

# 905

## RIO STREET

RED BLUFF | CA

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# For Sale

## ±4,758 SF Building

Fully renovated event center perfect for a multitude of uses in Red Bluff, CA.

- All furniture, fixtures, and equipment needed to host events are included in the asking price.
- Built in 1923 and fully remodeled in 2014.
- Convenient location just a block east of Main Street in Red Bluff, CA.

### **RYAN HAEDRICH, CCIM**

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# EXECUTIVE SUMMARY

**905**  
**RIO STREET**  
RED BLUFF | CA

## PROPERTY OVERVIEW

Discover the elegance and versatility of 905 Rio Street in Red Bluff, CA, a fully renovated event center with a wide range of potential uses. Originally transformed in 2014, the property features Italian marble flooring and Swarovski chandeliers that create an atmosphere of sophistication and refinement. The building is equipped with modern sound and presentation systems, making it well-suited for events such as weddings, corporate functions, and other special occasions.

Included in the sale are all the necessary furniture, fixtures, and equipment to host memorable events. The property offers  $\pm 4,758$  square feet of building space on a  $\pm 10,324$  square-foot lot and is conveniently located just a block east of Main Street in Red Bluff, CA.

## OFFERING SUMMARY

<b>Building Size:</b>	$\pm 4,758$ square feet
<b>Lot Size:</b>	$\pm 10,324$ square feet
<b>Occupancy:</b>	330 people standing and 160 people seated
<b>Zoning:</b>	Historical Commercial District
<b>APN:</b>	029-314-004
<b>Asking Price:</b>	\$1,090,000



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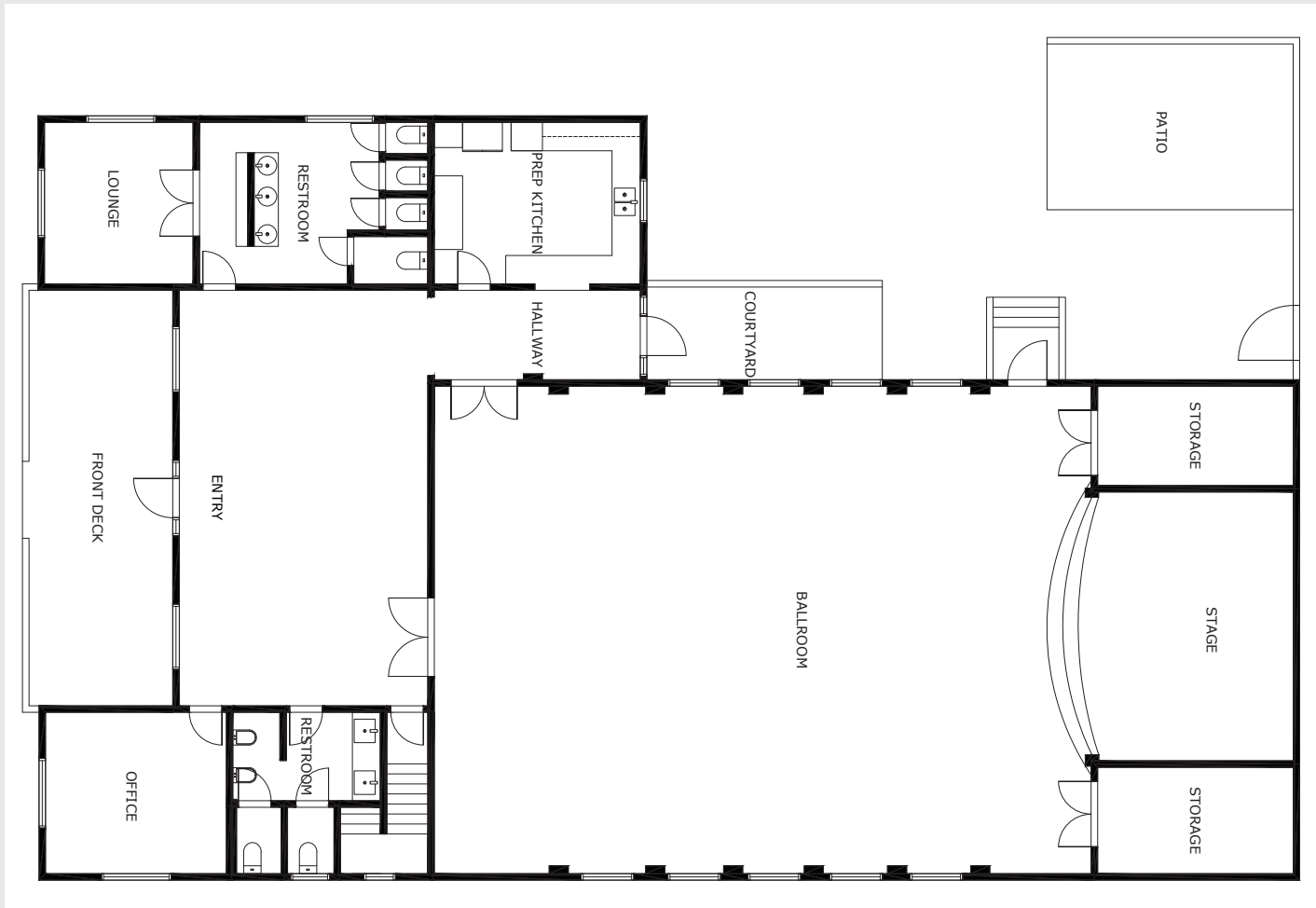
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# FLOOR PLAN

## Ground Floor



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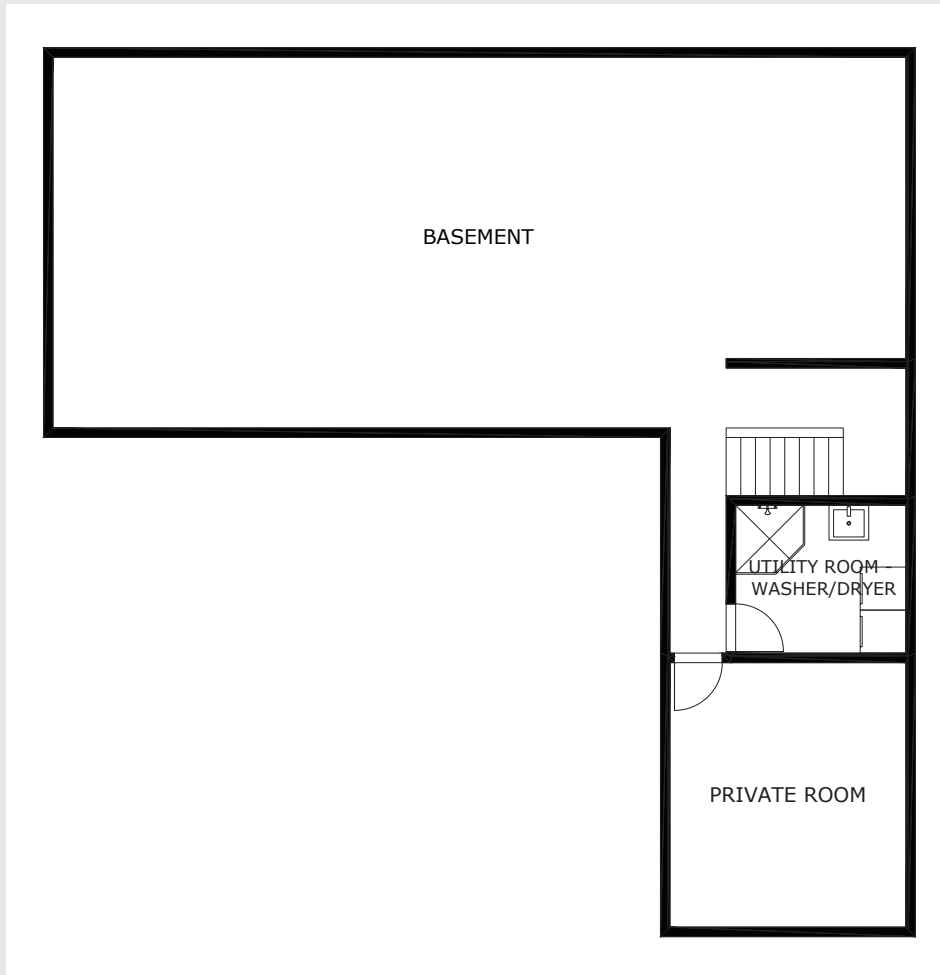
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# FLOOR PLAN

## Basement



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# EXTERIOR PROPERTY PHOTOS

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# INTERIOR PROPERTY PHOTOS

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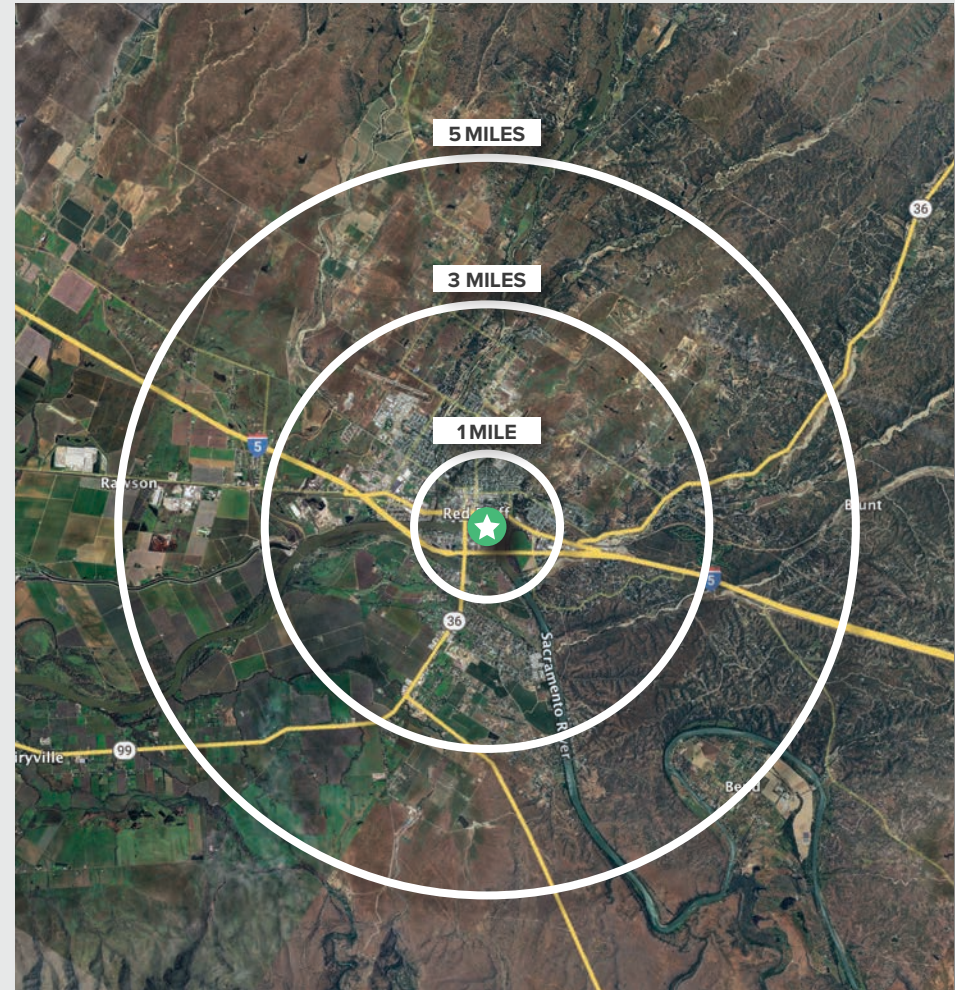


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# REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	7,168	21,285	25,441
2029 Projected Population	6,874	20,537	24,552
2020 Census Population	7,276	21,594	25,839
2010 Census Population	6,968	20,675	24,903
2024 Median Age	36.2	38.2	39.6
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,929	8,581	10,239
2029 Projected Households	2,850	8,413	10,041
2020 Census Households	2,940	8,534	10,179
2010 Census Households	2,726	8,022	9,647
<b>INCOME</b>			
2024 Estimated Average Household Income	\$101,661	\$106,340	\$109,428
2024 Estimated Median Household Income	\$51,096	\$59,717	\$66,345
2024 Estimated Per Capita Income	\$41,760	\$43,113	\$44,271
<b>BUSINESS</b>			
2024 Estimated Total Businesses	421	924	1,006
2024 Estimated Total Employees	3,604	8,225	9,688



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

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# ABOUT CAPITAL RIVERS



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### 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.

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