

3753
CHURN CREEK
REDDING | CA

For Sale

±1,980 SF Building

Standalone medical and professional office with onsite parking in Redding, CA

- Interior includes exam rooms, lab space, offices, and open work area.
- Exclusive on-site parking lot with 21 spaces for visitors and staff.
- Adjacent vacant parcel may be available for purchase separately from its current owner.

CHRIS HAEDRICH

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

[CLICK TO TAKE A VIRTUAL TOUR](#)



CAPITAL RIVERS
— HAEDRICH GROUP —

OFFERING SUMMARY



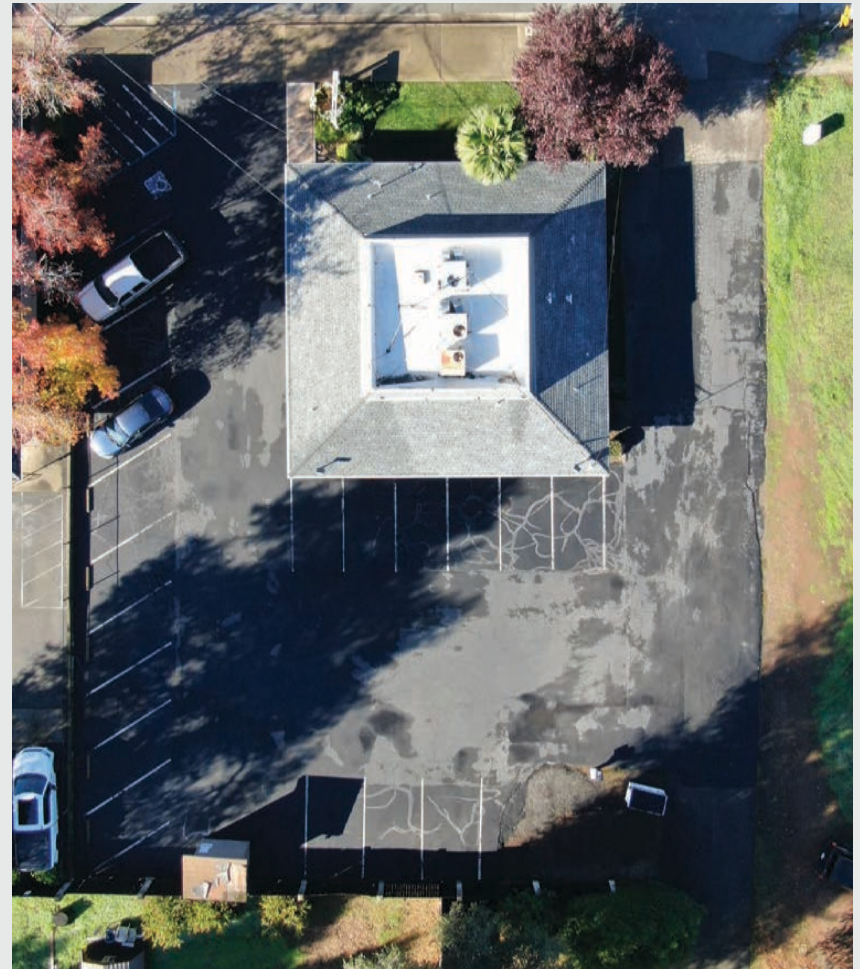
PROPERTY OVERVIEW

3753 Churn Creek Road, Redding, CA is a $\pm 1,980$ square foot standalone medical and professional office building offered for sale. The building was constructed in 1973 and is configured with four exam rooms featuring sinks and cabinetry, one lab with similar improvements, three private offices or storage areas, two restrooms, a large reception and waiting area, and a central open collaborative workspace. The property is currently vacant and suitable for an owner occupant. An exclusive on-site lot provides 21 parking spaces, and an adjacent vacant parcel may be available separately through its current owner.

The property is located along the busy Churn Creek Road corridor just north of Churn Creek Marketplace, which includes Starbucks, In-N-Out Burger, Save Mart, Ross, and multiple national retailers. Daily traffic counts are approximately 15,000 vehicles, offering strong visibility and consistent activity. The site provides convenient access to retail services, neighborhood amenities, and major roadways throughout Redding, contributing to ease of access for clients and staff.

OFFERING

Purchase Price: \$396,000
Year Built: 1973
Building Size: $\pm 1,980$ square feet



© 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



CAPITAL RIVERS
— HAEDRICH GROUP —

FLOOR PLAN

3753
CHURN CREEK
REDDING | CA



EXTERIOR PROPERTY PHOTOS

3753
CHURN CREEK
REDDING | CA



CHRIS HAEDRICH

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



CAPITAL RIVERS
— HAEDRICH GROUP —

INTERIOR PROPERTY PHOTOS

3753
CHURN CREEK
REDDING | CA



CHRIS HAEDRICH

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



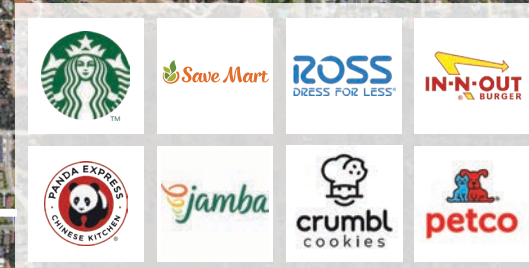
CAPITAL RIVERS
— HAEDRICH GROUP —

LOCATION

3753
CHURN CREEK
REDDING | CA



3753
CHURN CREEK
REDDING | CA



CHRIS HAEDRICH

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



CAPITAL RIVERS
— HAEDRICH GROUP —

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.

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



CAPITAL RIVERS
— HAEDRICH GROUP —