

**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.



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# EXECUTIVE SUMMARY

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## 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

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



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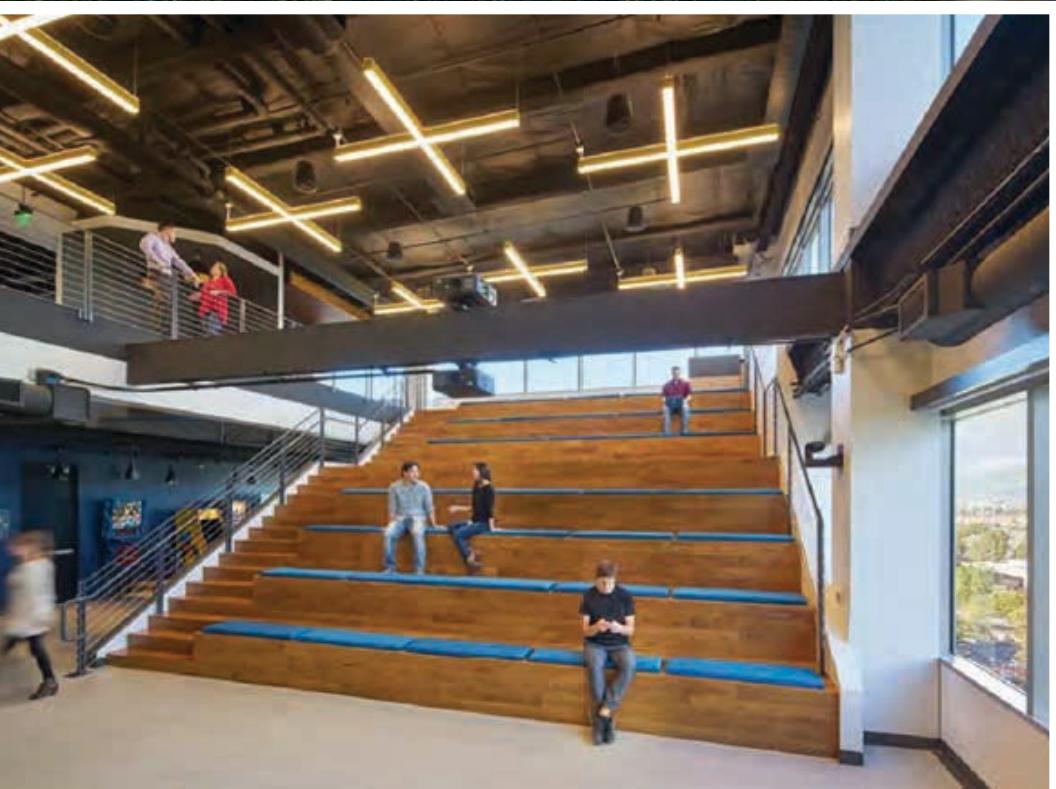
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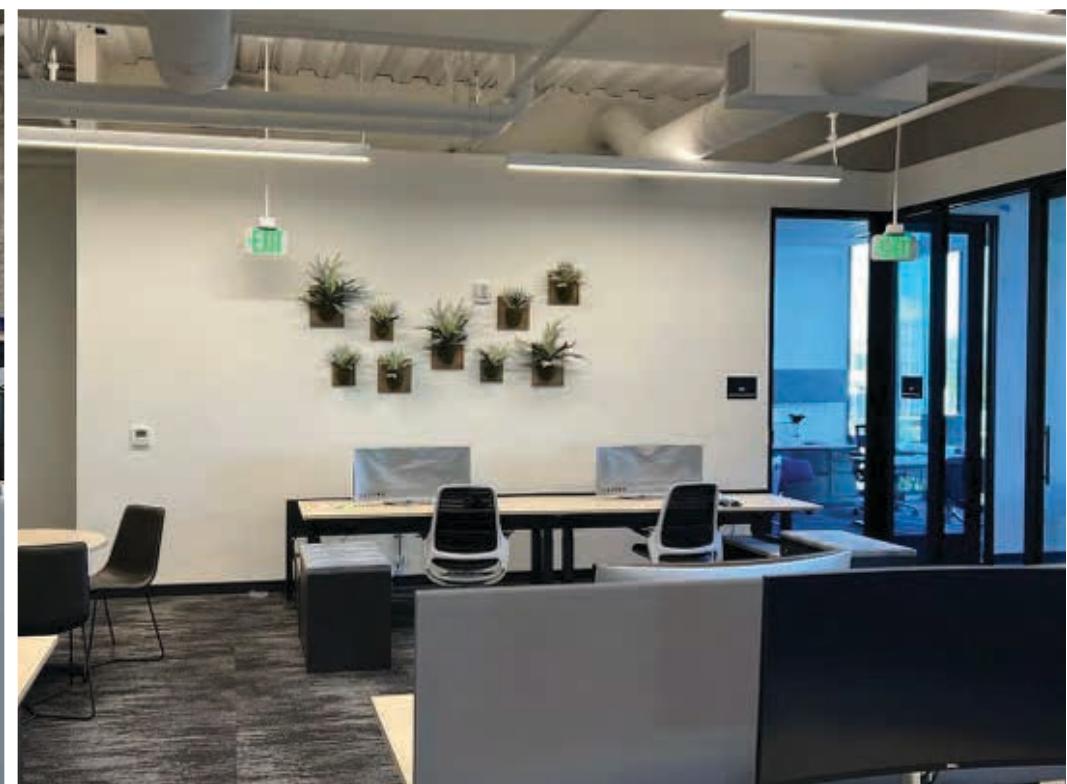
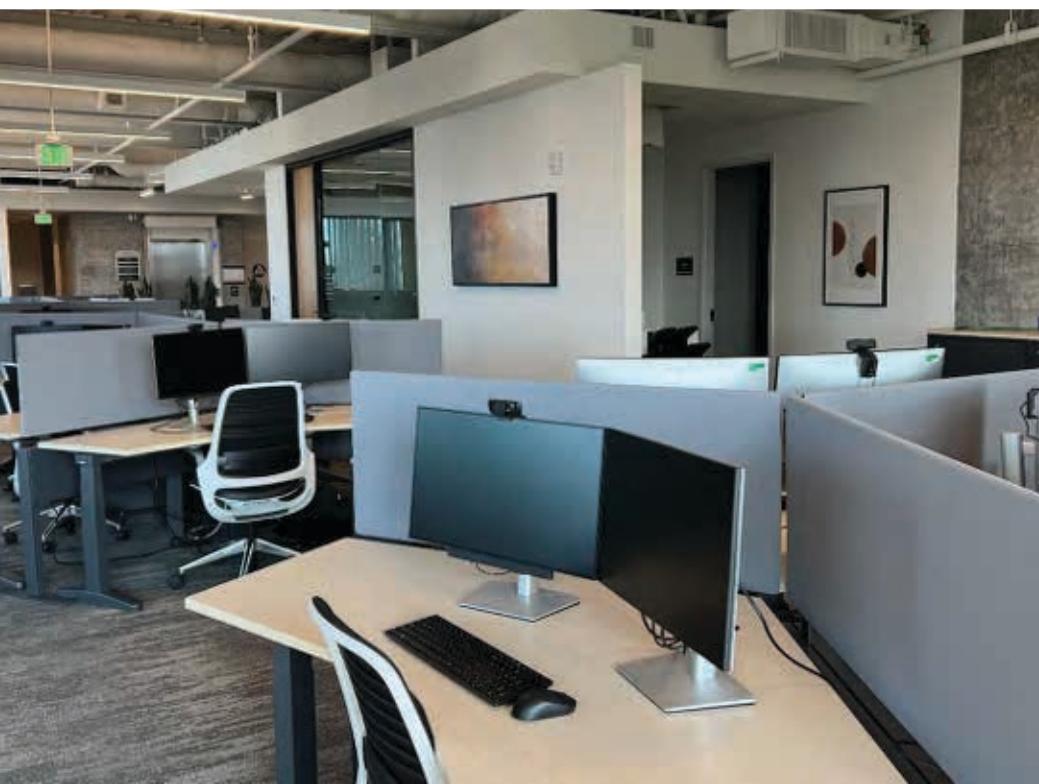


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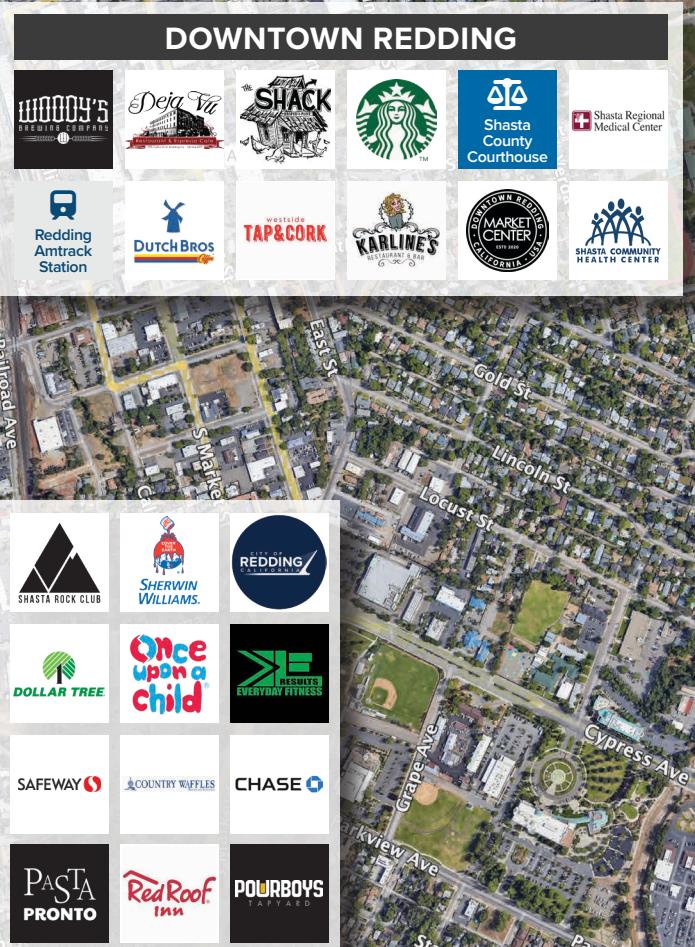


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# LOCATION

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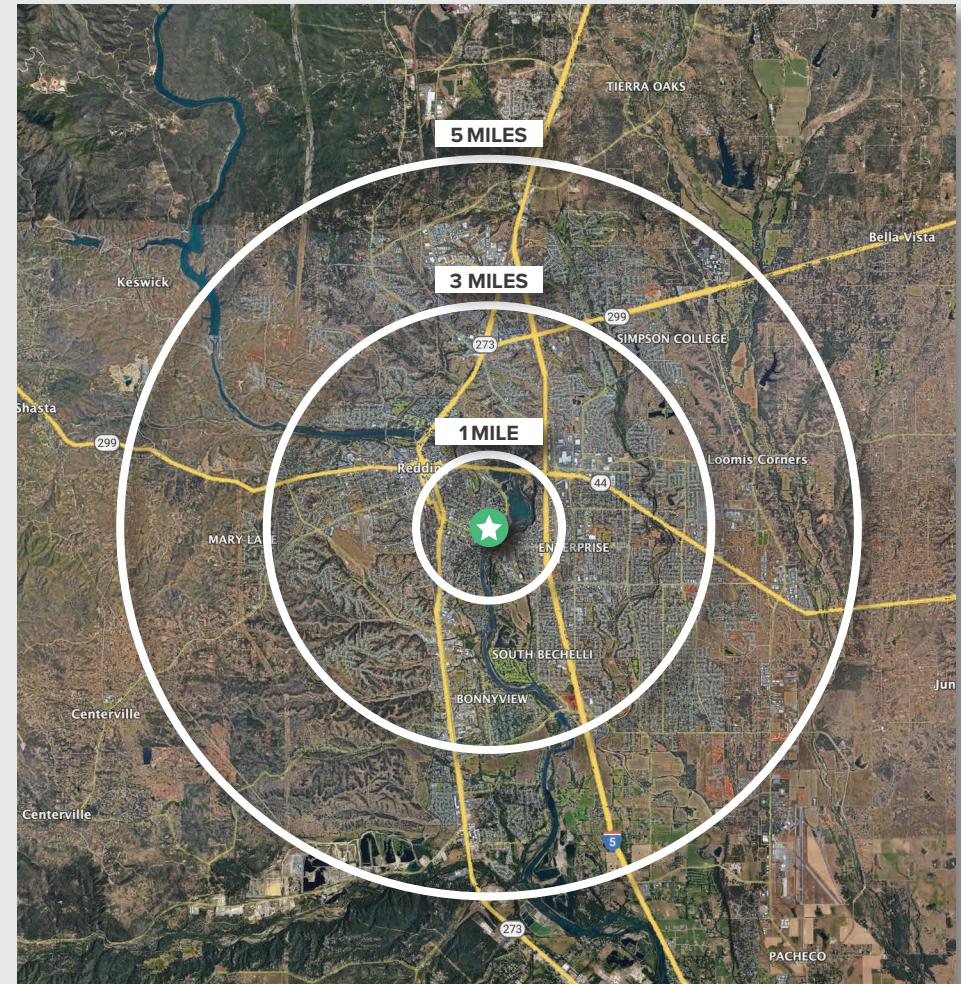


# REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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
<b>INCOME</b>			
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
<b>BUSINESS</b>			
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



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# ABOUT CAPITAL RIVERS

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Learn more at [capitalrivers.com](http://capitalrivers.com)

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