

**1651 & 1661
ZACHI WAY**

REDDING | CA

For Sale

Up to $\pm 15,250$ SF

Two owner-user flex-industrial buildings in Redding, CA

- Adjacent $\pm 8,000$ and $\pm 7,250$ square foot properties available together or separately.
- Office and warehouse configurations suited for a variety of industrial operations.
- Shared secured yard, 11 private parking spaces, and convenient Interstate 5 access.

1651 ZACHI WAY
 $\pm 8,000$ SF

1661 ZACHI WAY
 $\pm 7,250$ SF

CHRIS HAEDRICH

Vice President of Sales & Leasing

530.226.1160

chris.h@capitalrivers.com

DRE #01484672



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EXECUTIVE SUMMARY

**1651 & 1661
ZACHI WAY**
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PROPERTY OVERVIEW

1651 Zachi Way: ±8,000 square feet of standalone flex-industrial space featuring ±2,000 square feet of office and ±6,000 square feet of warehouse area. Renovated in 2023, the building includes two ground level roll-up doors and a functional office layout.

1661 Zachi Way: ±7,250 square feet of standalone flex-industrial space with ±1,500 square feet of office and ±5,750 square feet of manufacturing and warehouse area. Renovated in 2009, the building features two ground level roll-up doors and an efficient warehouse layout.

Located within Mountain Lakes Industrial Park in northern Redding, the adjacent properties share an iron security gate, enclosed yard, and 11 off-street private parking spaces, providing a functional multi-building industrial campus. The properties also provide convenient access to Mountain Lakes Boulevard, Interstate 5, and regional transportation corridors. The surrounding area is home to established industrial and service-oriented businesses, supporting a wide range of commercial operations.

OFFERING SUMMARY

1651 Zachi Way:	±8,000 square feet
1661 Zachi Way:	±7,250 square feet
Price:	\$1,950,000 (properties also available separately)



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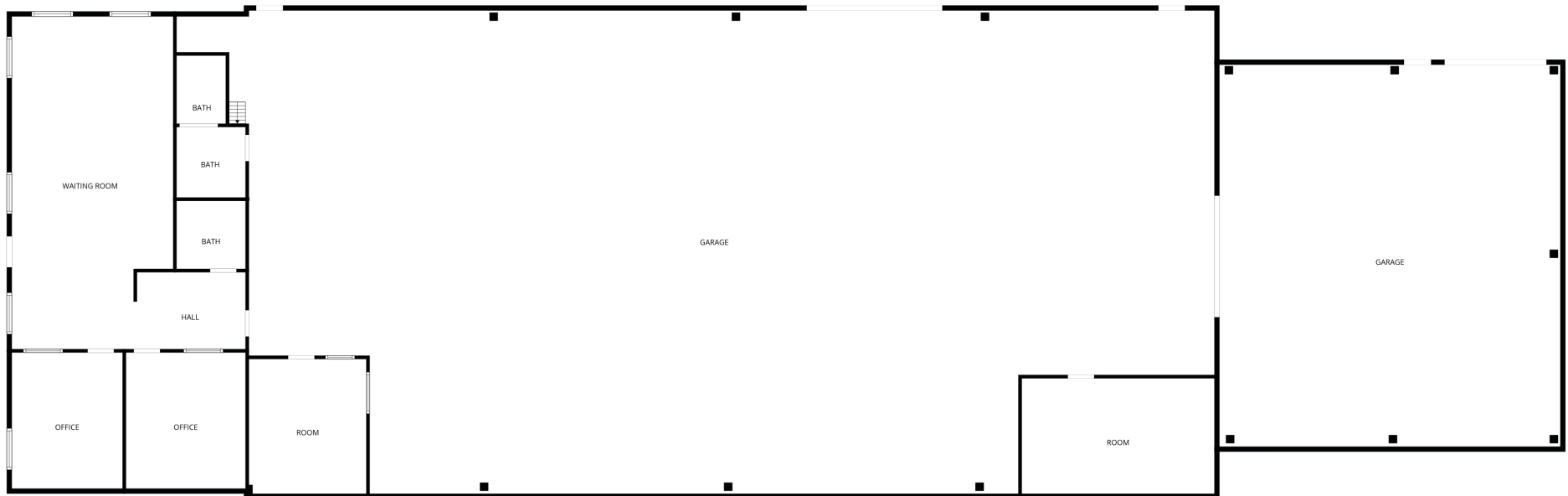


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FLOOR PLAN

1651 Zachi Way

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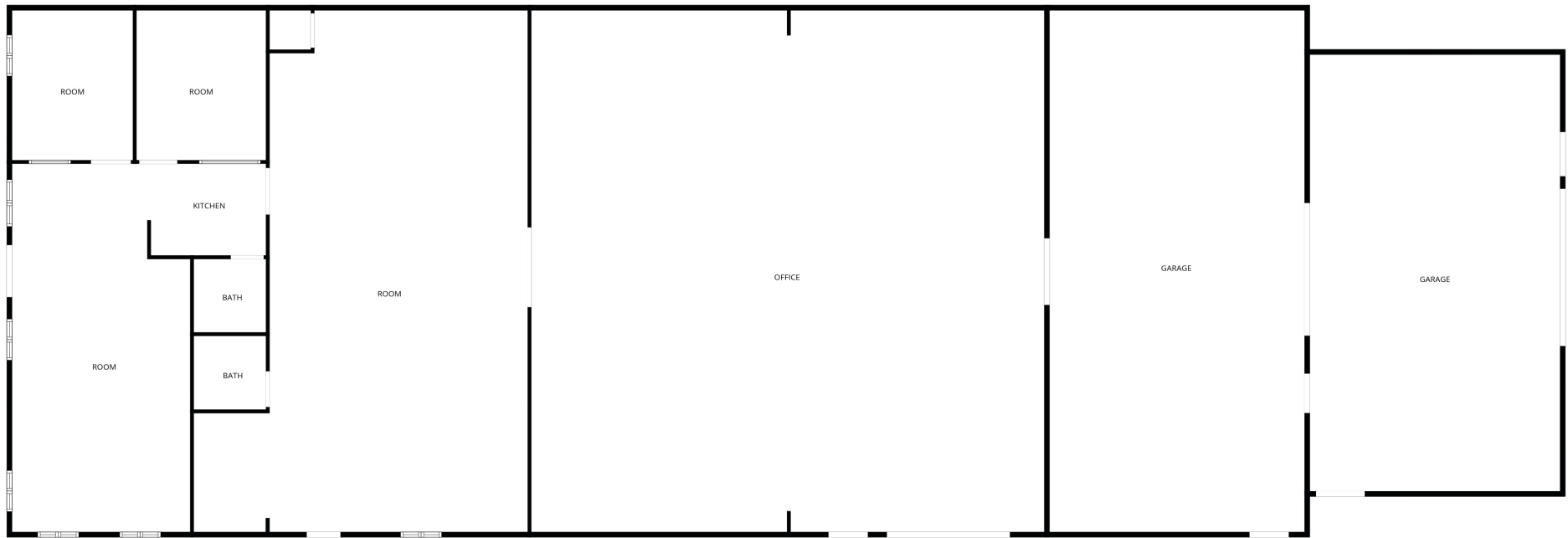


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FLOOR PLAN

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PROPERTY PHOTOS

1651 Zachi Way

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PROPERTY PHOTOS

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LOCAL AREA

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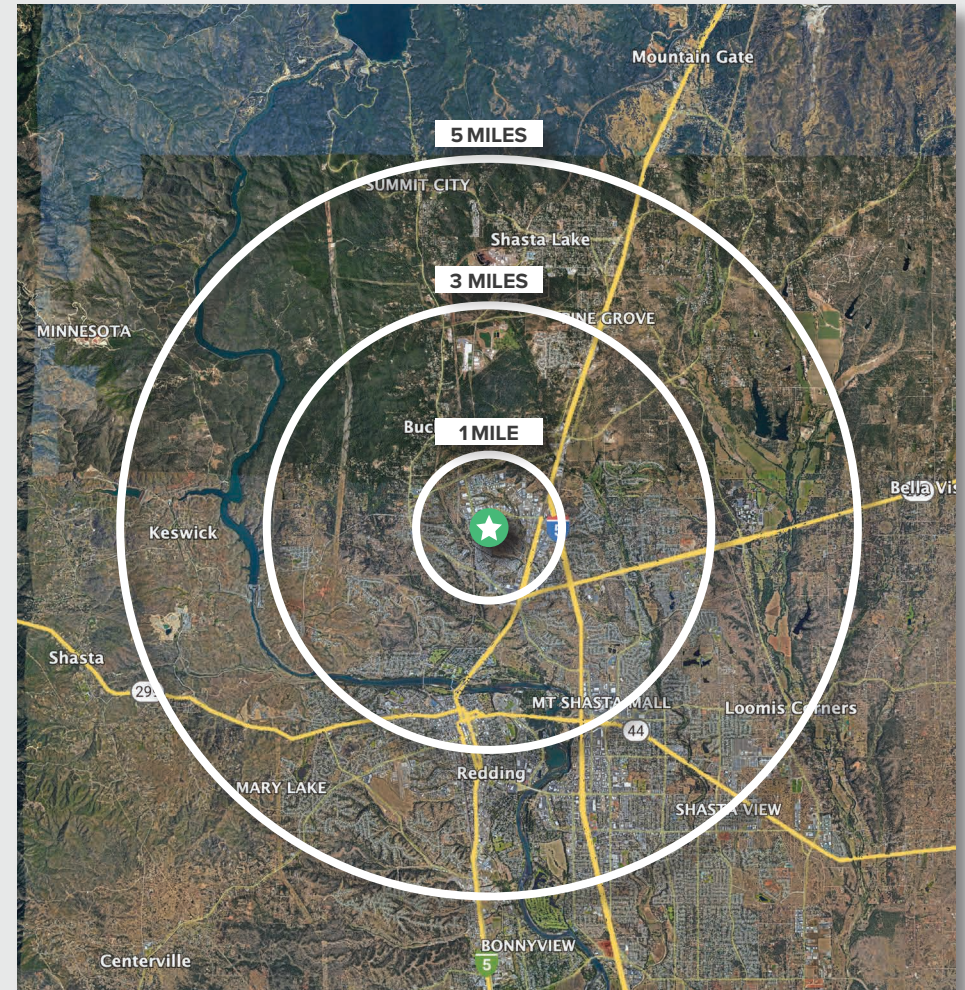
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REGIONAL DEMOGRAPHICS

**1651 & 1661
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	2,003	30,343	69,489
2020 Census Population	2,087	29,265	68,946
2010 Census Population	2,032	27,831	67,175
2026 Median Age	40.4	40.1	39.3
HOUSEHOLDS			
2026 Estimated Households	846	13,052	29,284
2020 Census Households	896	12,560	28,670
2010 Census Households	863	11,928	27,732
INCOME			
2026 Estimated Average Household Income	\$83,514	\$96,473	\$95,283
2026 Estimated Median Household Income	\$74,233	\$77,771	\$73,536
BUSINESS			
2026 Estimated Total Businesses	244	848	4,746
2026 Estimated Total Employees	3,330	7,680	42,243

Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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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



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SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

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