

**3660-3671**

**TECHNOLOGY WAY**

REDDING | CA

# For Sale

**12 separate parcels  
on ±8.87 total acres**

Fully-entitled parcels zoned  
General Industrial (GI) sold  
together in south Redding, CA

- All utilities available at the northern property boundary, including water, sewer, power and storm drain.
- Located in the green zone and approved for cannabis uses.
- Flat and level topography previously graded.

## CHRIS HAEDRICH

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RESOURCES  
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# EXECUTIVE SUMMARY

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## PROPERTY OVERVIEW

12 general industrial zoned parcels in southwest Redding, CA being sold together fully entitled and ready for development at just \$1.80 per square foot. All utilities available at the northern property boundary, including water, sewer, power and storm drain. Combining the properties into one parcel may be possible subject to the normal approval process with the City of Redding or sell them separately for a profit. Located in the green zone approved for cannabis uses.

Located in southwest Redding, CA in prime industrial district off State Route 273 with easy access north and south.

## HIGHLIGHTS

- Utilities available at northern property boundary.
- Flat level topography previously graded.
- In the “Green Zone” allowing for cannabis uses.

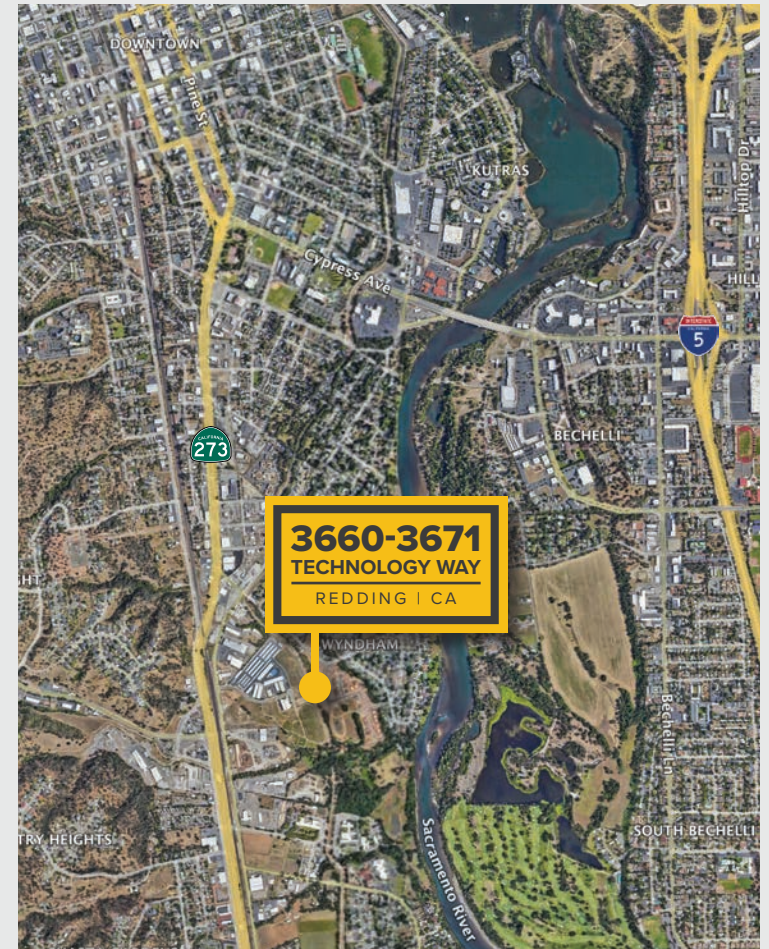
## OFFERING

**Lot Size:** ±8.87 acres total.

**Zoning:** General Industrial (GI)

**Asking:** \$695,000 for 12 industrial lots sold together.

**APN:** 048-600-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012



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# PROPERTY PHOTOS

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# LOCAL AREA

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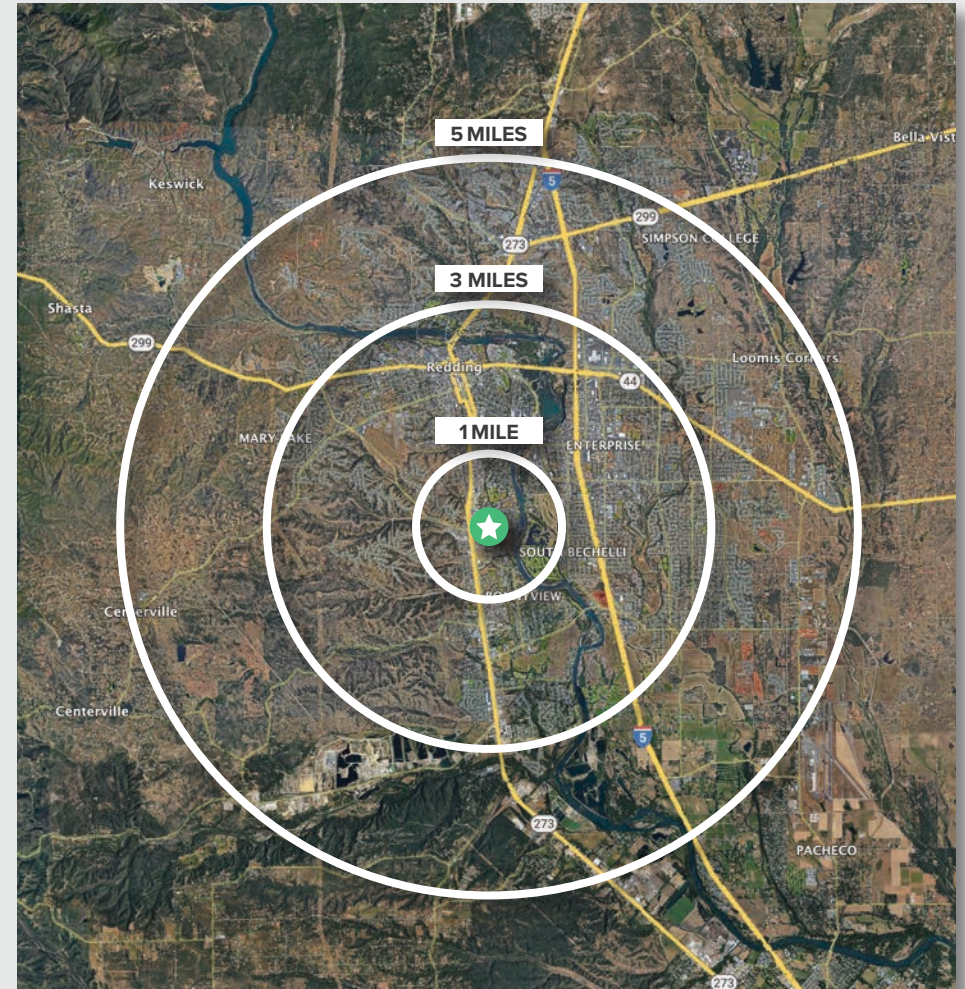
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# REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	4,456	53,167	95,151
2029 Projected Population	4,443	52,552	94,010
2020 Census Population	4,671	54,328	96,406
2010 Census Population	4,505	52,436	93,136
2024 Median Age	38.7	37.7	38.7
<b>HOUSEHOLDS</b>			
2024 Estimated Households	1,749	21,556	38,613
2029 Projected Households	1,734	21,270	38,026
2020 Census Households	1,813	21,472	38,677
2010 Census Households	1,730	20,790	37,244
<b>INCOME</b>			
2024 Estimated Average Household Income	\$109,614	\$98,595	\$100,851
2024 Estimated Median Household Income	\$78,680	\$73,610	\$75,394
2024 Estimated Per Capita Income	\$43,832	\$40,322	\$41,190
<b>BUSINESS</b>			
2024 Estimated Total Businesses	222	4,350	5,593
2024 Estimated Total Employees	1,393	36,745	47,103



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

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# ABOUT CAPITAL RIVERS

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## 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.

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