

**8872**  
**OLD OREGON**  
REDDING | CA

# For Lease

## ±1.0 to ±3.0 Acres of Fenced & Graveled Yard

- The ±3-acre property features a fully fenced and graveled yard, providing ample space and security for a variety of business operations.
- Conveniently located with easy access to Highway 44, the site ensures efficient transportation and connectivity.
- Close proximity to the Redding Airport enhances the property's appeal, offering additional logistical advantages.

### **RYAN HAEDRICH, CCIM**

Vice President of Sales & Leasing

530.221.1127

[ryan.h@capitalrivers.com](mailto:ryan.h@capitalrivers.com)

DRE #01747622

**REALTY**  
**RESOURCES**  
MEMBER



**CAPITAL RIVERS**  
— HAEDRICH GROUP —



# EXECUTIVE SUMMARY

**8872**  
OLD OREGON  
REDDING | CA

## PROPERTY OVERVIEW

8872 Old Oregon Trail in Redding, California offers a versatile  $\pm 3$ -acre commercial property for lease with a fully fenced and graveled yard. This expansive site provides ample space for a variety of business operations and features convenient access to Highway 44. Its close proximity to the Redding Airport further enhances its appeal, making it an excellent choice for businesses that prioritize connectivity and ease of transportation.

The property also presents opportunities for customized improvements, allowing businesses to tailor the space to their specific needs. Whether for storage, operations, or office use, this location can be adapted to suit a range of requirements. Situated along Old Oregon Trail, just north of the Redding Airport, it offers a unique opportunity for companies seeking a well-located, practical, and adaptable commercial site.

## PROPERTY HIGHLIGHTS

- $\pm 1.0$  to  $\pm 3.0$  acres of fully fenced and graveled yard.
- Easy access to Highway 44.
- Close proximity to the Redding Airport.
- Asking \$0.05 per square foot ( $\pm 1.0$  to  $\pm 3.0$  acres).



© 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

## RYAN HAEDRICH, CCIM

Vice President of Sales & Leasing  
530.221.1127  
ryan.h@capitalrivers.com  
DRE #01747622

REALTY  
RESOURCES  
MEMBER



CAPITAL RIVERS  
— HAEDRICH GROUP —

# LOCATION

**8872**  
OLD OREGON  
REDDING | CA



**RYAN HAEDRICH, CCIM**

Vice President of Sales & Leasing

530.221.1127

ryan.h@capitalrivers.com

DRE #01747622

REALTY  
RESOURCES  
MEMBER

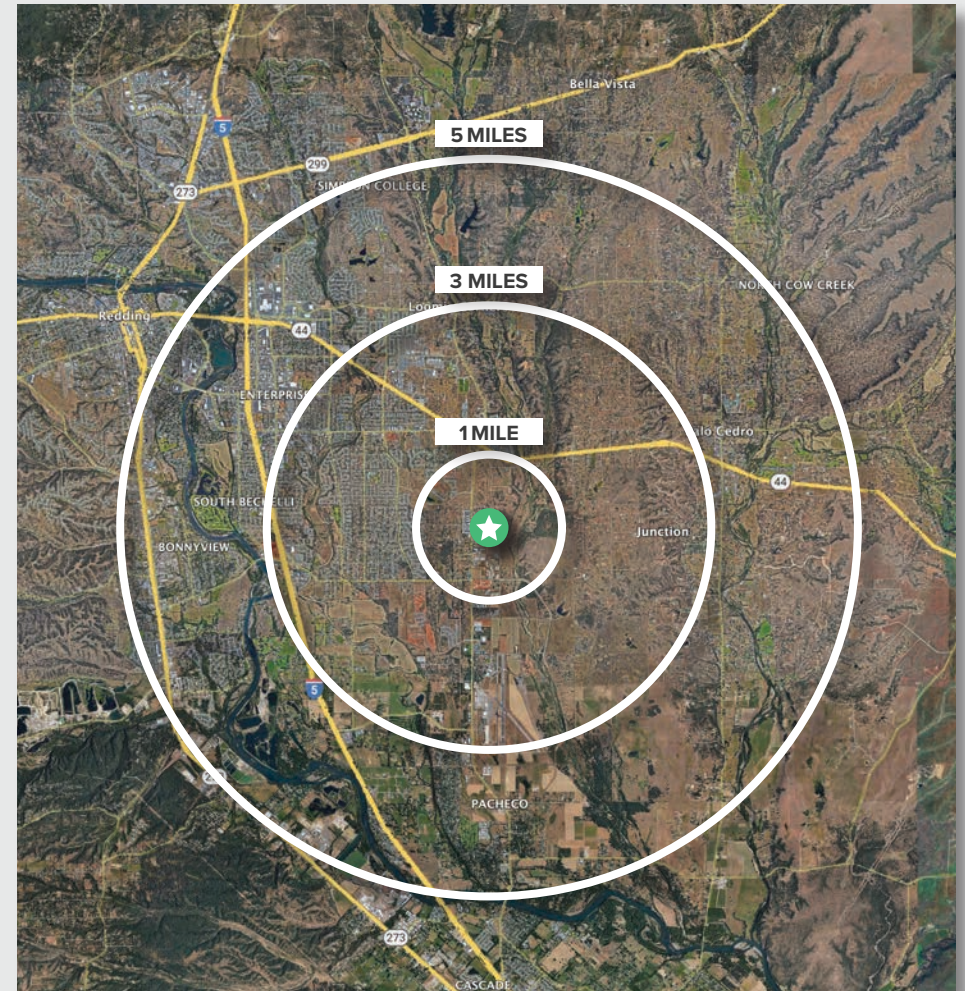


CAPITAL RIVERS  
— HAEDRICH GROUP —

# REGIONAL DEMOGRAPHICS

**8872**  
**OLD OREGON**  
 REDDING | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	1,420	26,221	65,369
2028 Projected Population	1,331	25,458	63,816
2020 Census Population	1,575	27,218	67,209
2010 Census Population	1,334	25,492	63,893
2023 Median Age	41.9	37.6	38.9
<b>HOUSEHOLDS</b>			
2023 Estimated Households	566	9,857	25,418
2028 Projected Households	528	9,511	24,676
2020 Census Households	615	10,035	25,880
2010 Census Households	514	9,397	24,302
<b>INCOME</b>			
2023 Estimated Average Household Income	\$101,041	\$111,455	\$107,368
2023 Estimated Median Household Income	\$79,271	\$85,930	\$81,039
2023 Estimated Per Capita Income	\$40,442	\$42,061	\$41,985
<b>BUSINESS</b>			
2023 Estimated Total Businesses	116	964	3,473
2023 Estimated Total Employees	740	7,226	28,824



Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

**RYAN HAEDRICH, CCIM**  
 Vice President of Sales & Leasing  
 530.221.1127  
 ryan.h@capitalrivers.com  
 DRE #01747622

**REALTY**  
**RESOURCES**  
 MEMBER



**CAPITAL RIVERS**  
 — HAEDRICH GROUP —

# ABOUT CAPITAL RIVERS

**8872**  
OLD OREGON  
REDDING | CA

## 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.

Learn more at [capitalrivers.com](http://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 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)

© 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

## RYAN HAEDRICH, CCIM

Vice President of Sales & Leasing  
530.221.1127  
[ryan.h@capitalrivers.com](mailto:ryan.h@capitalrivers.com)  
DRE #01747622



**CAPITAL RIVERS**  
— HAEDRICH GROUP —