



# For Lease

## ±6,960 SF Building

Two-story professional building with open floor plan and ample parking in Redding, CA.

- Strong traffic counts and a signalized corner offers high visibility.
- ±18,000 ADT on Hartnell Avenue with close proximity to major transportation arteries.
- Natural light lends the functionality to many uses.



### RYAN HAEDRICH, CCIM

Vice President of Sales & Leasing

530.221.1127

ryan.h@capitalrivers.com

DRE #01747622



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# EXECUTIVE SUMMARY

**185**  
**HARTNELL**  
REDDING | CA

## PROPERTY OVERVIEW

Located at 185 Hartnell Avenue in Redding, CA, this exceptional two-story property, formerly a bank, presents a unique leasing opportunity for businesses. With strong traffic counts and a signalized corner, the property offers high visibility and accessibility. The abundance of parking ensures convenience for both tenants and clients. Inside, the open floor plan and natural light lends the functionality to many uses. The strategic location provides easy access to major transportation arteries, making commuting effortless. With strong traffic counts, ample parking, and a prominent signalized corner, this property is an ideal choice for businesses seeking a distinguished and well-connected commercial space in Redding.

## PROPERTY HIGHLIGHTS

- Two-story property with high visibility on a signalized corner.
- Great exposure with 18,000 ADT on Hartnell Avenue.
- Abundant parking for tenants and clients.

## OFFERING SUMMARY

**Lease Rate:** \$1.85 PSF/month

**Available Square Feet:** ±6,960 SF



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530.221.1127  
ryan.h@capitalrivers.com  
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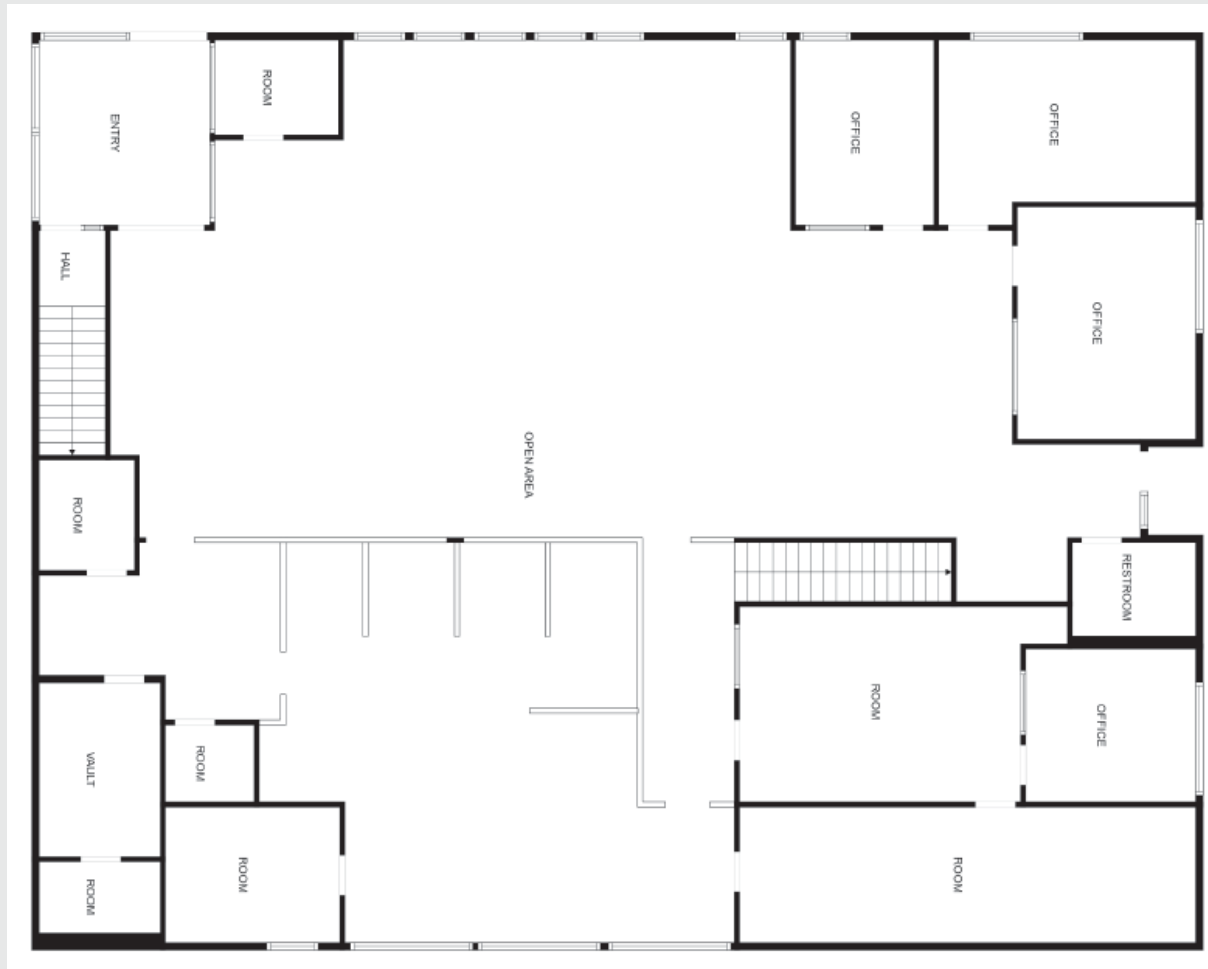
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# FLOOR PLAN

## First Floor



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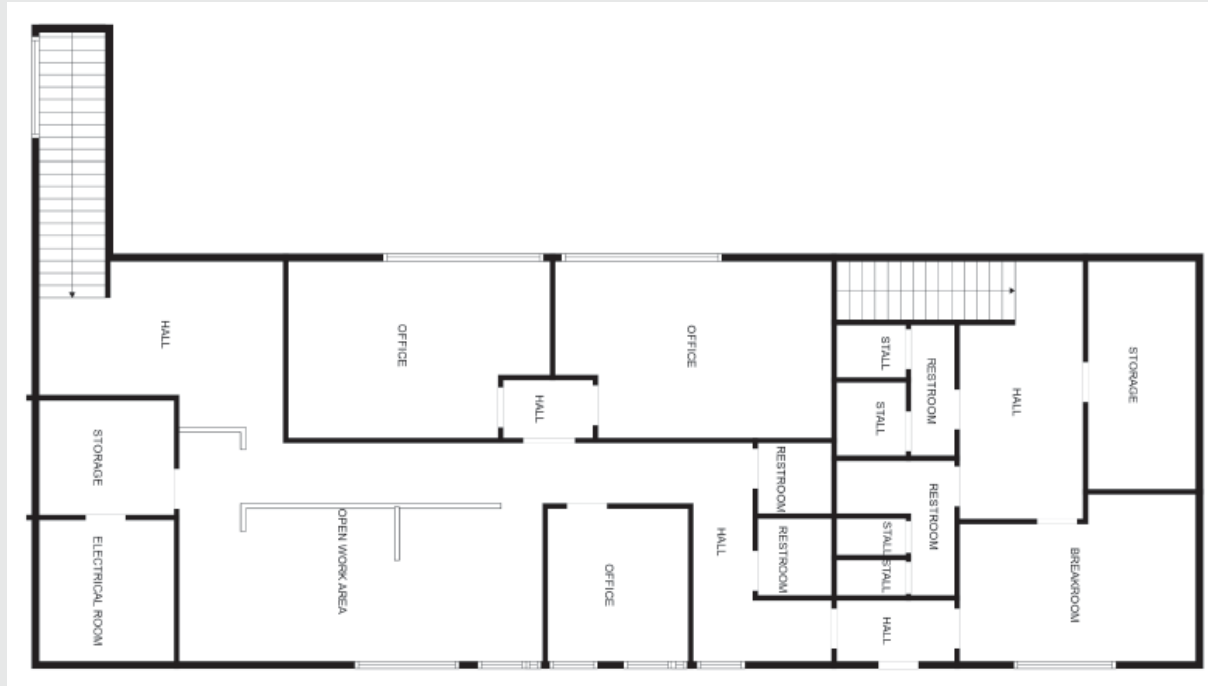
Vice President of Sales & Leasing  
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# FLOOR PLAN

## Second Floor



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# EXTERIOR PROPERTY PHOTOS

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**RYAN HAEDRICH, CCIM**

Vice President of Sales & Leasing

530.221.1127

ryan.h@capitalrivers.com

DRE #01747622

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# INTERIOR PROPERTY PHOTOS

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**RYAN HAEDRICH, CCIM**

Vice President of Sales & Leasing

530.221.1127

ryan.h@capitalrivers.com

DRE #01747622

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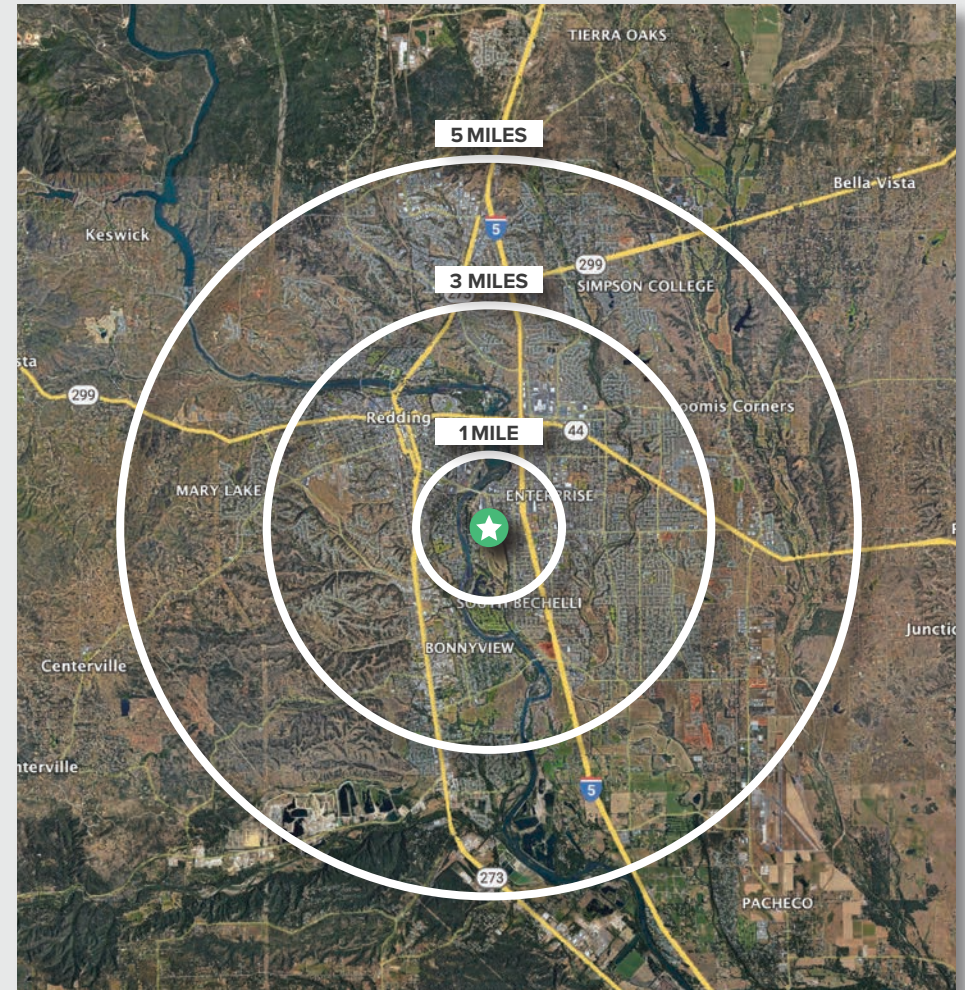


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# REGIONAL DEMOGRAPHICS

**185**  
HARTNELL  
REDDING | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	6,285	64,130	96,341
2029 Projected Population	6,189	63,316	95,098
2020 Census Population	6,548	65,422	97,463
2010 Census Population	6,213	62,870	94,222
2024 Median Age	36.9	36.7	38.7
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,708	26,251	39,024
2029 Projected Households	2,622	25,837	38,395
2020 Census Households	2,746	26,290	39,092
2010 Census Households	2,627	25,279	37,638
<b>INCOME</b>			
2024 Estimated Average Household Income	\$87,873	\$97,221	\$102,059
2024 Estimated Median Household Income	\$61,700	\$71,918	\$75,247
2024 Estimated Per Capita Income	\$38,670	\$40,112	\$41,614
<b>BUSINESS</b>			
2024 Estimated Total Businesses	1,136	4,563	5,649
2024 Estimated Total Employees	9,891	38,092	47,893



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

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# ABOUT CAPITAL RIVERS



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### Sacramento, CA Office:

1821 Q Street  
Sacramento, CA 95811  
916.514.5225  
[info@capitalrivers.com](mailto:info@capitalrivers.com)

### Redding, CA Office:

280 Hemsted Drive, Suite 104  
Redding, CA 96002  
530.221.1127  
[info@capitalrivers.com](mailto:info@capitalrivers.com)

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