

# AVIANCA PARCELS

REDDING | CA

## For Sale Up to ±2.85 Acres

Two adjacent industrial parcels with development potential in Redding, CA

- Lot A is ±60,984 SF (±1.40 acres); Lot C is ±63,162 SF (±1.45 acres).
- Minutes from Redding Municipal Airport with quick access to Interstate 5.
- Surrounding area includes industrial, logistics, and commercial businesses.

### RYAN HAEDRICH, CCIM

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DRE #01747622



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# EXECUTIVE SUMMARY

**AVIANCA  
PARCELS**  
REDDING | CA

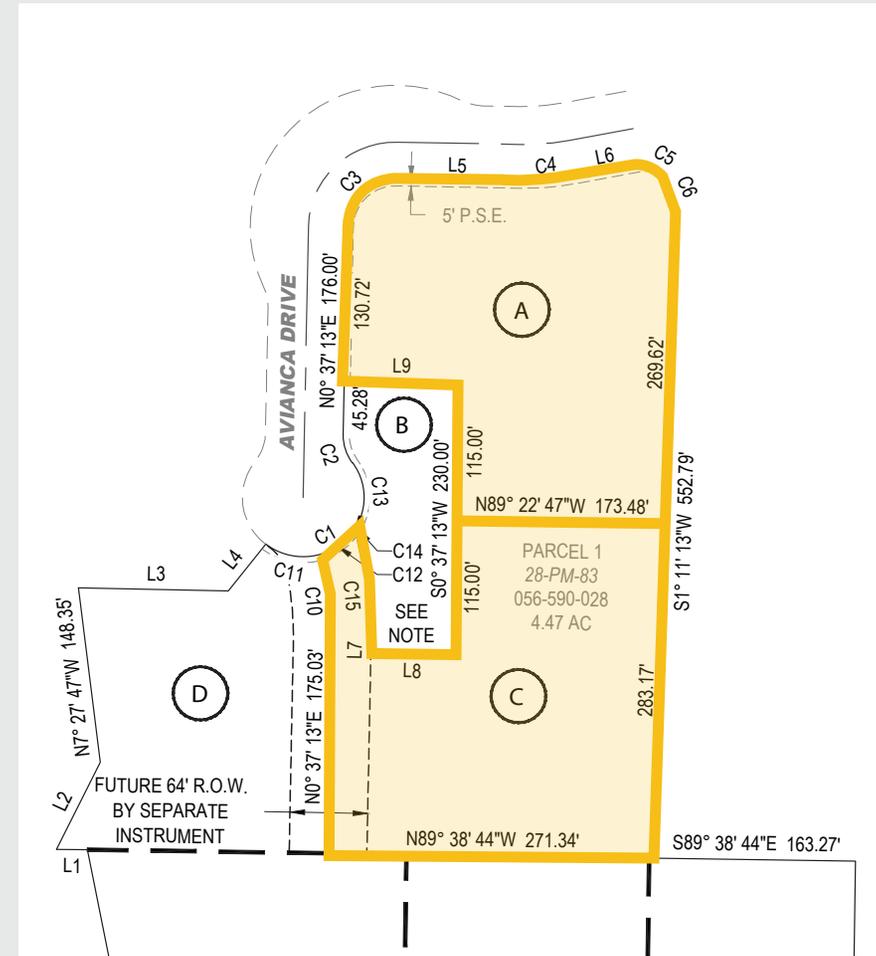
## OFFERING

**Total Size:** ±2.85 acres (±124,146 square feet)  
**Total Cost:** \$1,355,000 (\$10.00 per square foot)  
**Zoning:** GI - General Industrial  
**Location:** 7669 Avianca Drive | Redding, CA  
**APN:** 053-590-028

## PROPERTY OVERVIEW

7669 Avianca Drive in Redding, CA offers two adjacent level industrial parcels totaling ±124,146 square feet (±2.85 acres). Lot A consists of ±60,984 square feet (±1.40 acres) and Lot C consists of ±63,162 square feet (±1.45 acres). Both parcels are currently in agricultural use and provide a flat, build-ready site for future industrial or commercial development. The properties benefit from established commercial zoning, making them suitable for a range of potential uses.

The site is located minutes from Redding Municipal Airport and has convenient access to Interstate 5, supporting regional and statewide connectivity. The surrounding area includes a mix of industrial, logistics, and commercial uses, offering synergies for new development. Local amenities, business services, and transportation infrastructure are all nearby, and the parcels are positioned in a corridor that supports distribution, light industrial, and service-oriented operations.



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# AVAILABILITY

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ADDRESS	SIZE (SF)	SIZE (ACRES)	PRICE	PRICE PSF	ZONING
Lot A	±60,984 SF	±1.40 acres	\$609,840	\$10.00	GI - General Industrial
Lot C	±63,162 SF	±1.45 acres	\$631,620	\$10.00	GI - General Industrial



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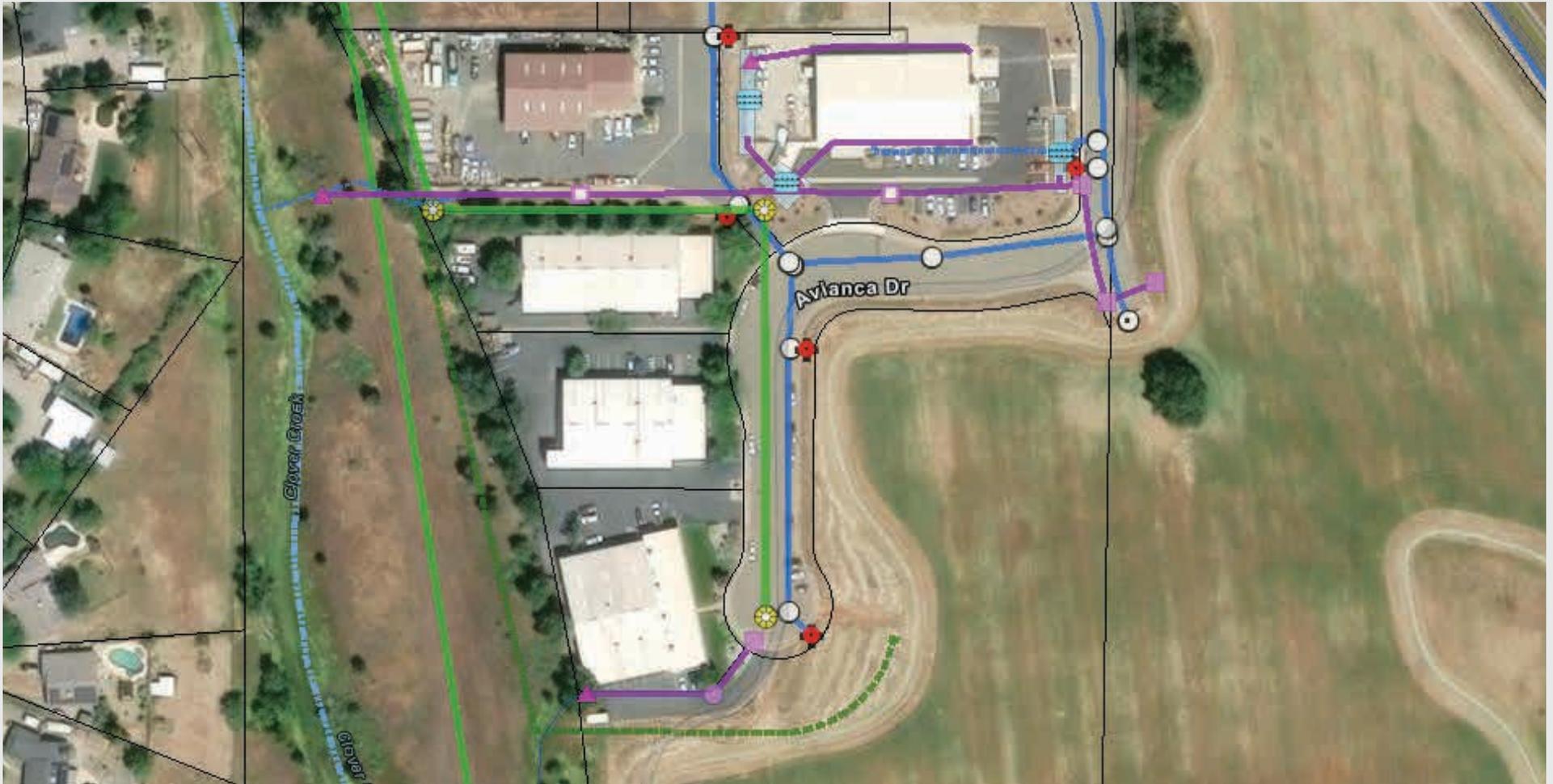
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# UTILITIES - CITY OF REDDING (REU)

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# ABOUT CAPITAL RIVERS

**AVIANCA  
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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. 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](http://capitalrivers.com)



### PROPERTY MANAGEMENT

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

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### COMMERCIAL BROKERAGE

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### DEVELOPMENT

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

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