

**1651**  
**ZACHI WAY**  
REDDING | CA

# For Sale

±8,000 Square Feet

Owner/user flex-industrial  
building with office available  
in Northern Redding, CA

- Two ground level roll-up doors positioned along the north side.
- Shared iron security gate with 11 off-street private parking spaces.
- Option to acquire neighboring ±7,250 square foot building for ±15,250 total.

## CHRIS HAEDRICH

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

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# EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

1651 Zachi Way in Redding, CA features a standalone flex-industrial building located within the Mountain Lakes Industrial Park, offered for sale and suitable for an owner occupant. The building totals approximately  $\pm 8,000$  square feet, including  $\pm 2,000$  square feet of front office space and  $\pm 6,000$  square feet of industrial area. The property includes two ground level roll-up doors located on the north side and shares an iron security gate with the neighboring building at 1661 Zachi Way that encloses the yard and parking area. The building may be purchased individually or together with the adjacent 1661 Zachi Way, which provides an additional  $\pm 7,250$  square feet for a combined  $\pm 15,250$  square feet of flex-industrial space.

The property is situated in northern Redding near Mountain Lakes Boulevard with convenient access to Interstate 5 and other regional transportation corridors. The surrounding area is characterized by established industrial and service-oriented users, supporting a practical operating environment. The shared gated yard includes 11 off-street private parking spaces and secure access for vehicles and personnel.

## OFFERING

**Year Built:** 2003 (renovated in 2023)

**Price:** \$1,000,000



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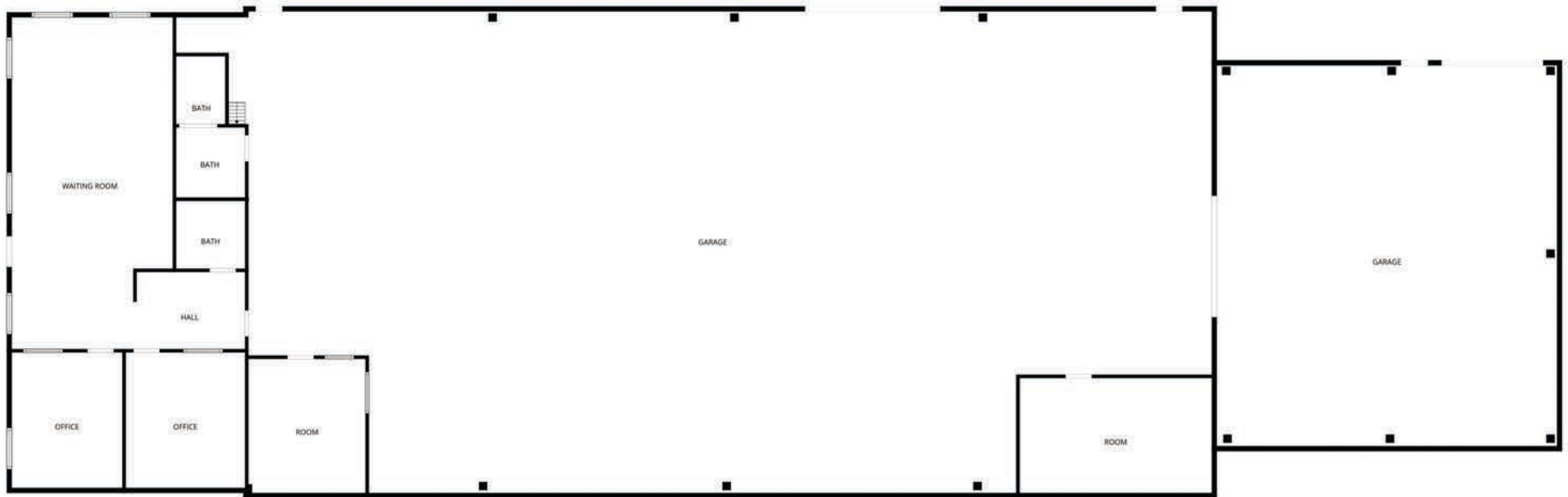
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# FLOOR PLAN

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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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# LOCAL AREA

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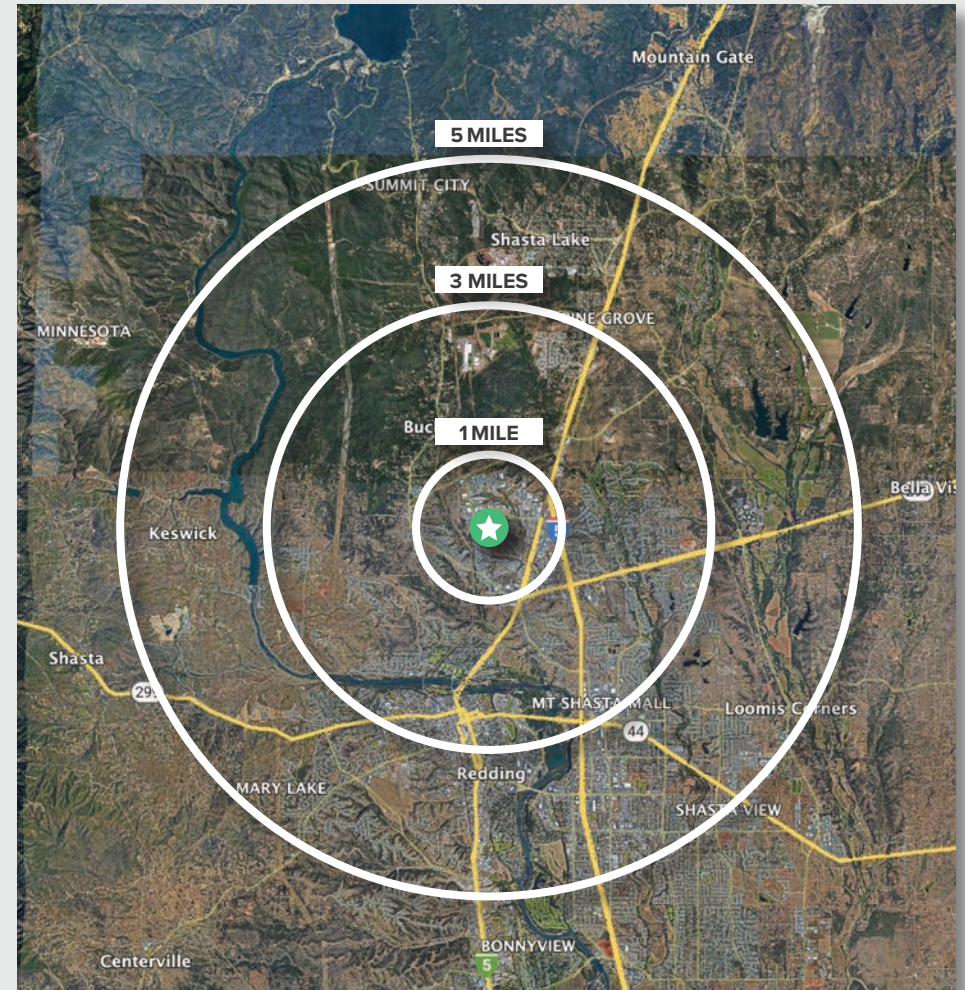


# REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	2,039	29,549	68,754
2020 Census Population	2,113	29,223	68,938
2010 Census Population	2,056	27,788	67,168
2025 Median Age	40.4	40.2	39.3
<b>HOUSEHOLDS</b>			
2025 Estimated Households	859	12,322	28,483
2020 Census Households	909	12,545	28,665
2010 Census Households	875	11,912	27,729
<b>INCOME</b>			
2025 Estimated Average Household Income	\$90,133	\$94,032	\$92,660
2025 Estimated Median Household Income	\$77,422	\$76,823	\$73,490
<b>BUSINESS</b>			
2025 Estimated Total Businesses	240	861	4,829
2025 Estimated Total Employees	3,127	7,575	41,465

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



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# ABOUT CAPITAL RIVERS

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#### 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

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