

359-360
PARK MARINA
REDDING | CA

Available

±21,516 Square Feet

Large warm shell building
with tall ceilings and
abundant parking in the
center of Redding, CA.

- General Commercial – Visitor Retail zoning supports multiple uses including retail, entertainment, or mixed-use.
- 235 fully lit parking stalls offering visibility, convenience, and safety.
- Building includes new PVC roof in 2018 and updated HVAC from 2012–2015.



CHRIS HAEDRICH

Vice President of Sales & Leasing
530.226.1160
chris.h@capitalrivers.com
DRE #01484672

TYLER JARDINE, CCIM

Director of Sales & Leasing
530.524.1537
tyler@capitalrivers.com
DRE #01411003



CAPITAL RIVERS
— HAEDRICH GROUP —

EXECUTIVE SUMMARY

359-360
PARK MARINA
REDDING | CA

PROPERTY OVERVIEW

±21,516 square foot former movie theater shell at 359 Park Marina Circle offers flexible space under General Commercial – Visitor Retail zoning. Constructed of CMU with pilaster columns, the structure supports full interior customization for retail, entertainment, office, or mixed-use projects. HVAC units were replaced between 2012 and 2015 and have had minimal operation since, ensuring reliable performance. This building has 20' ceilings and it was built in 1988 with a new PVC roof installed in 2018. The property will be delivered in a warm shell condition, with landlord negotiation available to tailor tenant improvements to your specifications.

Situated on Park Marina Circle, the property features 235 fully lit parking stalls providing visibility and ease of access. Located near major traffic corridors, the site benefits from consistent drive-by exposure and convenient ingress and egress. Surrounding businesses include retail destinations, restaurants, and service providers that draw steady consumer foot traffic. Proximity to regional highways enhances access for customers and employees, while nearby amenities support a range of commercial uses.

OFFERING

Warm Shell Lease Rate:	\$2.34/PSF triple net (\$50,350/month).
As-Is Lease Rate:	\$1.50/PSF triple net (\$32,275/month).
As-Is Purchase Price:	\$3,500,000



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CHRIS HAEDRICH

Vice President of Sales & Leasing
530.226.1160
chris.h@capitalrivers.com
DRE #01484672

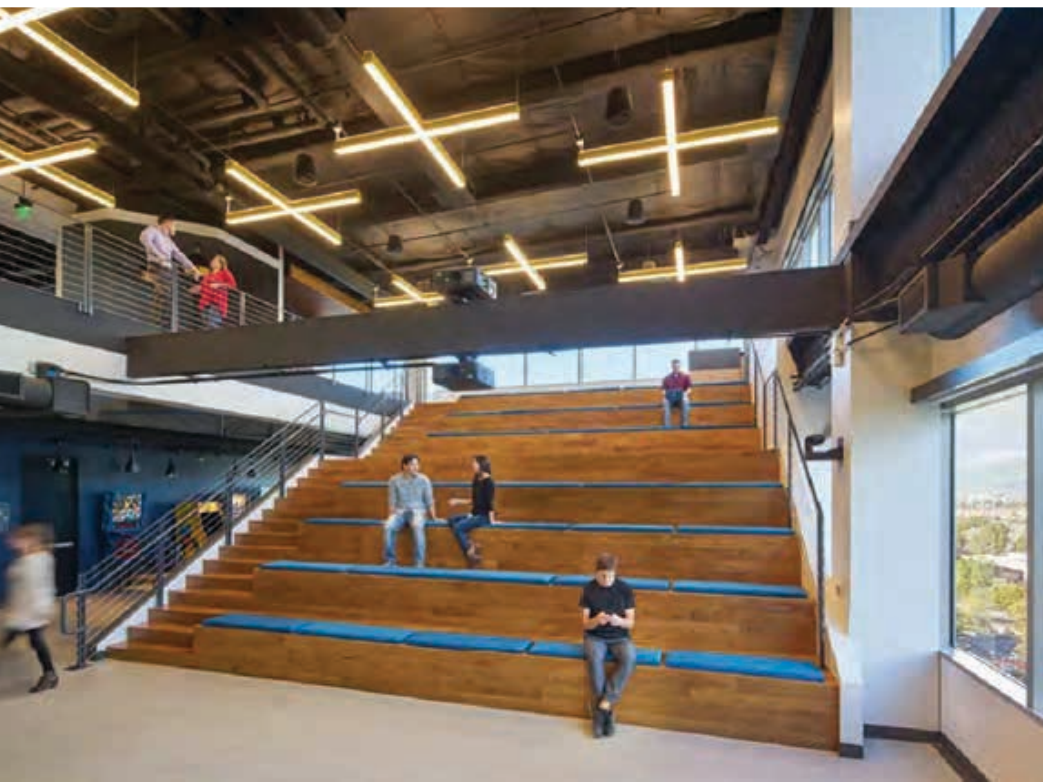
TYLER JARDINE, CCIM

Director of Sales & Leasing
530.524.1537
tyler@capitalrivers.com
DRE #01411003

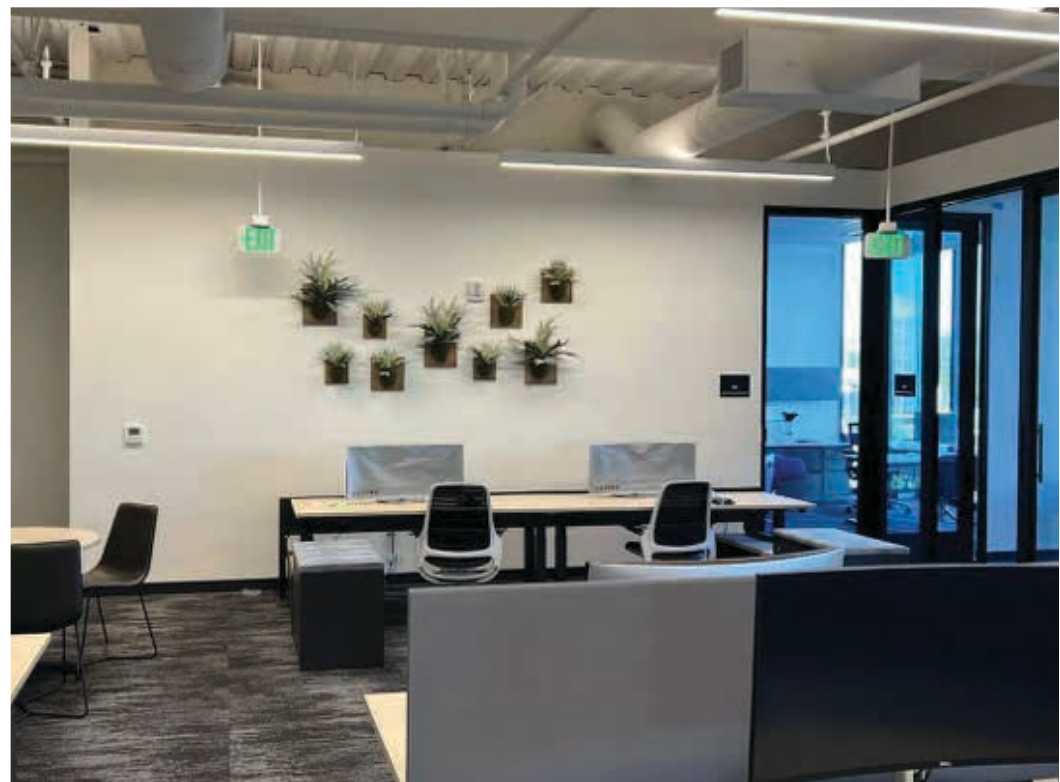
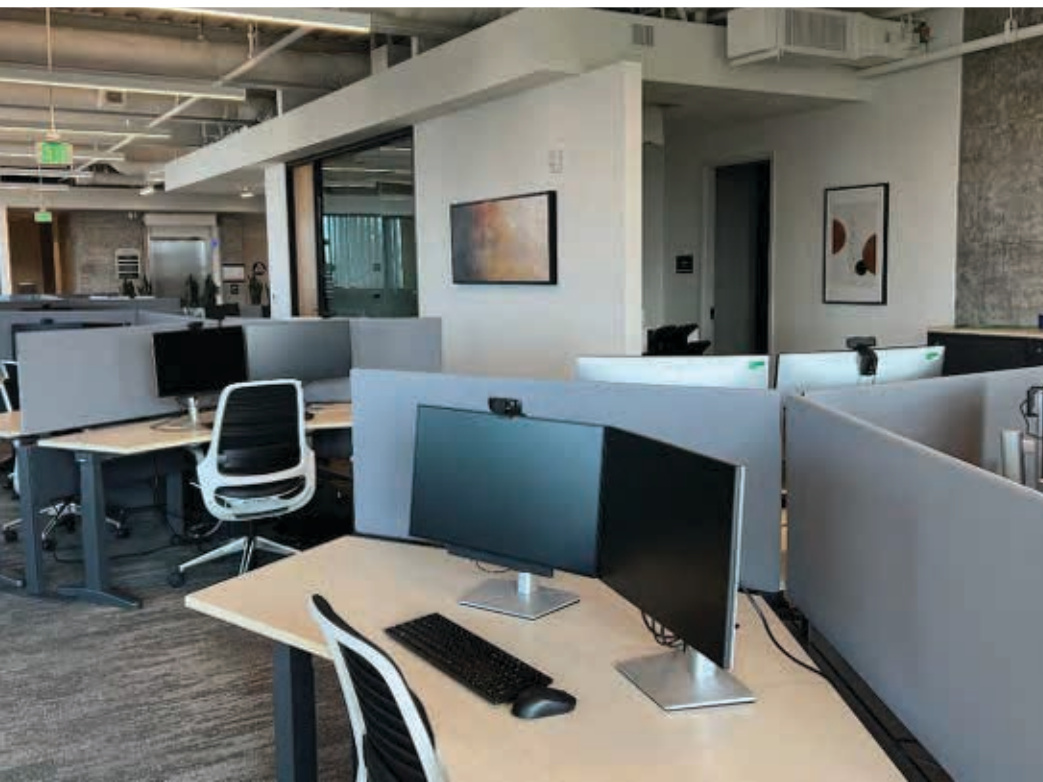


CAPITAL RIVERS
— HAEDRICH GROUP —

359-360
PARK MARINA
REDDING | CA



359-360
PARK MARINA
REDDING | CA

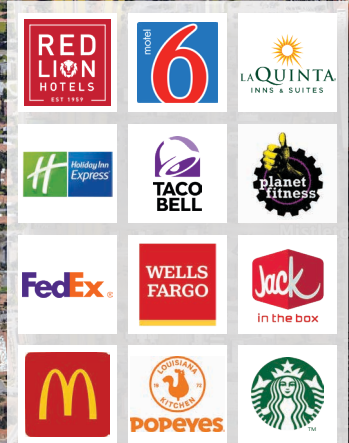
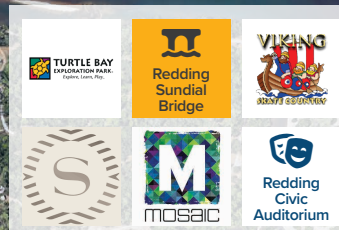
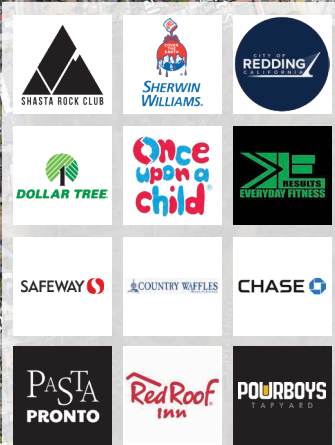
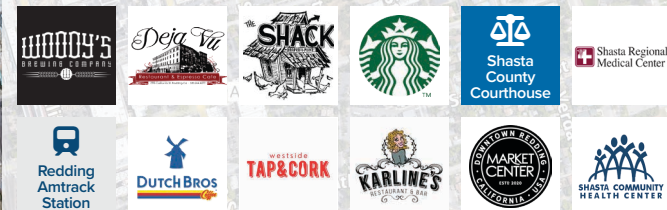


LOCATION

359-360
PARK MARINA
REDDING | CA

DOWNTOWN REDDING

359-360
PARK MARINA
REDDING | CA

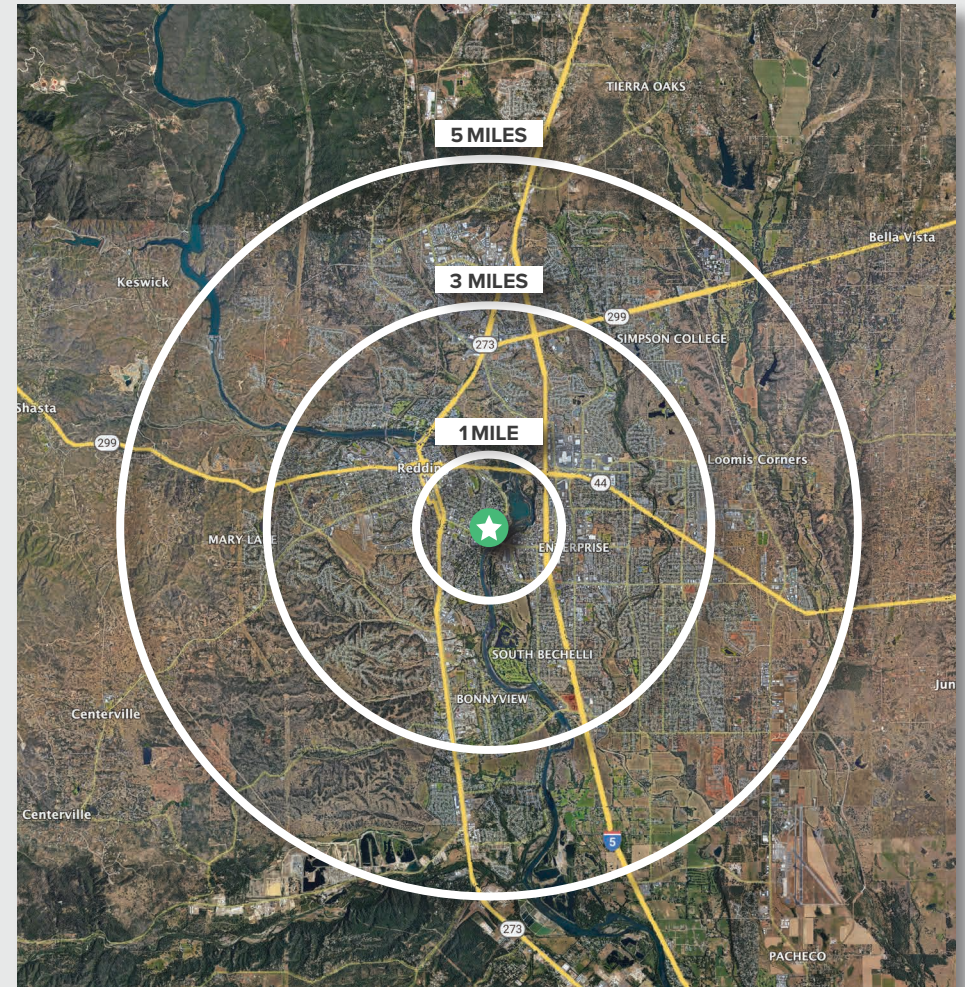


REGIONAL DEMOGRAPHICS

359-360
PARK MARINA
 REDDING | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	6,295	66,730	96,632
2020 Census Population	6,450	67,929	97,789
2010 Census Population	6,103	65,336	94,707
2025 Median Age	39.8	37.7	38.6
HOUSEHOLDS			
2025 Estimated Households	2,878	27,371	38,730
2020 Census Households	2,908	27,762	39,228
2010 Census Households	2,809	26,701	37,823
INCOME			
2025 Estimated Average Household Income	\$85,872	\$93,864	\$100,103
2025 Estimated Median Household Income	\$58,570	\$71,859	\$77,539
2025 Estimated Per Capita Income	\$40,158	\$38,875	\$40,450
BUSINESS			
2025 Estimated Total Businesses	1,299	4,916	5,963
2025 Estimated Total Employees	12,080	40,612	49,900

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



CHRIS HAEDRICH

Vice President of Sales & Leasing
 530.226.1160
 chris.h@capitalrivers.com
 DRE #01484672

TYLER JARDINE, CCIM

Director of Sales & Leasing
 530.524.1537
 tyler@capitalrivers.com
 DRE #01411003



CAPITAL RIVERS
 — HAEDRICH GROUP —

ABOUT CAPITAL RIVERS

359-360
PARK MARINA
REDDING | CA

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.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CHRIS HAEDRICH

Vice President of Sales & Leasing
530.226.1160
chris.h@capitalrivers.com
DRE #01484672

TYLER JARDINE, CCIM

Director of Sales & Leasing
530.524.1537
tyler@capitalrivers.com
DRE #01411003



CAPITAL RIVERS
— HAEDRICH GROUP —