



AVAILABLE
FOR SALE/LEASE

1045 TWIN VIEW BLVD
Redding, CA 96003

-/+89,318 SF of Building on -/+7.95 Acres
Asking Price \$7,000,000 for
+/-7.95 acres of land offered
at \$20.21 per SF



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CENTURY 21
Select Real Estate, Inc



Unparalleled +/-7.95 Acre Opportunity with -/+89,318 of Structures with Highway 5 Frontage



THE PROPERTY

📍 1045 Twin View Blvd, Redding CA 96003

REGION AVAILABILITY ZONING OPPORTUNITY PRICING

 Redding, Chico Submarket

 +/- 89,318 SF of total covered buildings SF
Former Meek's Lumber
Multiple Rollup Doors

 HC HEAVY COMMERCIAL

 Lumber Yard, Logistics Hub

 \$7,000,000

-  Unparalleled access to the Shasta and Chico Submarkets
Site offers an opportunity to expand your business over +/-7.95 Acres of land with multiple outbuildings.
-  The opportunity is being offered at \$20.21 per SF
-  This dominant freeway location offers the benefit of ease of access, high visibility and the expansive land offers the accommodation of large scale business.
-  The Opportunity offers South and North bound onramps to Highway 5
The site is on city water and utilities offering 1 loading Dock



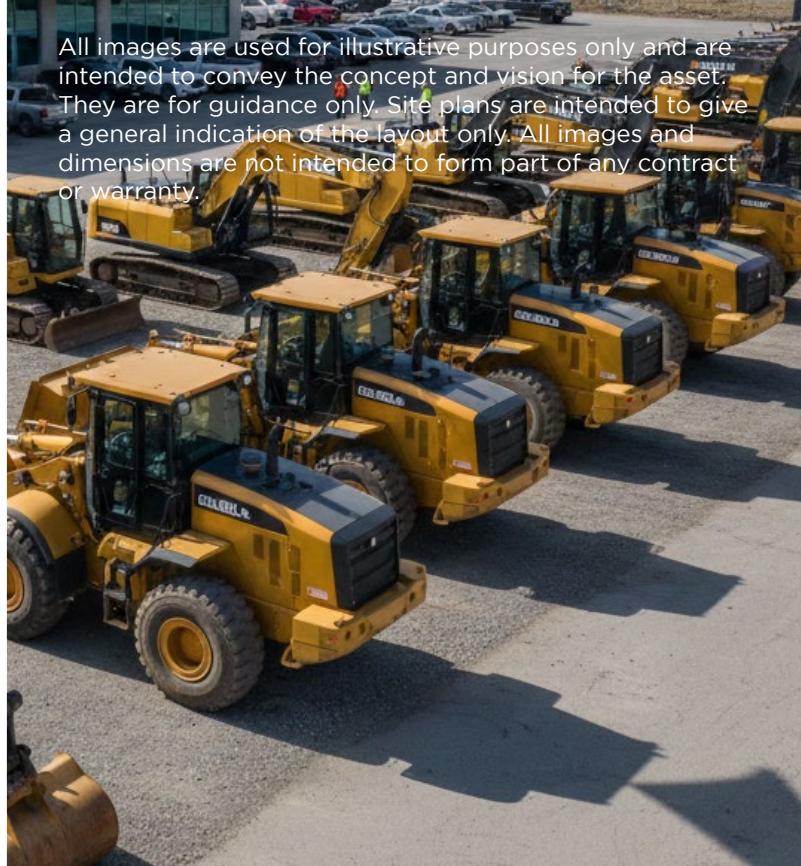




62 63 THE BUILDING

The +/-7.95 acre opportunity boasts over +/-89,318 SF of buildings situated on one of the main freeway arterials traversing California. With its freeway visibility and ease of access this opportunity offers unparalleled projection in the regional marketplace. The former Meek's Lumber location has high ceilings and offers a large open retail floor. The large lot size allows for room to navigate trucks or large machinery.





All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.



THE AREA

A large business evaluating long-term growth and regional market penetration would find 1045 Twin View Blvd in Redding, California to be a compelling location due to its exceptional visibility and access. With direct frontage along Interstate 5, the site benefits from one of Northern California's most heavily traveled transportation corridors, capturing consistent daily traffic from both local commuters and long-haul interstate travelers. This level of exposure is difficult to replicate and provides immediate brand presence, making the property especially attractive for companies that rely on visibility, distribution efficiency, or customer convenience. Highway frontage also reduces friction for employees, vendors, and customers, translating into operational efficiency and stronger market reach.

Beyond traffic volume, the site's location offers strategic access to both the Redding and Chico submarkets, positioning the property as a regional hub rather than a single-market asset. Redding serves as the commercial and logistical center for the far North State, while Chico anchors a dense population base tied to education, healthcare, and agriculture. Occupying a centrally located site between these markets allows a large business to consolidate operations, serve multiple demand centers, and reduce redundant facilities. This regional positioning is particularly valuable for companies seeking to optimize distribution, service coverage, or administrative functions across Northern California.

The scale of the property further enhances its appeal. With 7.95 acres of land and more than 89,318 square feet of existing improvements, the site provides immediate functional capacity alongside future expansion potential. Large acreage is increasingly scarce along major highways, especially parcels that can support multiple buildings, parking, outdoor storage, or phased development. For a business planning long-term occupancy, the ability to adapt the site as needs evolve—without relocating—represents both a strategic and financial advantage. This flexibility supports growth while protecting against future land constraints and rising development costs.

From a financial standpoint, the \$7,000,000 purchase price equates to approximately \$20.21 per square foot of land, a figure that strongly supports the investment thesis. For a highway-fronting property with nearly eight acres in a primary commercial corridor, this land basis is well below replacement cost and difficult to replicate in today's market. When factoring in the value of over 89,318 square feet of existing buildings, the effective land cost becomes even more compelling, providing intrinsic value and downside protection. This pricing allows a large business to allocate capital toward operations and growth rather than excessive real estate overhead.

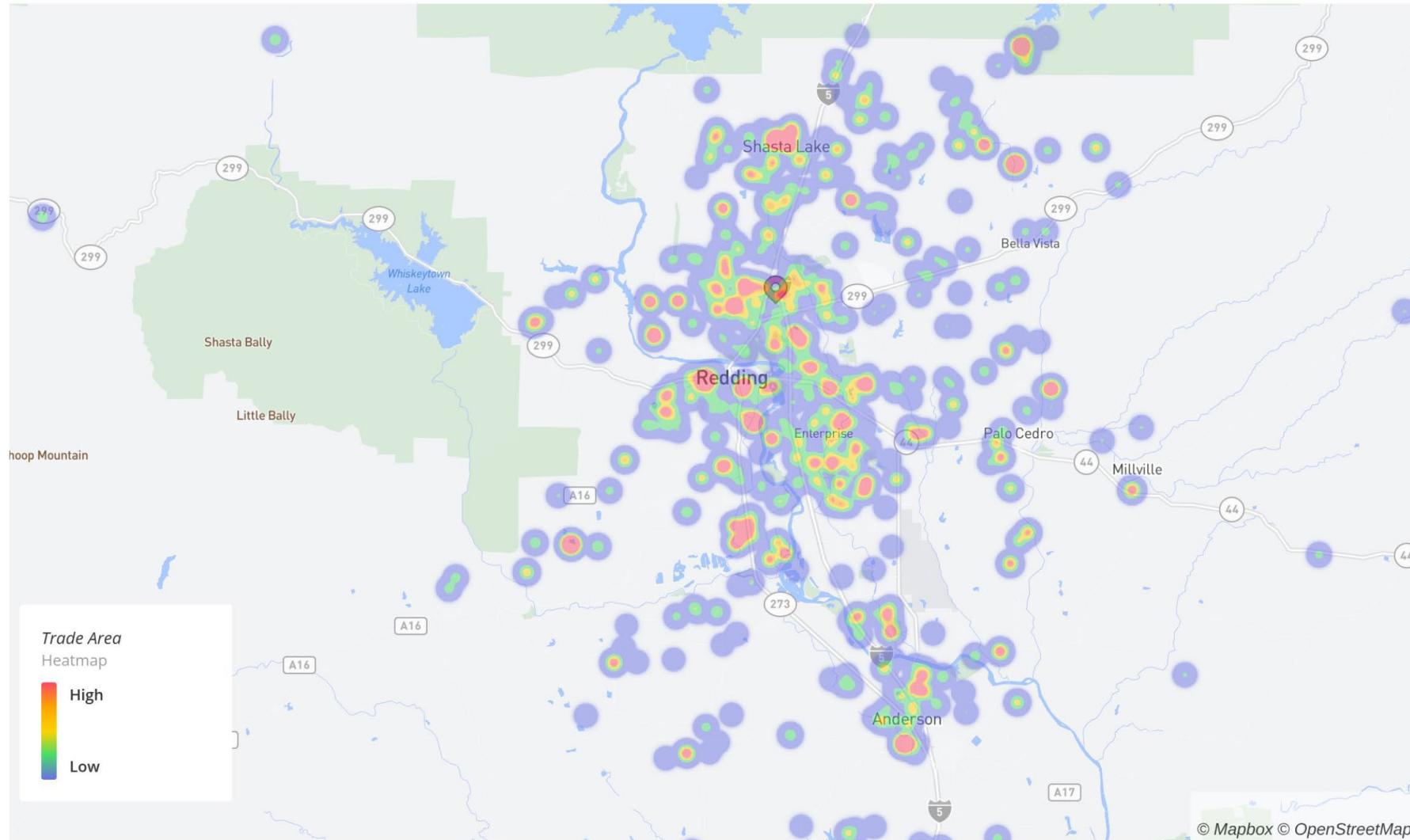
Ultimately, the combination of high traffic exposure, regional market access, scalable acreage, and attractive land pricing makes 1045 Twin View Blvd a strategic acquisition for a large business. The property supports both immediate operational needs and long-term expansion while offering a cost basis that is increasingly rare for comparable highway-oriented sites. In a market where visibility, logistics, and flexibility drive competitive advantage, this asset stands out as a location that aligns operational efficiency with sound financial fundamentals.





Market Landscape

Oct 1, 2023 - Sep 30, 2024



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.





Vehicle Traffic Volume

Oct 1, 2023 - Sep 30, 2024

Meek's

Twin View Blvd, Redding, CA



Jan 1st, 2026 - Dec 31st, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



DEMOGRAPHICS

CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 39% Some College, No Degree
- 24% Bachelor's Degree
- 15% High School Graduate
- 8% Advanced Degree
- 7% Some High School, No Diploma
- 7% Associate Degree

RESIDENT POPULATION



5 mile Population 2024

2 miles	20,908
5 miles	893,549
10 miles	134,388

TRAFFIC COUNT



Over +/-120 Cars per day along Hwy 5

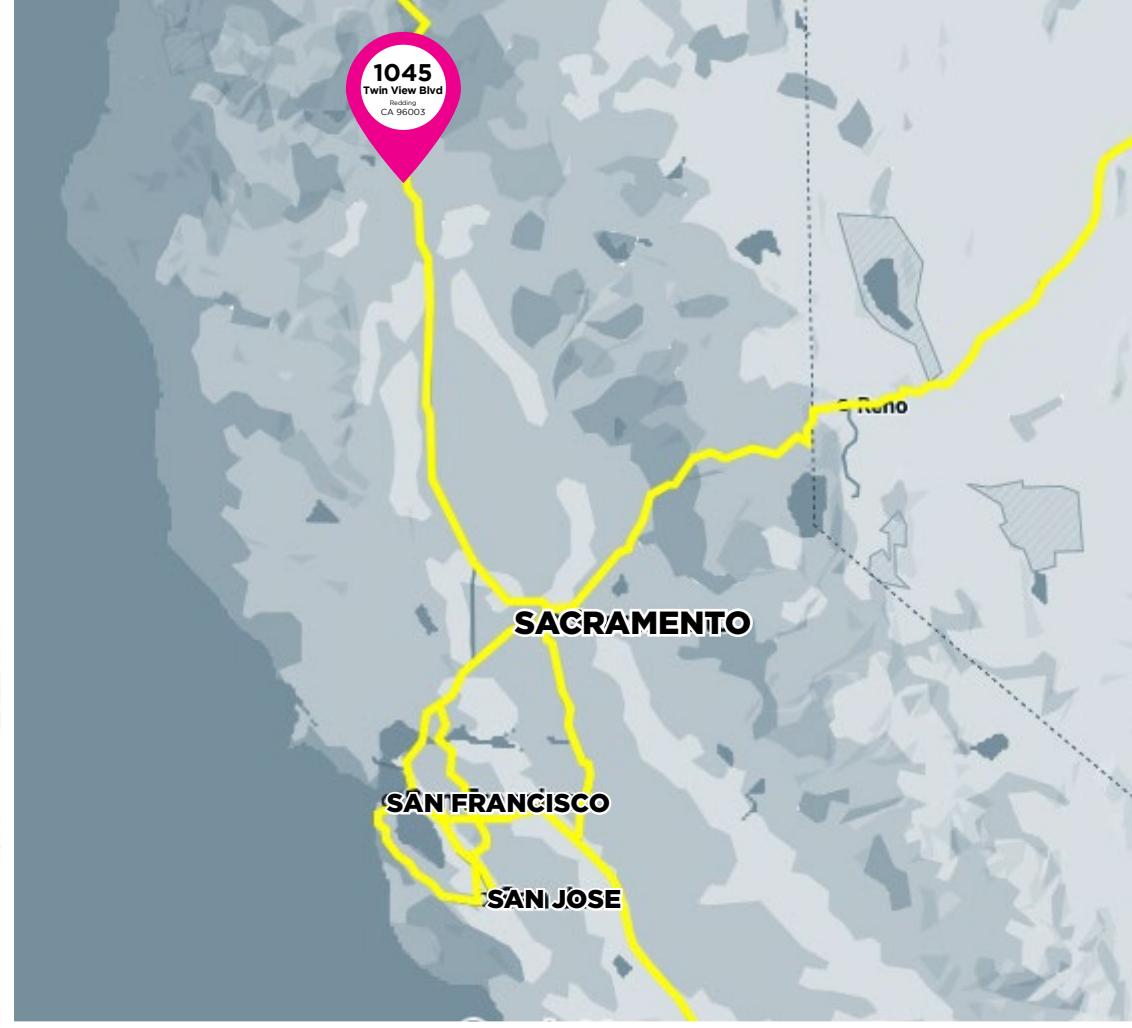
HOUSE HOLD INCOME



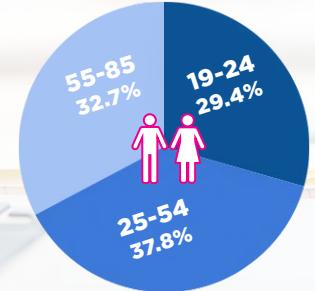
5 mile 2024 Households

< \$25K	7,392
\$25K - 50K	7,532
\$50K - 75K	6,842
\$75K - 100K	5,538
\$100K - 125K	3,154
\$125K - 150K	2,110
\$150K - 200K	1,916
\$200K+	1,960

1045
Twin View Blvd
Redding, CA 96003



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024

2 mile	9,069
5 mile	39,445
10 mile	53,580





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