



2535 Ellis St
2535 Ellis st redding , CA 96001



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REDDING

About redding

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Garden

Northstate CrossFit

2535 Ellis St

PROPERTY SUMMARY

Offering Price	\$750,000.00
Building SqFt	6,500 SqFt
Year Built	1970
Lot Size (SF)	34,412.00 SqFt
Parcel ID	108-360-019-000
Zoning Type	Commercial
County	Shasta
Frontage	0.00 Ft
Coordinates	40.564203,-122.385074
Lot Size (acres)	0.79

INVESTMENT SUMMARY

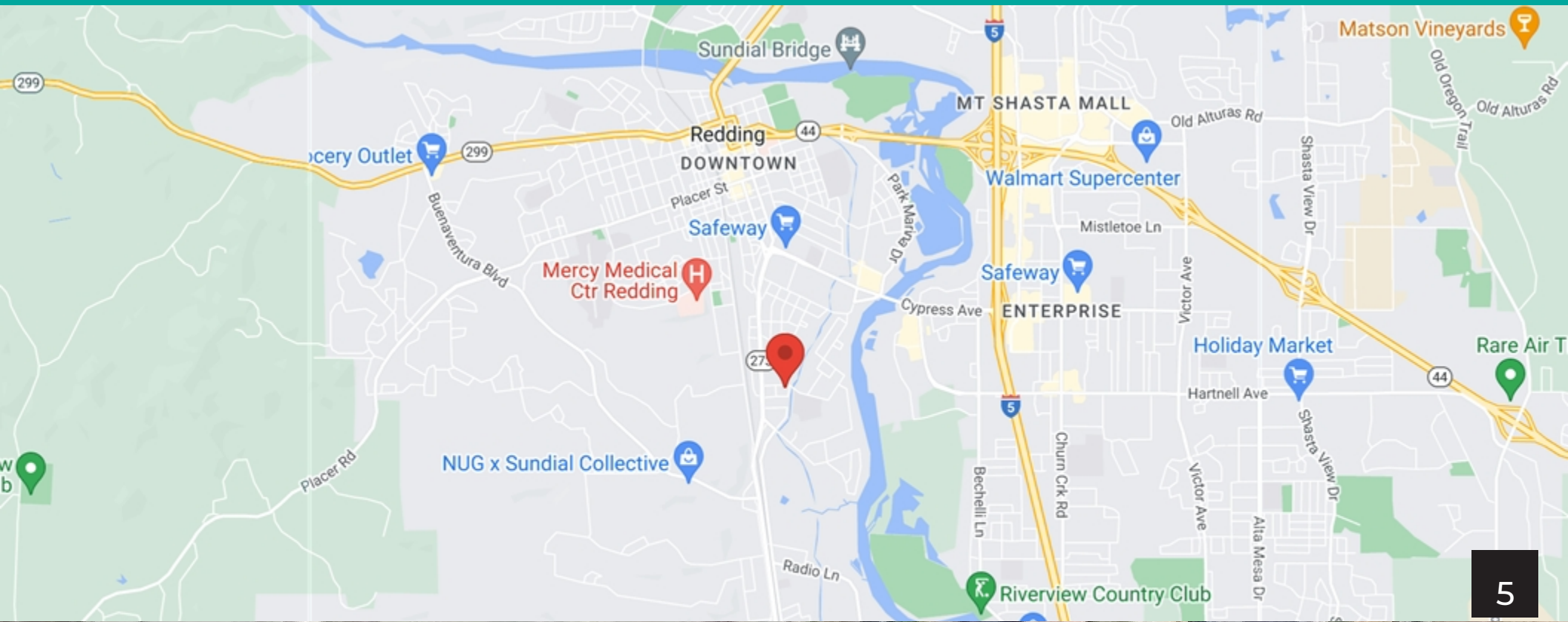
The industrial property listing on a 0.79-acre lot in the city of Redding, CA, presents an excellent opportunity for businesses in the automotive industry. The lot is zoned for automotive business and boasts a spacious 6500 sq ft office and shop that is perfect for businesses in the automotive sector. The property is also fully fenced, providing enhanced security for businesses that need to store valuable assets or inventory on-site. One of the unique features of this industrial property is its corner location with 390 sq ft of street frontage. This means that businesses that occupy the property will enjoy excellent visibility and easy access for their customers. The location is also convenient for businesses that need to transport goods or receive deliveries, as it is easily accessible from major roads in the area.

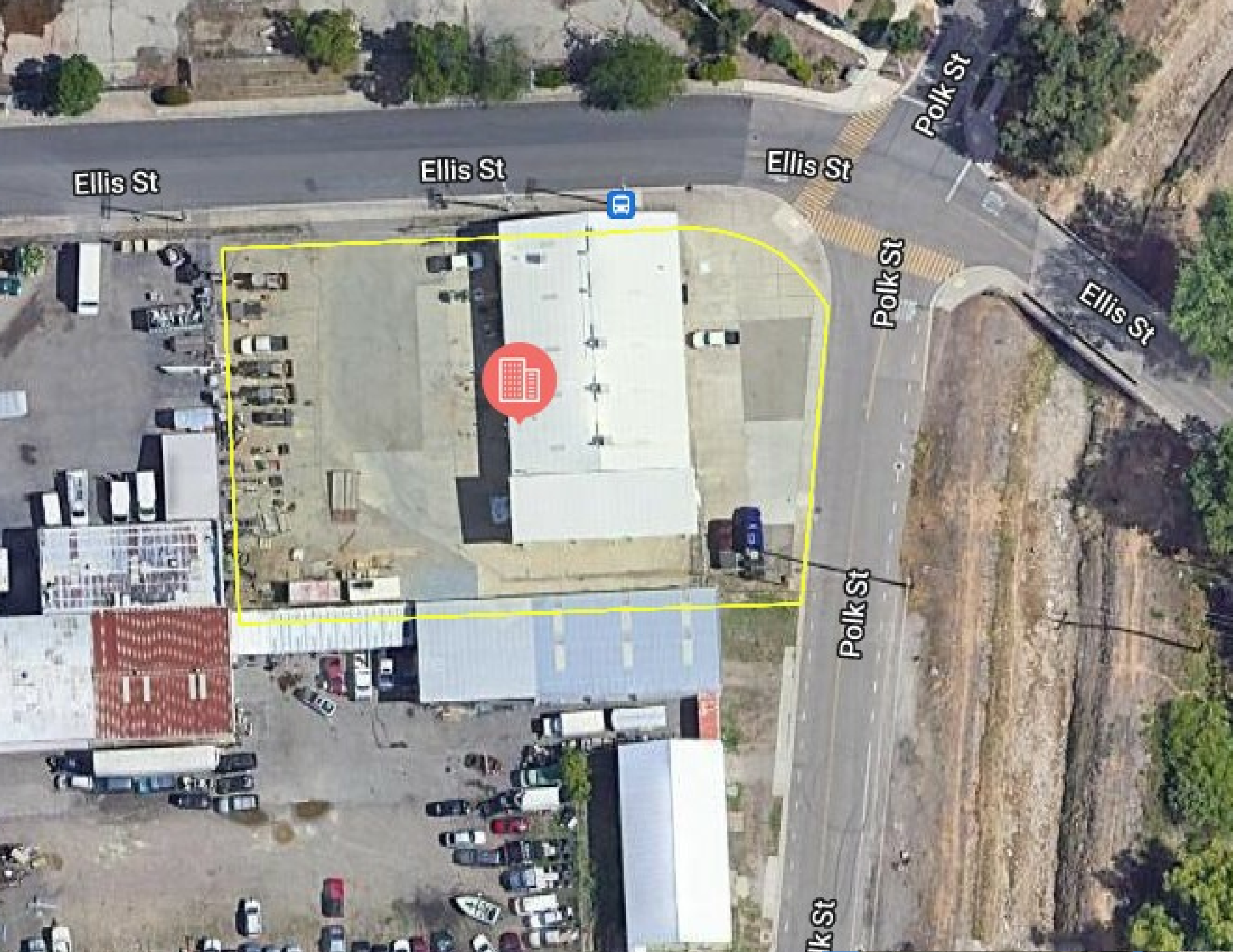
With its sizeable office and shop space, as well as its prime location and automotive zoning, this industrial property in Redding, CA, is an ideal location for businesses in the automotive industry. The lot is large enough to accommodate a variety of business needs, and its location in a thriving commercial district means that businesses will benefit from the foot traffic generated by neighboring businesses. The property is a perfect opportunity for businesses looking to expand their operations or relocate to a new and more advantageous location.



INVESTMENT HIGHLIGHTS

- Single Tenant
- Market rate renewal Option
- 20' Pylon Sign provides exposure on Hwy 273
- 0.79 acre lot
- High Traffic Area
- Close to Highway Access





Ellis St

Ellis St

Ellis St

Polk St

Polk St

Ellis St

Polk St

Polk St



LOCATION HIGHLIGHTS

- Corner Lot
- Access to Hwy 273
- Close to several businesses and residences







TENANT PROFILES



Sonsray Machinery LLC

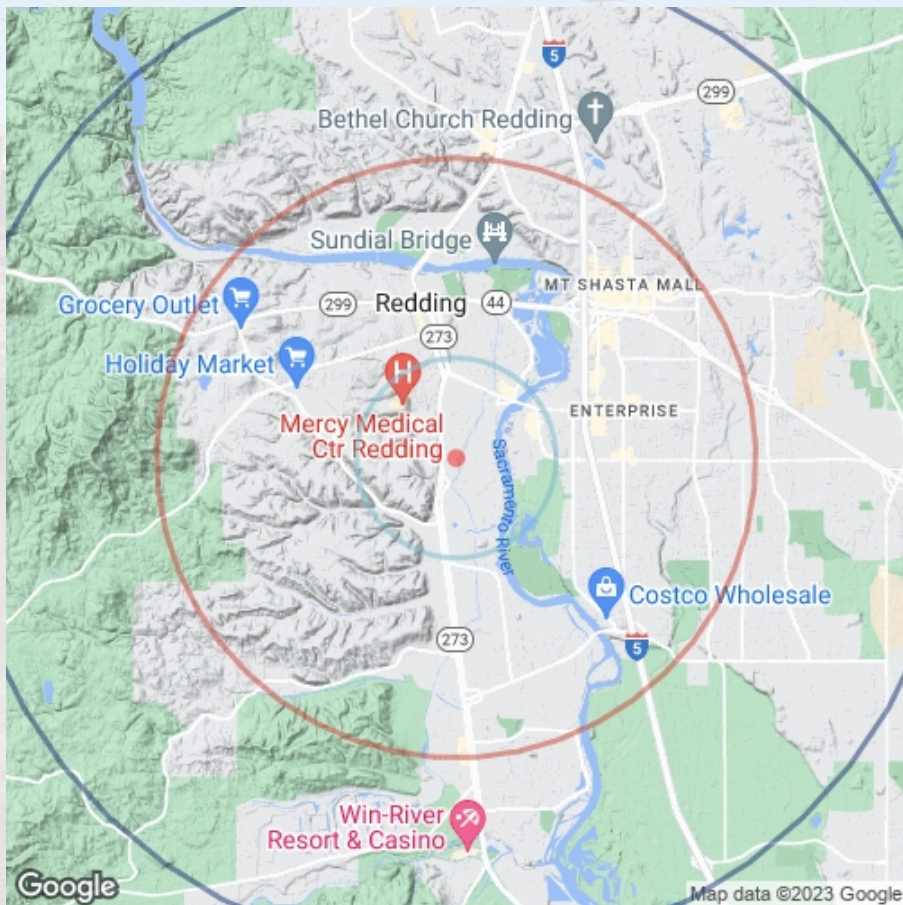
Sonsray Machinery CE & AG is the largest CASE equipment dealership in the United States. With new and used equipment, parts, service, warranty and insurance



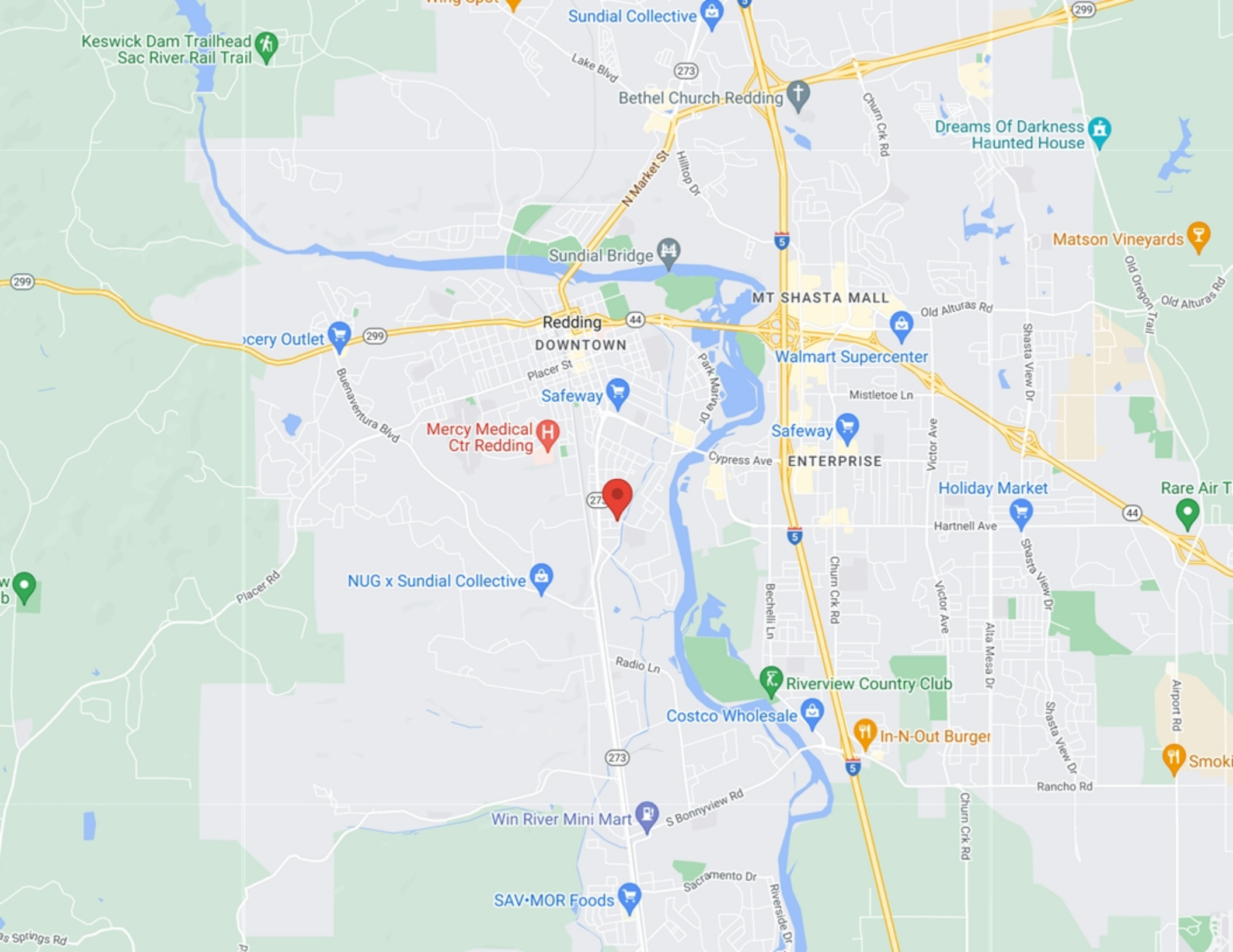
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,502	50,749	85,541
2010 Population	5,759	54,759	94,368
2022 Population	5,853	56,414	97,504
2027 Population	5,908	56,414	97,573
2022-2027 Growth Rate	0.19 %	0 %	0.01 %
2022 Daytime Population	11,594	73,570	110,724

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	302	2,590	4,016
\$15000-24999	276	2,429	3,770
\$25000-34999	138	1,643	2,578
\$35000-49999	309	3,103	4,719
\$50000-74999	348	3,423	5,971
\$75000-99999	472	3,455	5,913
\$100000-149999	253	3,401	6,384
\$150000-199999	117	1,856	3,374
\$200000 or greater	114	1,340	2,588
Median HH Income	\$ 57,963	\$ 61,371	\$ 67,478
Average HH Income	\$ 79,993	\$ 87,464	\$ 92,866



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,116	20,590	33,880
2010 Total Households	2,221	22,397	37,814
2022 Total Households	2,330	23,239	39,314
2027 Total Households	2,365	23,282	39,435
2022 Average Household Size	2.35	2.35	2.42
2022 Owner Occupied Housing	1,219	11,389	22,296
2027 Owner Occupied Housing	1,219	11,420	22,378
2022 Renter Occupied Housing	1,111	11,850	17,018
2027 Renter Occupied Housing	1,146	11,862	17,057
2022 Vacant Housing	180	1,584	2,611
2022 Total Housing	2,510	24,823	41,925



Keswick Dam Trailhead
Sac River Rail Trail

Sundial Collective

Bethel Church Redding

Dreams Of Darkness
Haunted House

Matson Vineyards

Sundial Bridge

MT SHASTA MALL

Walmart Supercenter

Redding

DOWNTOWN

Safeway

Mercy Medical
Ctr Redding

Safeway

ENTERPRISE

Holiday Market

Rare Air T

NUG x Sundial Collective

Riverview Country Club

Costco Wholesale

In-N-Out Burger

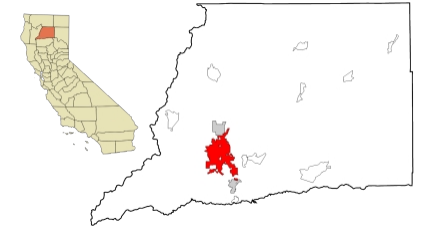
Smok

Win River Mini Mart

SAV-MOR Foods

ABOUT REDDING

Redding is the economic and cultural capital of the Shasta Cascade region of Northern California and the county seat of Shasta County. Redding lies along the Sacramento River, 162 miles (261 km) north of Sacramento, and 120 miles (190 km) south of California's northern border with Oregon. Its population is 95,542 as of the 2022 census, up from 89,861 from the 2010 census.



CITY OF REDDING

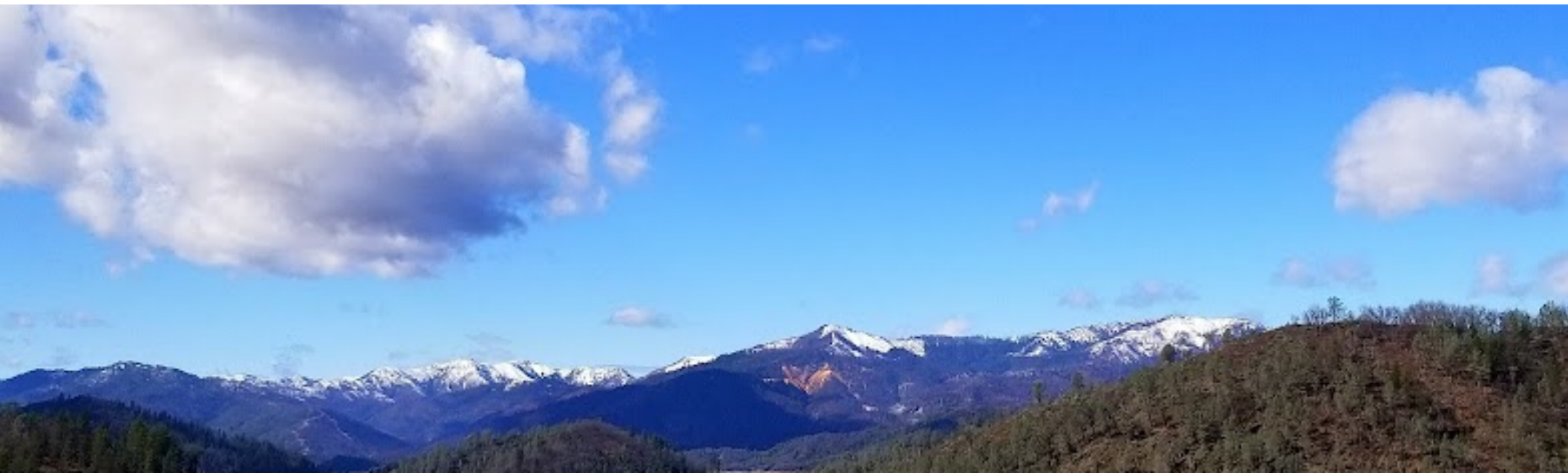
INCORPORATED 10/3/1887

AREA

CITY 61.2 SQ MI
LAND 59.6 SQ MI
WATER 1.5 SQ MI
ELEVATION 564 FT

POPULATION

POPULATION 93,611
RANK 82
DENSITY AUTO SQ MI



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DETAILS.**