



**COMMERCIAL**

# Commercial Buildings Available for Sale

## HIGHLIGHTS

- Price: \$2,300,000
- SQFT: 12,440
- SQFT Lot: 71,003
- Price per SQFT: \$184.89
- Year Built: 2001
- Property Type: Retail
- Listing ID: SN26116103
- Parcel #: 108-430-061 & 108-430-049
- County: Shasta



**1852 & 1872 Buenaventura  
Redding, CA 96001**

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# 1852 Buenaventura

This exceptional investment opportunity offers two well-maintained commercial buildings (1852 & 1872 Buenaventura) situated on two parcels totaling approximately 1.63 acres in a highly desirable Redding location. The Gateway Plaza property consists of five tenant units with a combined building area of 12,440+/- square feet, that includes a 7,500+/-square-foot building and a 4,940+/-square-foot building. Featuring 53 on-site parking spaces, the property has been updated and professionally maintained, providing investors with a quality asset requiring minimal immediate capital improvements. Located on Buenaventura Boulevard, one of Redding's primary corridors, the property benefits from great visibility, strong traffic counts, and convenient access from Hwy 273 (S. Market St) and Highway 299. Surrounded by established residential communities and complementary businesses, the site has a strategic position that supports tenant demand and long-term value. This rare offering presents an excellent opportunity to acquire a multi-tenant investment in a quality location with strong income-producing potential and future growth opportunities



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# Overview



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# Overview Photos



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# Operating Summary



Category	Amount	Summary	
Scheduled Rent Income	\$190,044	Asking Price	\$2,300,000
Other Income/NNN	\$54,707	Asking CAP Rate:	7%
Scheduled Gross Income	\$244,751	Asking per Sq. Ft.	\$184.89
Less Vacancy	5% \$9,502		
Effective Gross Income	\$235,249		
Less Expenses	\$73,502		
• Includes Taxes & Insurance			
Net Operating Income	\$161,747		

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