

2110
RAILROAD
REDDING | CA

±3,486 SF
For Sale or Lease

Two-story medical and professional office building in Redding, CA.

- Exam rooms include built-in cabinetry, sinks, and durable medical-use flooring.
- Move-in ready interior layout requiring minimal tenant improvements for occupancy.
- Ample on-site parking includes designated ADA-accessible stalls and easy ingress and egress.

RYAN HAEDRICH, CCIM

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DRE #01747622

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

2110 Railroad Avenue offers a ±3,486 square foot medical and professional office opportunity situated on a ±12,820 square foot lot in Redding, CA. The two-story building features Mediterranean-inspired architecture with a recognizable four-sided clock tower, formal entry portico, and professionally maintained stucco exterior. The interior includes a reception area with quality finishes, decorative lighting, private exam rooms with integrated cabinetry and sinks, and durable flooring suited for medical or professional office use. The existing layout is move-in ready and requires minimal tenant improvements.

Located along Railroad Avenue in central Redding, the property provides convenient access to major thoroughfares, downtown Redding amenities, nearby medical users, and surrounding professional services. Dedicated on-site parking includes designated ADA-accessible stalls with convenient ingress and egress for employees, patients, and visitors. The central location supports a variety of medical and office users seeking accessibility and visibility within the Redding market.

OFFERING SUMMARY

Size: ±3,486 square feet
Sale Price: \$1,500,000
Lease Rate: \$8,750 per month modified gross



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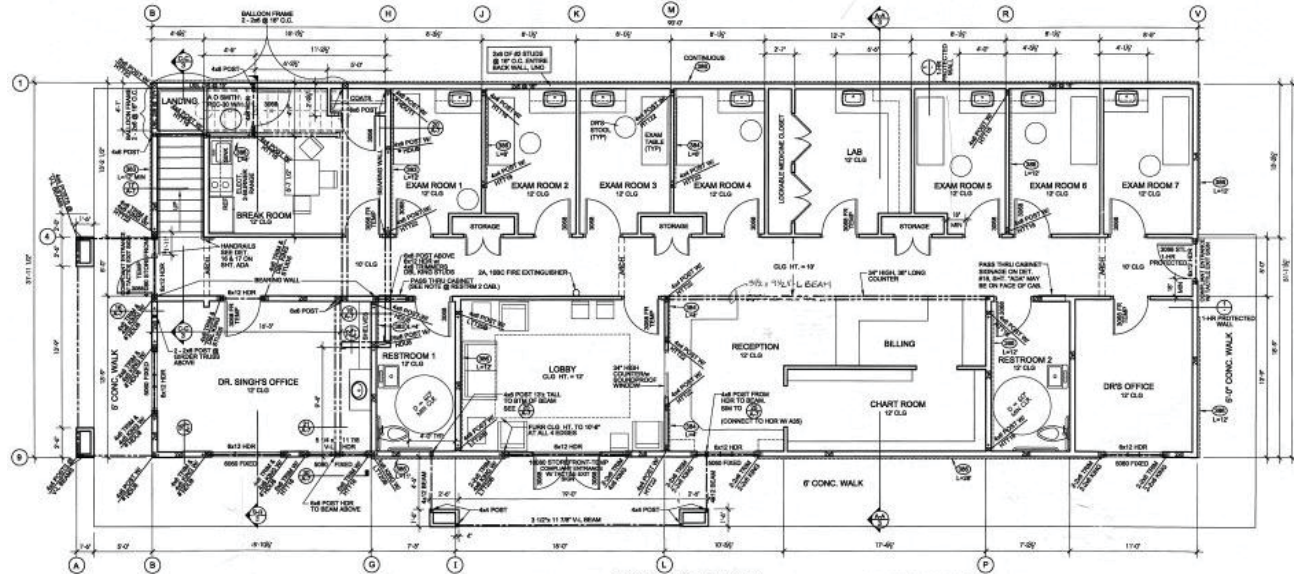
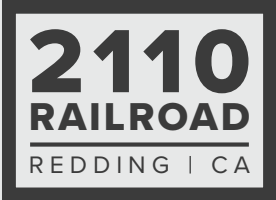
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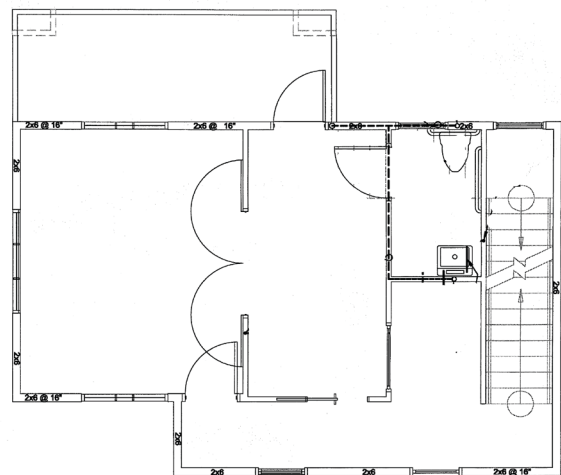


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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

INTERIOR PHOTOS

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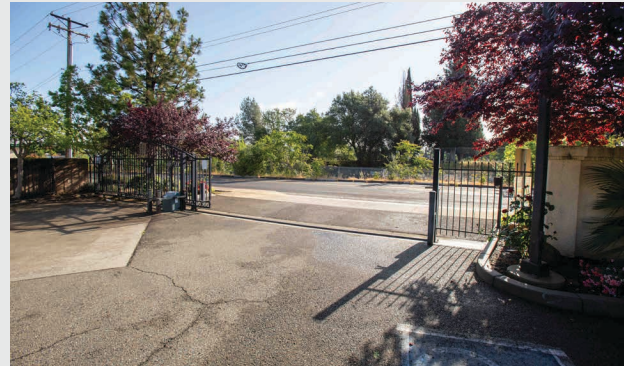
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EXTERIOR PHOTOS

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DOWNTOWN REDDING, CA

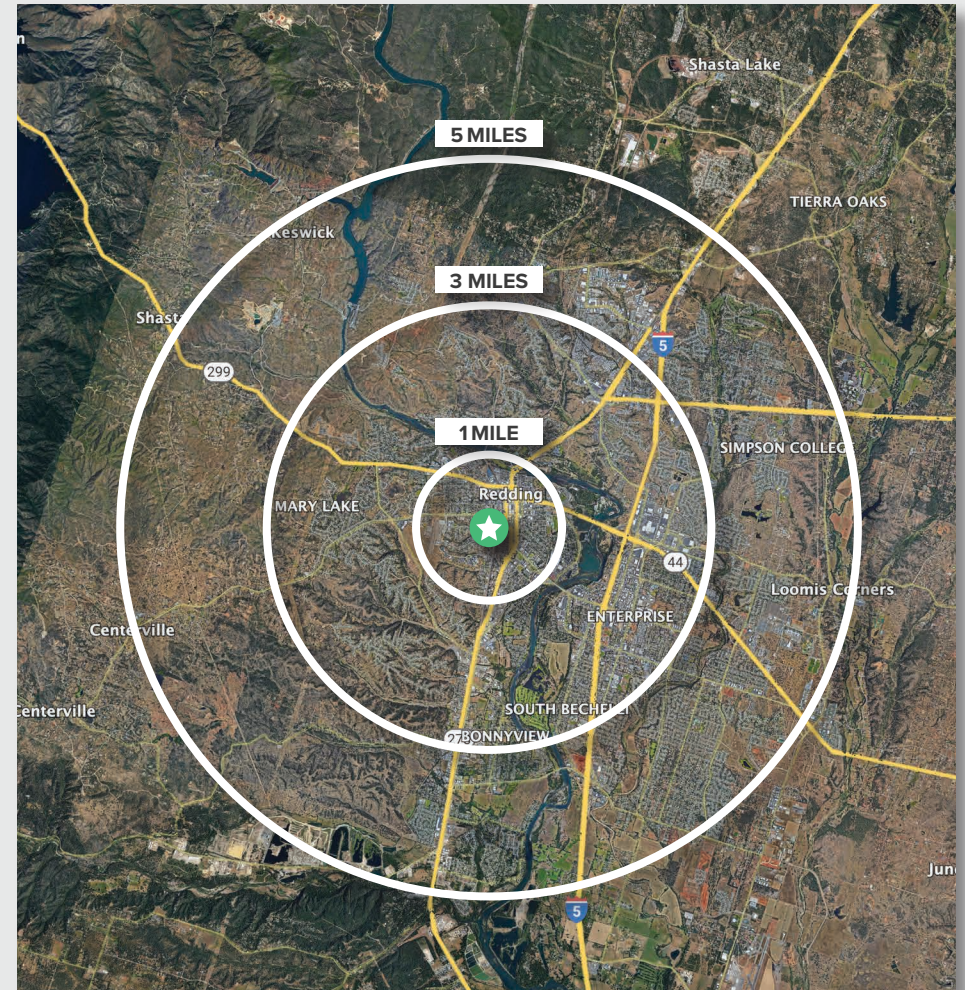


NEARBY MEDICAL FACILITIES	
Dignity Health – Mercy Medical Center	2175 Rosaline Avenue, Redding, CA
Shasta Regional Medical Center	1100 Butte Street, Redding, CA
Family Medicine - Dignity Health Medical Group	1755 Court Street, Redding, CA
MD Imaging	2020 Court Street, Suite 110, Redding, CA
Court Street Surgery Center	2184 Court Steet, Redding, CA
Dignity Health - North State Internal Medicine	2336 Court Street, Redding, CA

REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	10,355	54,817	95,723
2020 Census Population	9,954	55,054	96,803
2010 Census Population	9,756	53,332	94,207
2025 Median Age	36.9	38.2	38.6
HOUSEHOLDS			
2025 Estimated Households	4,695	23,077	38,458
2020 Census Households	4,346	23,101	38,834
2010 Census Households	4,330	22,403	37,609
INCOME			
2025 Estimated Average Household Income	\$71,314	\$93,244	\$100,685
2025 Estimated Median Household Income	\$49,706	\$70,197	\$78,143
BUSINESS			
2025 Estimated Total Businesses	1,817	4,583	5,834
2025 Estimated Total Employees	15,275	38,045	48,799



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

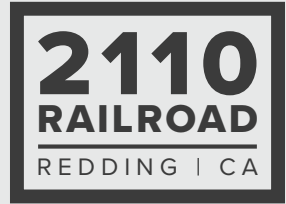
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ABOUT CAPITAL RIVERS



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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. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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