

FOR SALE / LEASE



Market St Professional

748 N Market St
Redding, CA 96003



Scott Pewitt

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Property Summary

748 N Market St, Redding, CA 96003

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Redding, CA. This renovated 4,000 +/- SF office building, features downtown location with private parking. Layed out with 10 offices and 3 conference rooms, this is a compelling proposition for discerning investors and/or owner occupied buyers. Boasting a prime location within the GC-zoned area, the property offers office, medical or business uses. Positioned to attract tenants seeking a modern, well-appointed workspace, this property stands as a testament to quality, potential, and enduring value in the downtown thriving Redding market.

PROPERTY HIGHLIGHTS

- Impressive 4,000 +/- SF space
- 17 Space Private Parking
- Prime location in Downtown Redding
- GC zoning for versatile usage opportunities

OFFERING SUMMARY

Sale Price:	\$675,000
Lease Rate:	\$1.35 SF/yr (MG)
Number of Units:	1
Available SF:	3,969 SF
Lot Size:	14,810 SF
Building Size:	3,969 SF

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Location Map

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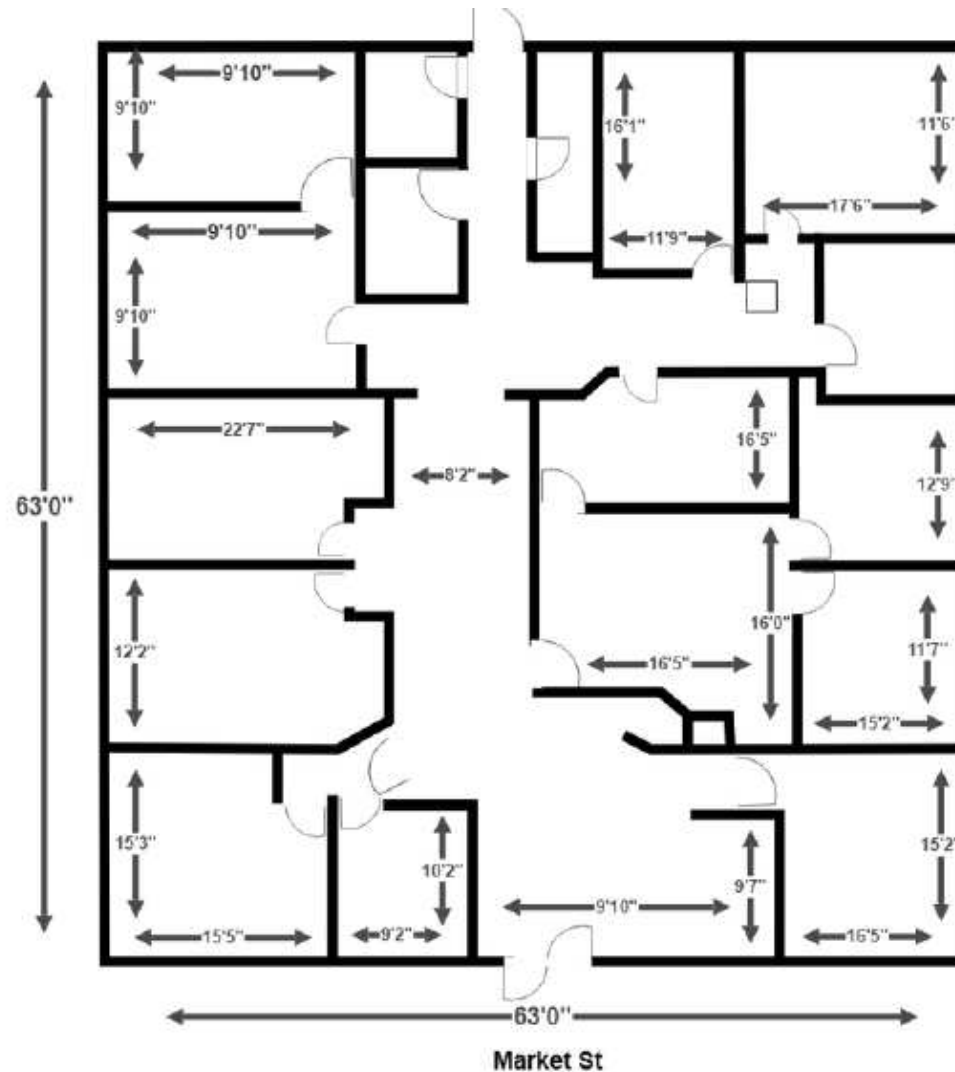
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Floor Plans

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(Not to Scale)



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Additional Photos

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Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,190	51,687	92,438
Average Age	43	42	42
Average Age (Male)	41	41	40
Average Age (Female)	45	44	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,351	21,983	37,300
Persons per HH	2.2	2.4	2.5
Average HH Income	\$79,109	\$84,070	\$90,198
Average House Value	\$445,831	\$415,995	\$431,152
Per Capita Income	\$35,958	\$35,029	\$36,079

Map and demographics data derived from AlphaMap

Traffic >>

Collection Street	Cross Street	Traffic Vol
273	-	16,435
273	Arboretum Dr SW	18,879
Market Street	-	19,150
North Market Street	Arboretum Dr SW	18,498
N Market St	Arboretum Dr SW	18,176
del Mar Ave	Loma St NW	4,605
Delta St	Santa Fe Ave SW	452
N Market St	Market St SW	16,305
Benton Dr	Delta St W	8,635
CA 273;CA 299	-	17,062

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Advisor Bio 1

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SCOTT PEWITT

Senior Advisor

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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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Thank you!

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