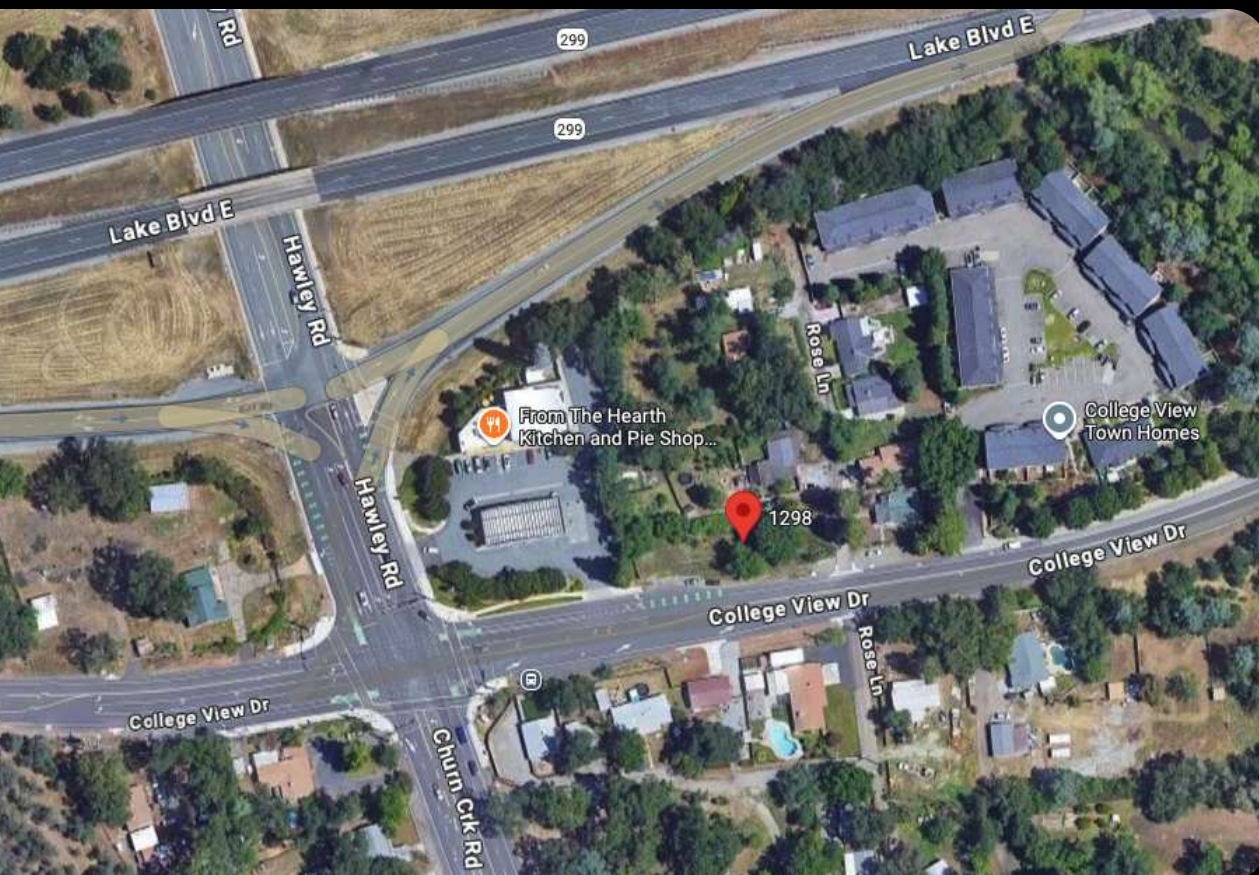


FOR SALE



College View Commercial Lot

1298 College View Dr
Redding, CA 96003



Scott Pewitt

530.227.2004

scott.pewitt@expcommercial.com
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Property Summary

1298 College View Dr, Redding, CA 96003

FOR SALE



PROPERTY DESCRIPTION

Prime 1.58-acre General Commercial Zoning site with outstanding visibility and flexibility. Located on a high-traffic corridor with 30,000+ cars per day, this parcel is ideal for multi-family housing, hotel/extended stay, mini-storage, or a neighborhood grocery/retail concept.

The property sits less than two miles from Simpson University, Shasta College, and Bethel School of Supernatural Ministry—together serving nearly 10,000 students—creating strong demand for housing, services, and retail.

With its strategic location, GC zoning, and proximity to major demand drivers, this is a development opportunity in Redding's growing market.

PROPERTY HIGHLIGHTS

- I-5 / Hwy 299 Proximity
- 30,000+ Traffic

LOCATION DESCRIPTION

Located in the heart of Northern California, Redding is a thriving community surrounded by natural beauty and opportunity. Known for its scenic trails, lakes, and the iconic Sundial Bridge, the city blends outdoor lifestyle with a growing economic base. Within 5 miles of the property, residents have access to multiple higher education and ministry institutions, including Shasta College, Simpson University, and Bethel School of Ministry, making this location especially attractive for residential income and hospitality service.

OFFERING SUMMARY

Sale Price:	\$950,000
Traffic Count	30,000+/-
Lot Size:	68,825 SF / 1.58 Acres

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Location Map

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Additional Photos

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Demographics Map & Report

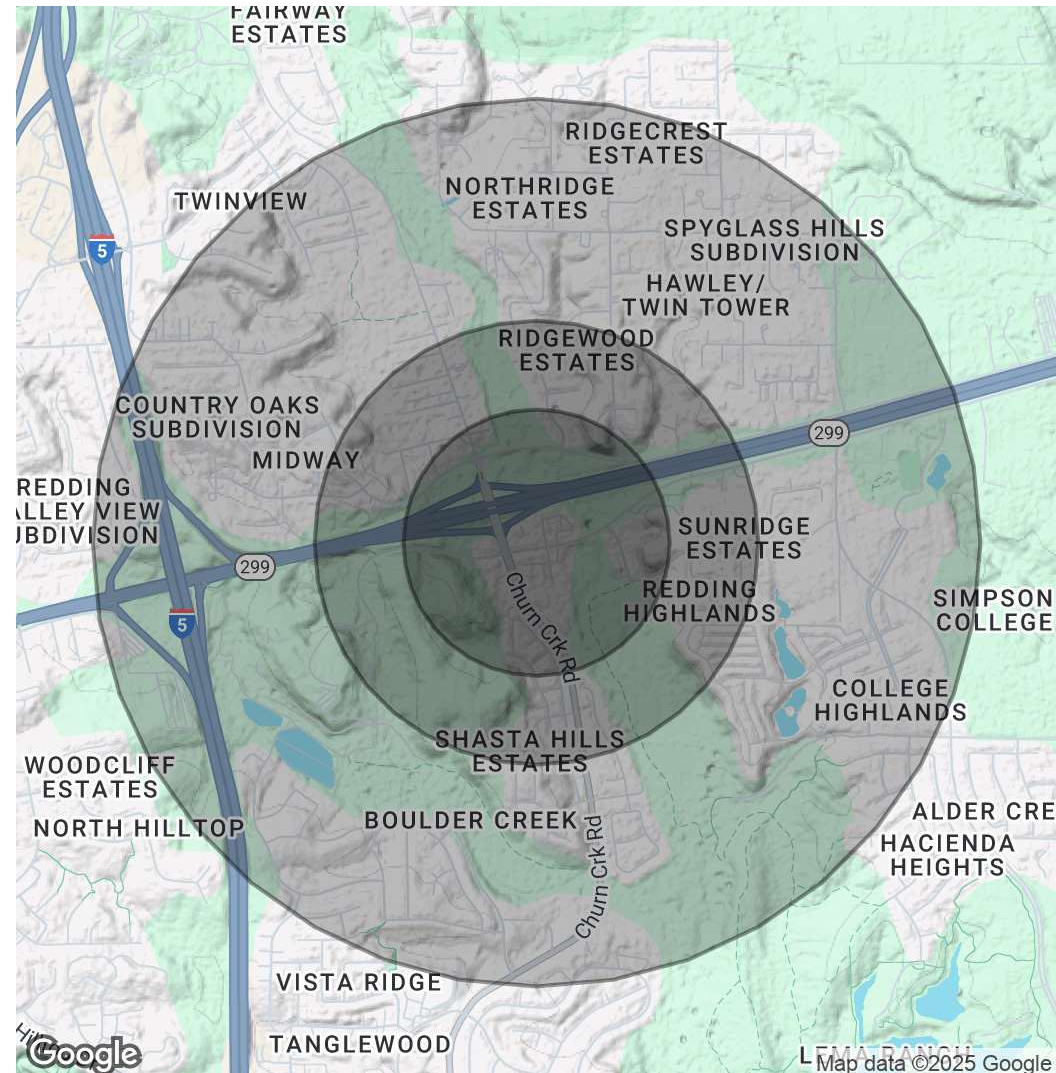
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	432	1,406	6,419
Average Age	42	44	44
Average Age (Male)	41	43	42
Average Age (Female)	44	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	165	545	2,558
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$97,107	\$101,627	\$98,004
Average House Value	\$472,269	\$495,713	\$463,984

Demographics data derived from AlphaMap



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Listing Real Estate Advisor

1298 College View Dr, Redding, CA 96003

FOR SALE



SCOTT PEWITT

Senior Advisor

scott.pewitt@expcommercial.com

Direct: **530.227.2004**

CalDRE #01887963

PROFESSIONAL BACKGROUND

Scott Pewitt has been working with business owners and investors since 2011. Scott launched eXp Commercial seeing a need for responsive, relationship-based commercial real estate services. Scott is passionate about strategically helping people build or rebuild their net worth through commercial real estate.

Scott's favorite past times include traveling, backpacking, hiking, family time, The Art of Personal Mastery, and his pursuit playing Pickleball on his journey to the U.S. Open. He and his wife Deanna have a blended family of seven kids, all of whom are entrepreneurs in their own right.

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