

390
HARTNELL
REDDING | CA

For Lease

±2,000 to ±11,600 SF

Cobblestone Business Park
build to suit office opportunities
in Redding, CA

- New construction tailored to layout, finish, and operational business requirements.
- Located along Hartnell Avenue with strong visibility and steady traffic activity.
- Positioned within an established business park with convenient on site parking.

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Cobblestone Business Park on Hartnell Avenue offers build to suit office opportunities ranging from $\pm 2,000$ to $\pm 11,600$ square feet. New construction can be tailored to specific operational needs, including layout, finishes, and functional features suited for professional office use. The site allows businesses to create a customized environment within a well established business park known for flexible configurations and modern upgrades designed to support long term growth.

The location along Hartnell Avenue provides convenient access to major corridors throughout Redding and connections to surrounding commercial districts. The area is supported by steady traffic counts, nearby services, and a mix of professional offices and retail amenities. Businesses at Cobblestone Business Park benefit from ease of access, on site parking, and proximity to established neighborhoods, educational facilities, and local conveniences that support daily operations.

PROPERTY HIGHLIGHTS

- Delivery available within approximately twelve months from project start.
- Nearby services and amenities support daily business operations.
- Flexible configurations available to accommodate a variety of office uses.



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PROPERTY PHOTOS

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RENDERINGS

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COBBLESTONE BUSINESS PARK PHOTOS

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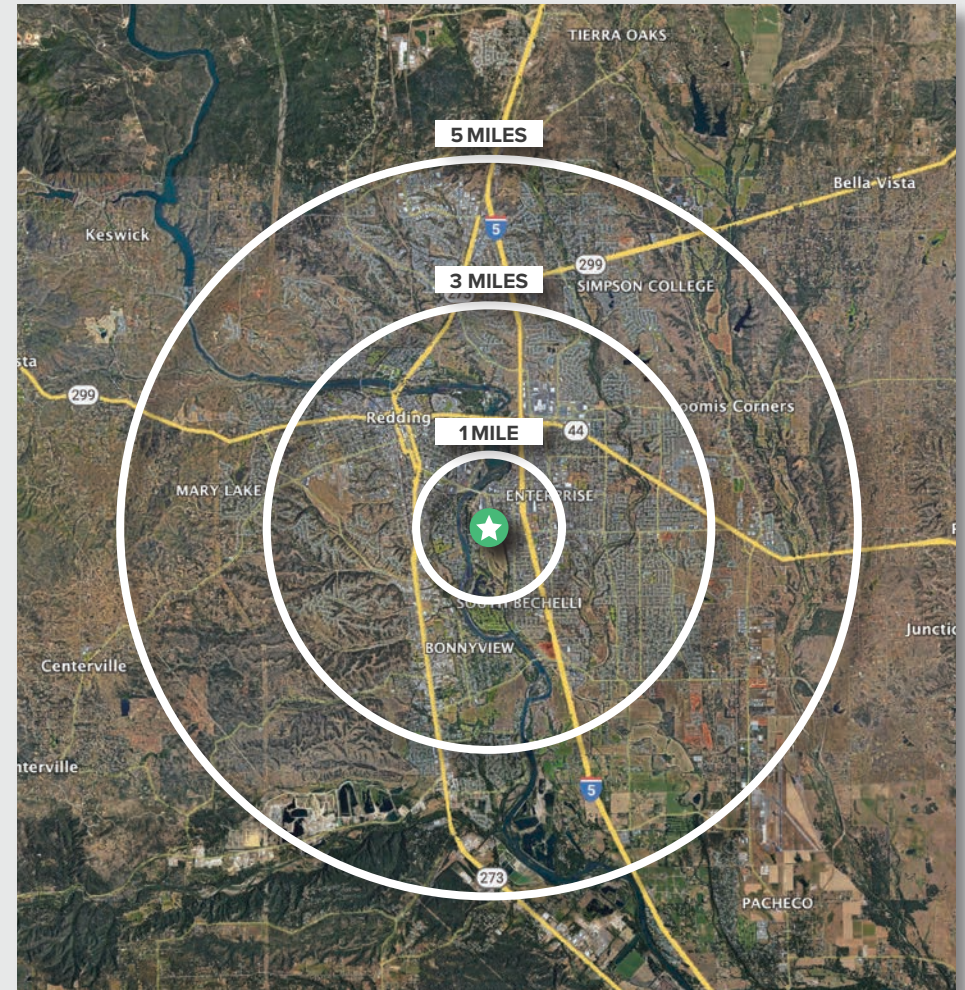
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	8,375	63,971	96,887
2020 Census Population	8,191	65,085	97,423
2010 Census Population	7,909	62,468	94,111
2025 Median Age	37.6	37.1	38.7
HOUSEHOLDS			
2025 Estimated Households	3,306	25,870	38,883
2020 Census Households	3,193	26,085	39,073
2010 Census Households	3,055	25,040	37,597
INCOME			
2025 Estimated Average Household Income	\$96,707	\$95,034	\$100,877
2025 Estimated Median Household Income	\$67,551	\$73,088	\$78,104
BUSINESS			
2025 Estimated Total Businesses	1,033	4,842	5,968
2025 Estimated Total Employees	8,819	40,160	50,067

Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS



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.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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