

1158

N. COURT STREET

REDDING | CA

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For Sale

±2,112 SF Building

Standalone medical office building with private parking near downtown in Redding, CA

- Three exam rooms and procedure room with existing plumbing in place.
- Eleven off street private parking spaces on site.
- Visible location near Eureka Way with nearby medical and retail uses.



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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

1158 N. Court Street, Redding, CA 96001 is a ±2,112 square foot standalone medical office building available for sale. Built in 1990, the vacant property is configured for medical use and includes three exam rooms with plumbing, a larger procedure room with plumbing, laboratory space, reception area, waiting room, break room, two private offices, and two restrooms. Interior finishes are well maintained, and the exterior improvements are in good condition. The site includes 11 off street private parking spaces supporting medical or professional office occupancy.

The property is located just north of the intersection of Eureka Way and Court Street, offering strong visibility and accessibility within an established commercial corridor. Shasta Family YMCA is directly across the street, with Carl's Jr. located immediately adjacent at the corner. The surrounding area features a mix of medical, retail, and service oriented uses that contribute to consistent traffic activity and convenient access for patients, clients, and staff.

OFFERING

Zoning: General Commercial - Visitor Retail

Price: \$549,000 (\$260 per square foot)



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N. Court Street
(±9,000 CPD)

Eureka Way
(±22,000 CPD)

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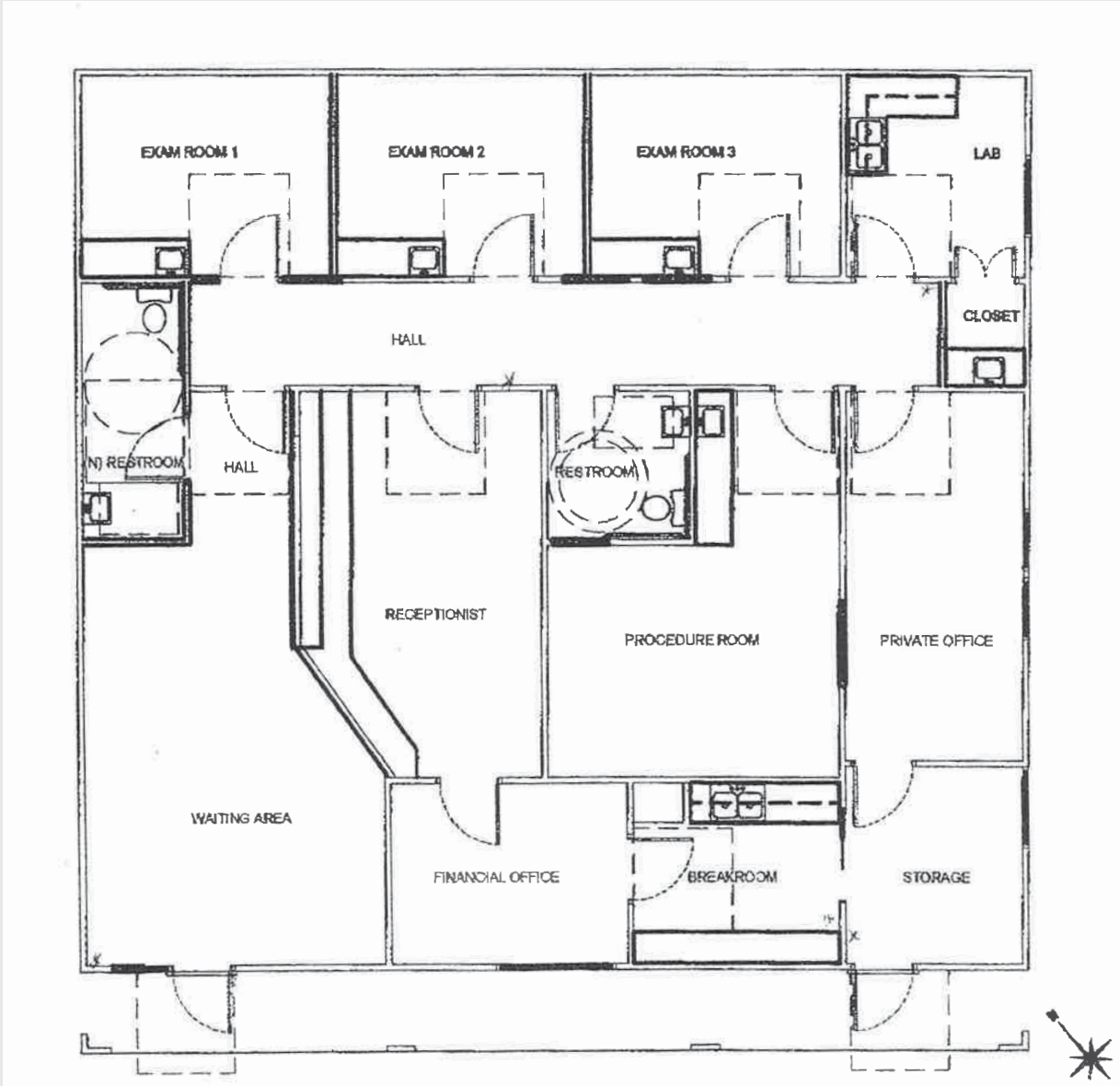
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FLOOR PLAN

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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DOWNTOWN AREA

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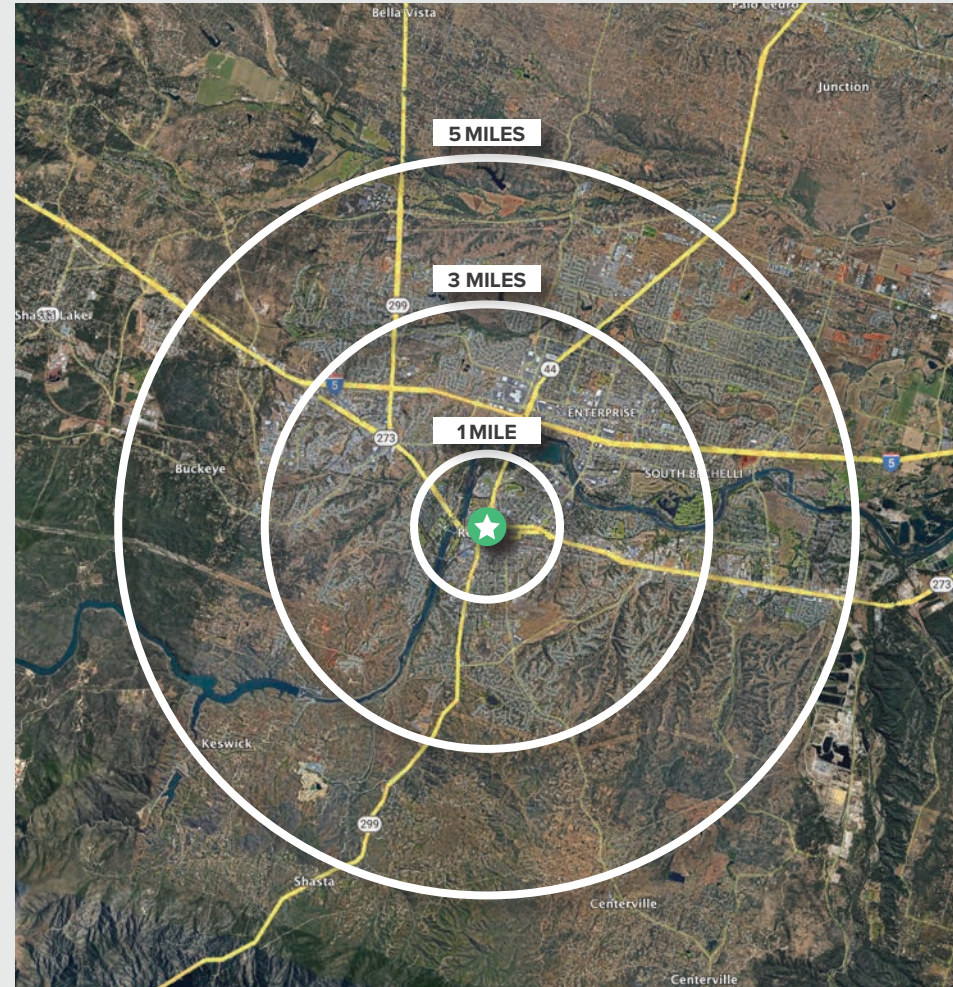


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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	8,820	58,349	95,010
2020 Census Population	8,535	57,974	95,889
2010 Census Population	8,367	55,963	93,395
2025 Median Age	37.6	38.2	38.6
HOUSEHOLDS			
2025 Estimated Households	4,125	24,468	38,189
2020 Census Households	3,841	24,335	38,516
2010 Census Households	3,854	23,540	37,324
INCOME			
2025 Estimated Average Household Income	\$66,064	\$92,898	\$100,389
2025 Estimated Median Household Income	\$48,633	\$71,101	\$78,030
BUSINESS			
2025 Estimated Total Businesses	1,576	4,716	5,847
2025 Estimated Total Employees	13,310	39,999	48,746



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



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.

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