

MARKET & PLACER

1675 MARKET
REDDING | CA

For Sale ±3,400 SF Building

Prime standalone office building in the Downtown Redding core.

- Three entrances/exits allowing the option to lease to multiple tenants.
- First-class security with key-card access and security cameras.
- Private parking lot with nine parking spaces.

CHRIS HAEDRICH

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EXECUTIVE SUMMARY

**MARKET &
PLACER**

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PROPERTY OVERVIEW

Prime Downtown Redding standalone office building for sale with private parking lot at the high traffic corner of Market and Placer Streets in the heart of it all, just half a block west of the Damburger and one block north of the Historic Cascade Theatre. Approximately 3,400 square foot single story professional office building with 3 entrances/exits allowing the option to lease to multiple tenants or perfect for the owner occupant. Nine private parking spaces provides guaranteed customer and employee parking in the downtown core. Approximately 20,000 cars per day traffic counts means excellent visibility for your business or tenants.

PROPERTY HIGHLIGHTS

- ±3,400 SF standalone office building in Downtown Redding.
- First-class security with key-card access and security cameras.
- Private parking lot with nine parking spaces

OFFERING

Zoning: DCD-SP-BH - Downtown Core District Specific Plan - Building Height Overlay

APN: 101-790-010

Asking Price: \$623,000



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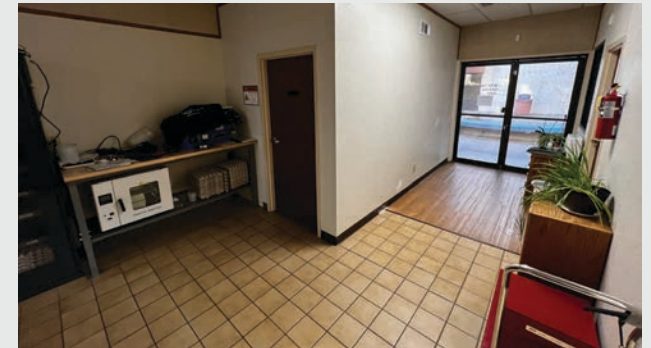


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PROPERTY PHOTOS

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REDDING BUSINESS DISTRICT

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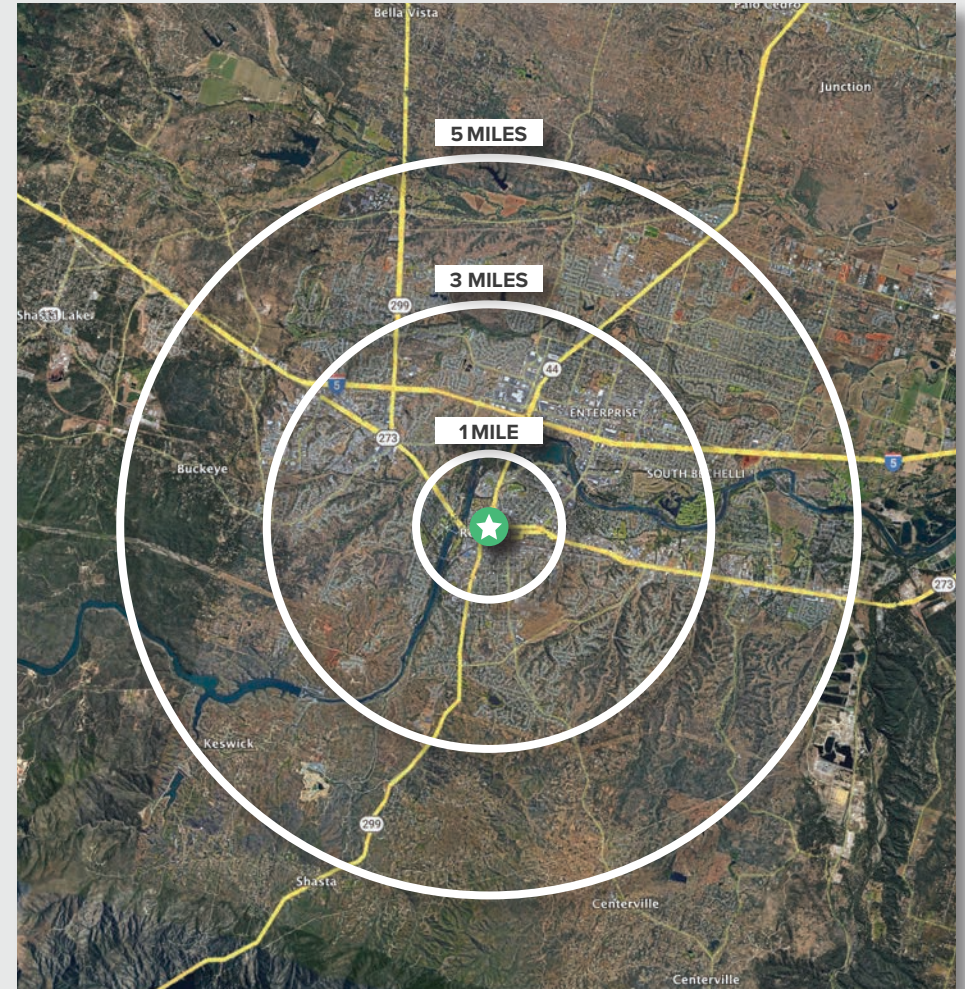
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	8,633	61,218	96,708
2029 Projected Population	8,973	60,889	95,449
2020 Census Population	8,435	61,960	97,972
2010 Census Population	8,251	59,789	95,193
2024 Median Age	35.6	37.5	38.7
HOUSEHOLDS			
2024 Estimated Households	4,049	25,750	39,197
2029 Projected Households	4,226	25,526	38,564
2020 Census Households	3,755	25,707	39,303
2010 Census Households	3,722	24,832	38,005
INCOME			
2024 Estimated Average Household Income	\$71,186	\$95,378	\$102,074
2024 Estimated Median Household Income	\$47,184	\$69,392	\$75,340
2024 Estimated Per Capita Income	\$34,114	\$40,447	\$41,641
BUSINESS			
2024 Estimated Total Businesses	1,689	4,405	5,619
2024 Estimated Total Employees	14,782	36,865	47,397



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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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. That leads to proven results and high client satisfaction. Experience our exceptional service including commercial tenant representation, landlord representation, and development.

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