

3541
S. MARKET
REDDING | CA

For Lease

±15,700 Square Feet

Versatile flex-retail/light industrial building with excellent visibility with open ±13,700 SF floor plan and dedicated ±2,000 SF warehouse.

- Highly visible with illuminated pylon signage.
- 3-phase power and fire sprinklers for ultimate functionality.
- Located on the corner of S Market Street and Geary Street in Redding, CA.

 [CLICK TO TAKE A VIRTUAL TOUR](#)



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EXECUTIVE SUMMARY

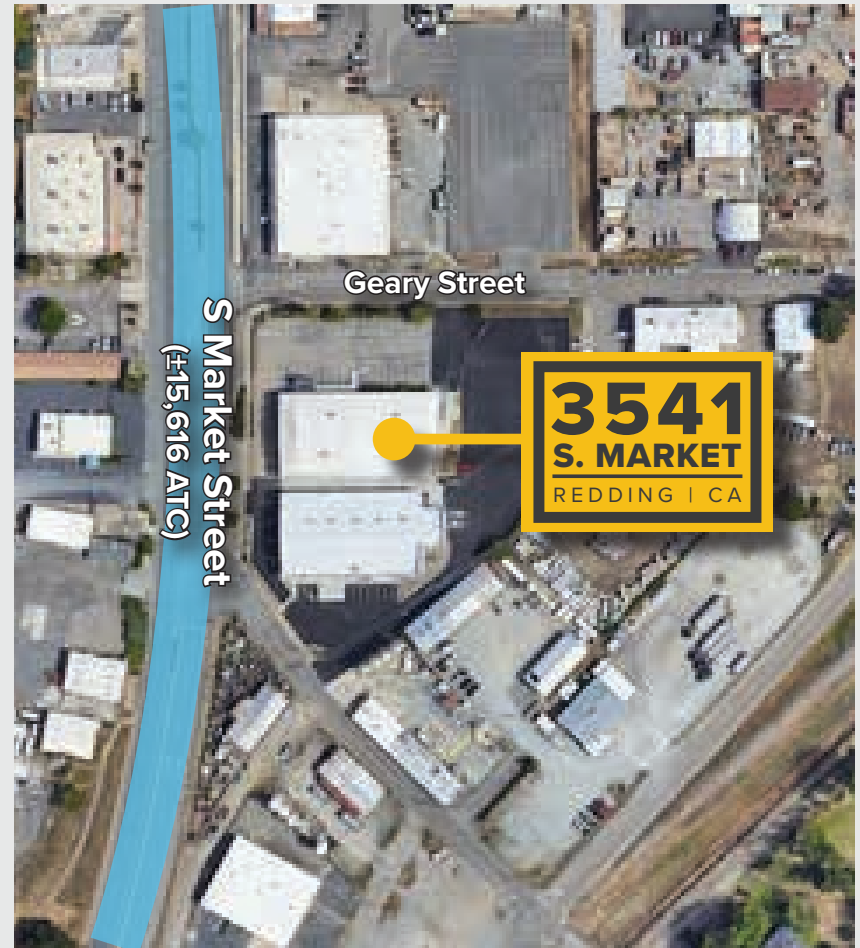
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PROPERTY OVERVIEW

Unleash your business potential at 3541 S Market Street! This prime Redding location boasts a versatile flex-retail/light industrial building with excellent visibility. The spacious layout features an open $\pm 13,700$ SF floor plan, a dedicated $\pm 2,000$ SF storage warehouse, and convenient front offices with restrooms. The building boasts impressive specs, including 11' clear heights to base of t-bar ceiling, energy-efficient LED lighting, 3-phase power, and fire sprinklers for ultimate functionality. A wide roll-up door and dock-high loading ensure seamless deliveries. This corner property is ideal for retail, wholesale, or service businesses, offering easy access, high visibility with illuminated pylon signage, and abundant parking for your customers. Don't miss out! Schedule a tour today and envision the possibilities for your thriving business.

PROPERTY HIGHLIGHTS

- $\pm 13,700$ SF clear-span showroom.
- Fire sprinklers.
- Roll-up door with dock high loading.
- Ideal for retail, wholesale, or service commercial.
- Highly visible with illuminated pylon signage.
- Ample parking available.
- Prime location for convenience and accessibility.



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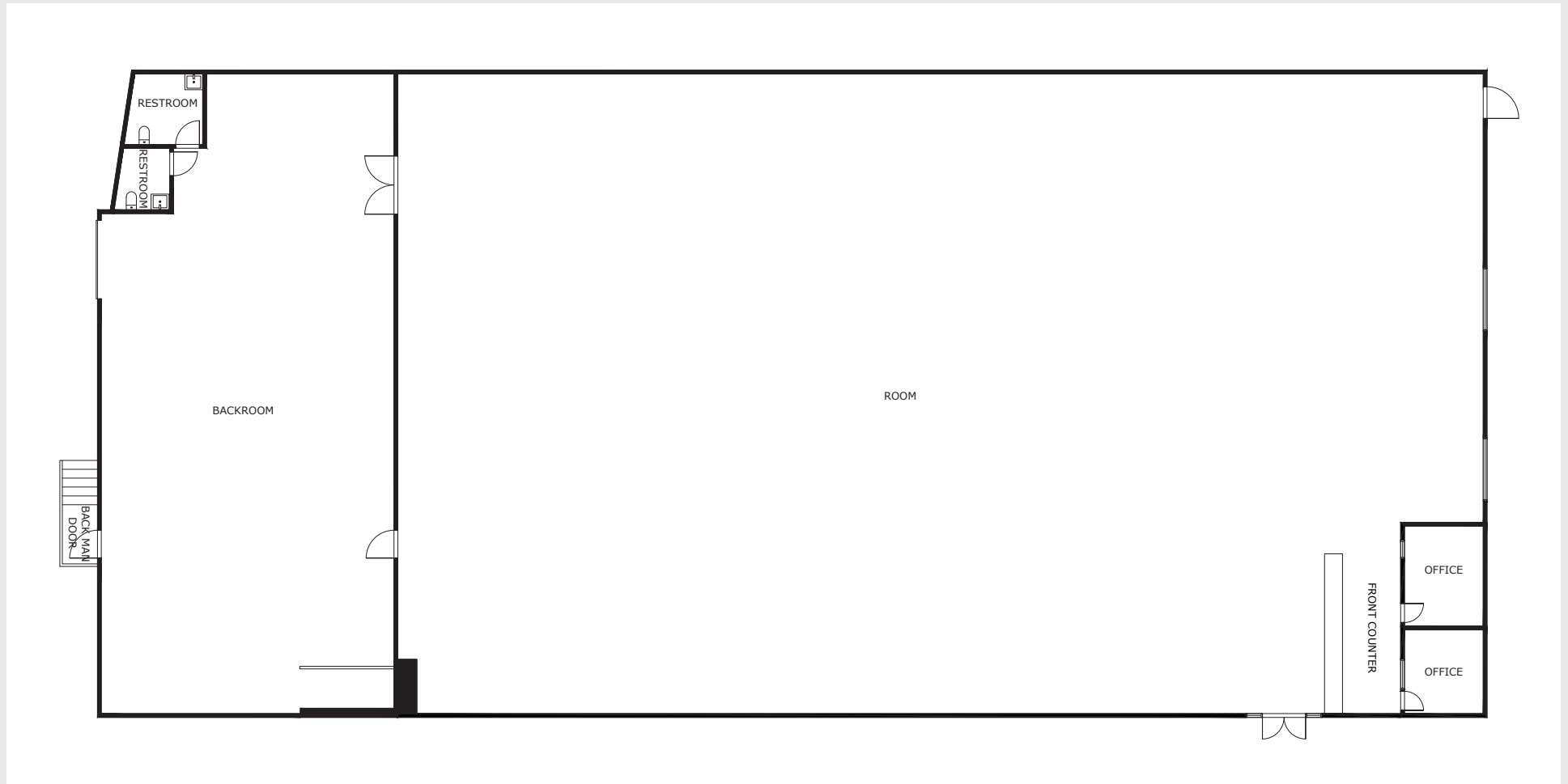
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FLOOR PLAN

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PROPERTY PHOTOS

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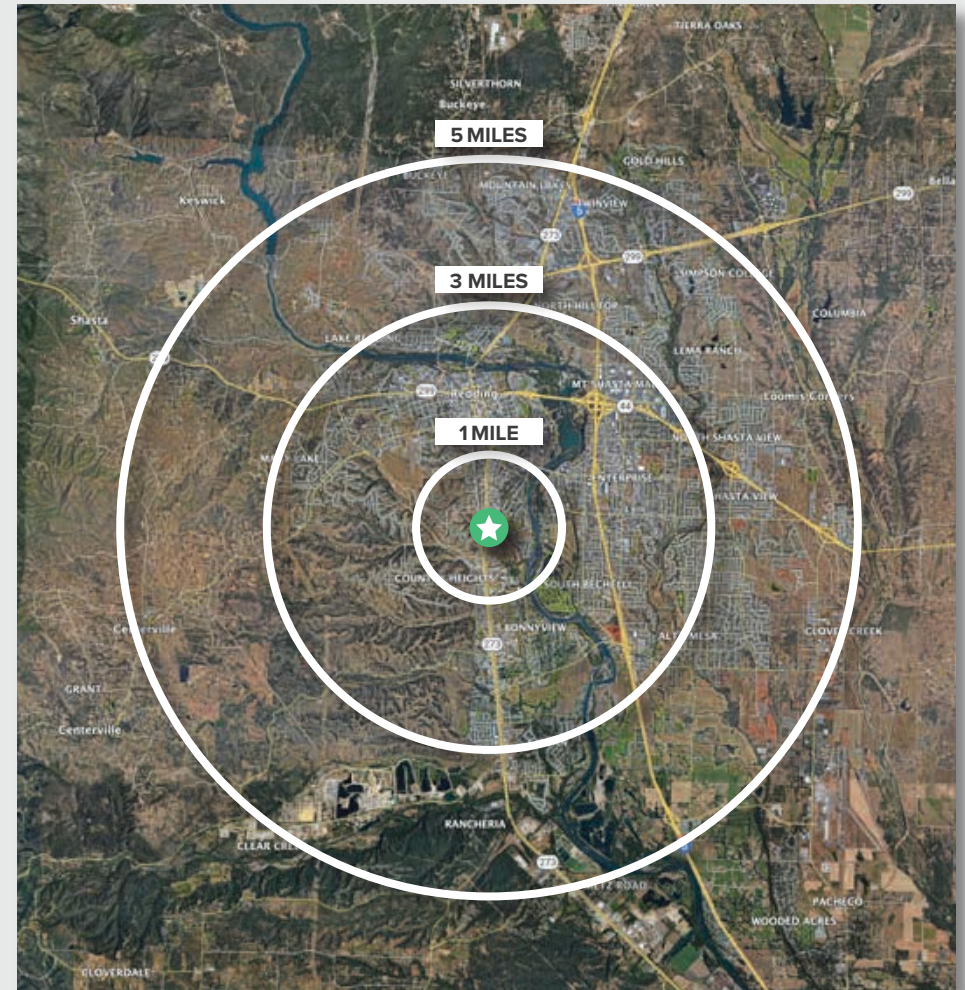


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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	5,430	56,279	95,620
2029 Projected Population	5,468	55,624	94,447
2020 Census Population	5,608	57,411	96,790
2010 Census Population	5,413	55,558	93,665
2024 Median Age	38.5	37.8	38.7
HOUSEHOLDS			
2024 Estimated Households	2,200	23,405	38,797
2029 Projected Households	2,215	23,066	38,196
2020 Census Households	2,215	23,402	38,824
2010 Census Households	2,120	22,708	37,449
INCOME			
2024 Estimated Average Household Income	\$102,230	\$97,570	\$100,962
2024 Estimated Median Household Income	\$67,038	\$71,797	\$75,527
2024 Estimated Per Capita Income	\$42,317	\$40,925	\$41,231
BUSINESS			
2024 Estimated Total Businesses	414	4,358	5,649
2024 Estimated Total Employees	3,850	36,589	47,883



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

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ABOUT CAPITAL RIVERS



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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. That leads to proven results and high client satisfaction. Experience our exceptional service including commercial tenant representation, landlord representation, and development.

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