



C&C PROPERTIES

HIGH PROFILE RIVERFRONT COMMERCIAL PROPERTY



600 Rio St., Red Bluff

FOR SALE

**ASKING PRICE:
MAKE BEST OFFER**

FEATURES

- .92 Acres
- Zoned Commercial
- Huge Vehicle Count
- 39,000+ AADT



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COLDWELL BANKER COMMERCIAL - C&C PROPERTIES

1802 Foundation Lane, Suite 125, Chico CA 95928

Lic# 01198431 Each Office Is Independently Owned & Operated

www.CBCNorcal.com

PROPERTY DESCRIPTION

Take advantage of this opportunity to purchase a high profile commercial property at a low price. Prime commercial lot ready for business with amazing signage opportunity along busy Antelope Blvd. Located at the gateway to downtown Red bluff, this riverfront parcel is perfect for a bank, quick serve restaurant, home improvement, outdoor landscaping, and many, many other commercial uses. Right across the street from Cornerstone Bank.



Demographic Summary Report

600 Rio St 600 Rio St, Red Bluff, CA 96080

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

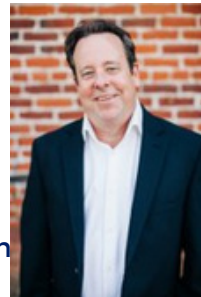


Radius	1 Mile	2 Mile	10 Mile
Population			
2029 Projection	9,249	19,940	33,295
2024 Estimate	9,188	19,843	33,468
2020 Census	8,360	18,238	32,509
Growth 2024 - 2029	0.66%	0.49%	-0.52%
Growth 2020 - 2024	9.90%	8.80%	2.95%
2024 Population by Hispanic Origin	2,264	4,868	7,753
2024 Population	9,188	19,843	33,468
White	6,328 68.87%	13,698 69.03%	23,791 71.09%
Black	21 0.23%	45 0.23%	60 0.18%
Am. Indian & Alaskan	406 4.42%	847 4.27%	1,191 3.56%
Asian	41 0.45%	99 0.50%	154 0.46%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	2,391 26.02%	5,154 25.97%	8,272 24.72%
U.S. Armed Forces	0	0	3
Households			
2029 Projection	3,757	7,849	13,057
2024 Estimate	3,730	7,807	13,121
2020 Census	3,385	7,152	12,720
Growth 2024 - 2029	0.72%	0.54%	-0.49%
Growth 2020 - 2024	10.19%	9.16%	3.15%
Owner Occupied	1,650 44.24%	3,851 49.33%	7,907 60.26%
Renter Occupied	2,080 55.76%	3,956 50.67%	5,213 39.73%
2024 Households by HH Income	3,732	7,807	13,120
Income: <\$25,000	1,321 35.40%	2,537 32.50%	3,748 28.57%
Income: \$25,000 - \$50,000	954 25.56%	2,056 26.34%	3,015 22.98%
Income: \$50,000 - \$75,000	803 21.52%	1,611 20.64%	2,684 20.46%
Income: \$75,000 - \$100,000	224 6.00%	431 5.52%	829 6.32%
Income: \$100,000 - \$125,000	174 4.66%	458 5.87%	977 7.45%
Income: \$125,000 - \$150,000	167 4.47%	440 5.64%	759 5.79%
Income: \$150,000 - \$200,000	56 1.50%	149 1.91%	632 4.82%
Income: \$200,000+	33 0.88%	125 1.60%	476 3.63%
2024 Avg Household Income	\$48,696	\$53,748	\$66,171
2024 Med Household Income	\$34,896	\$39,059	\$47,148



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