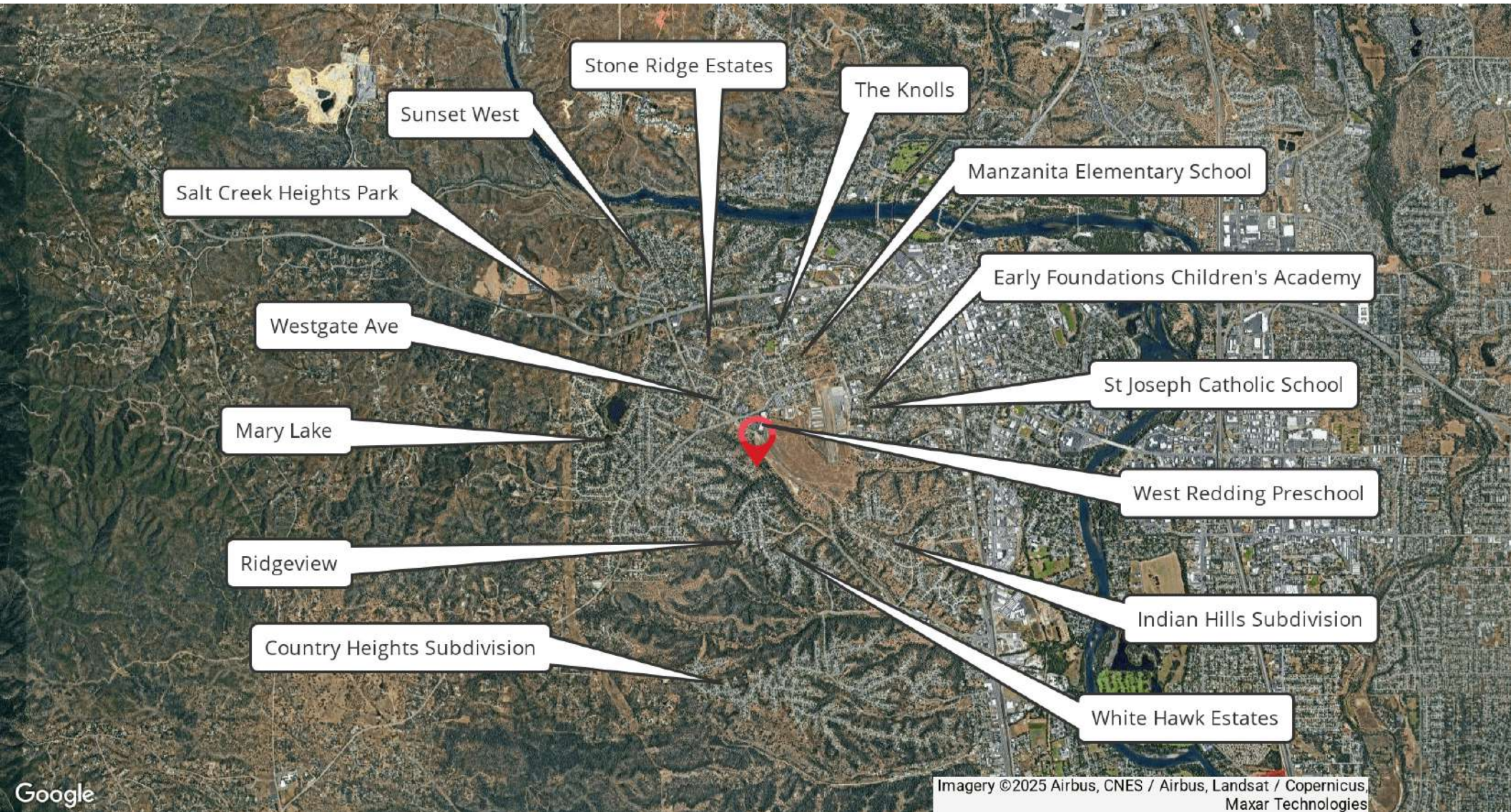
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RESIDENTIAL NEIGHBORHOODS

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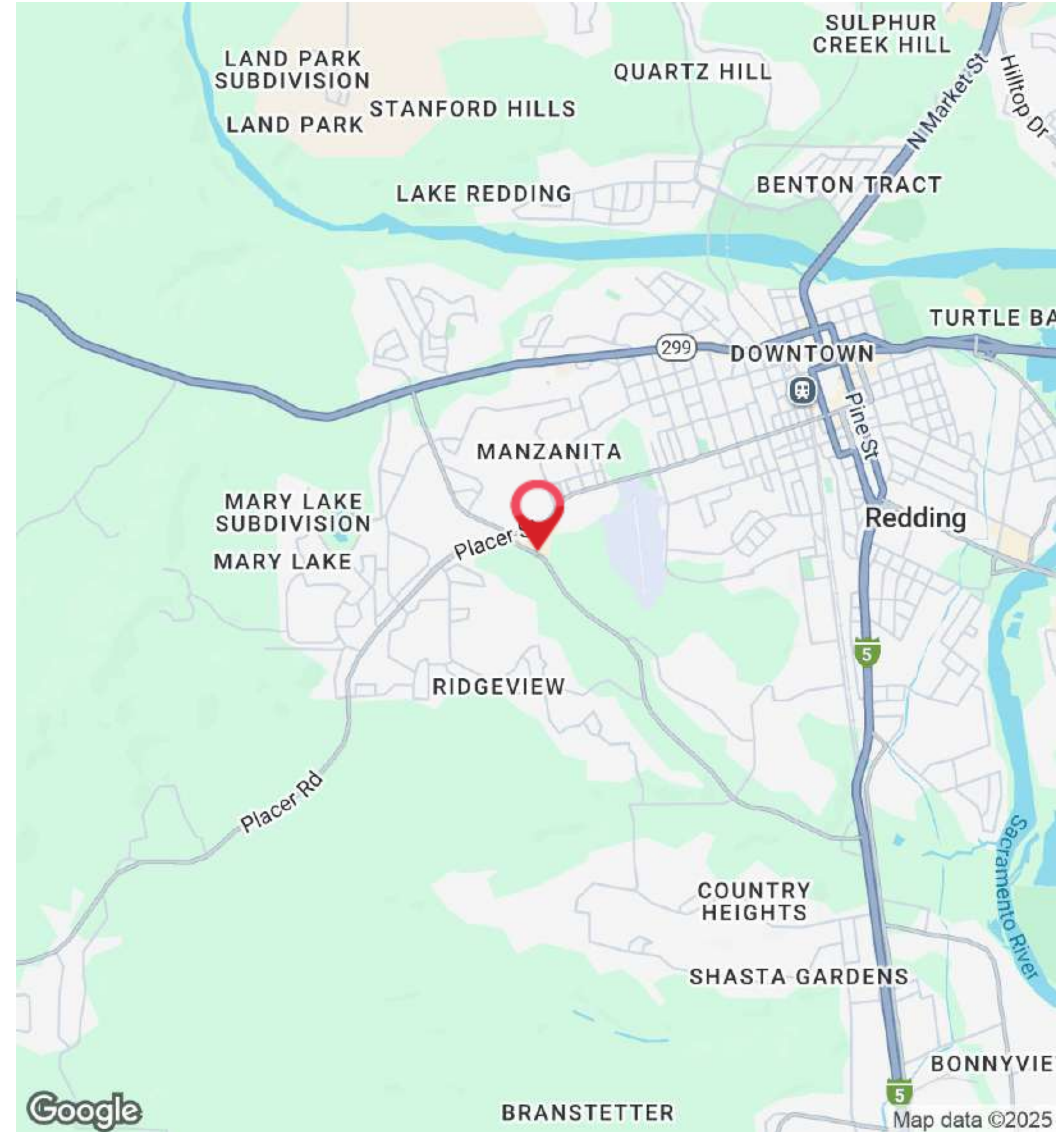
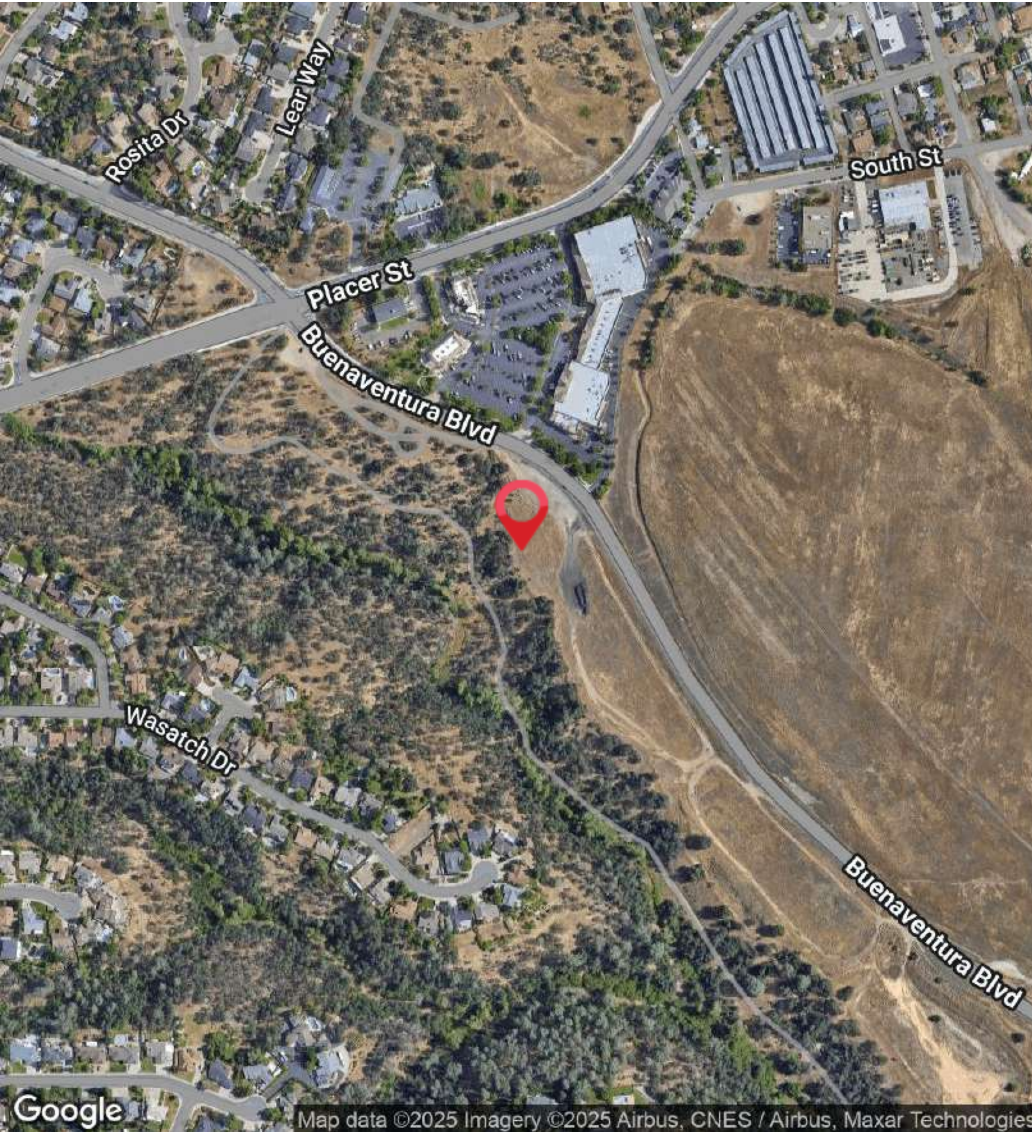
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LOCATION MAPS

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MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess is an experienced commercial real estate broker with a background in property management. She has worked in real estate since 2008 in the Los Angeles, Phoenix and Redding markets. She grew up in Redding and knows the Northern California regional market inside and out. Jess is consistently the most active commercial real estate broker in Redding based on the number of transactions handled each year. Her clients appreciate her exceptional client service, professionalism, dedication and responsiveness. She is passionate about commercial real estate because of the ability it provides to work with local investors, businesses and non-profits to help them meet their goals and being able to help them find creative solutions to their obstacles.

She has worked with many local non-profit organizations in a volunteer capacity such as Redding Rotary, Leadership Redding, Shasta Community Foundation and Turtle Bay Museum. Jess enjoys exploring the many outdoor adventures that Northern California and surrounding areas offer including hiking, paddle boarding, kayaking, ziplining and snowboarding.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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