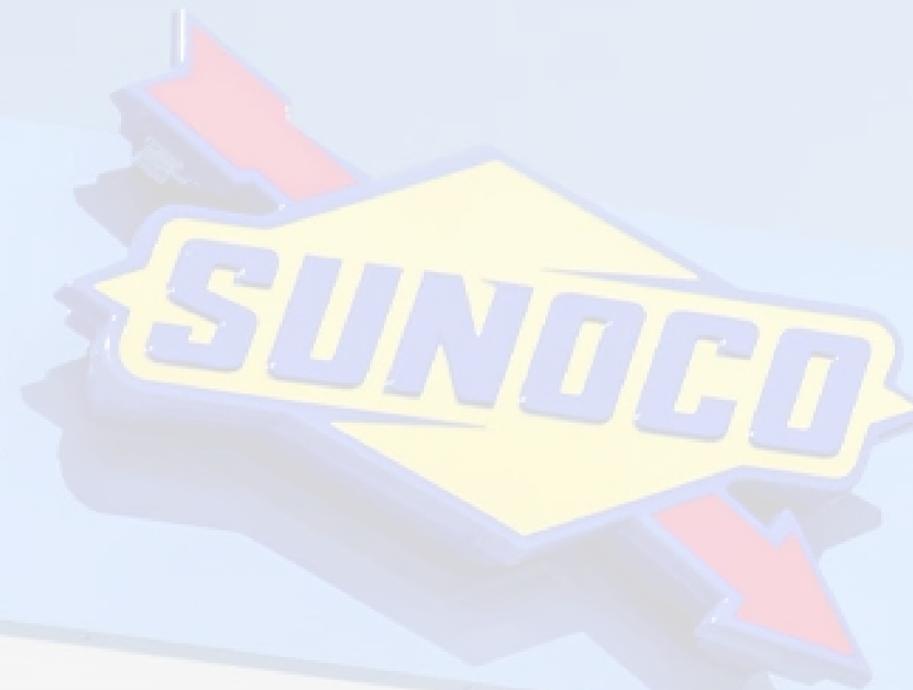


DOWNTOWN REDDING SUNOCO

LISTED FOR \$1,995,000

1220 SHASTA ST, REDDING, CA 96001

ABSENTEE-OWNER



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EXECUTIVE OVERVIEW

Asset Type: Gas Station & Convenience Store
Branding: Sunoco
Location: Redding, CA
County: Shasta County

This offering presents the opportunity to acquire an established Sunoco-branded gas station and convenience store located in the core of Redding, CA.

The property benefits from consistent fuel volume, stable inside sales, and strong local demand drivers, making it an attractive opportunity for both owner-operators and investors.

The site is strategically positioned near CA-44 and Interstate 5, capturing a mix of local commuter traffic, healthcare-driven demand, and regional travel flow.



LOCATION & AREA OVERVIEW



Positioned in the core of Redding, CA, the property benefits from strong in-town demand, healthcare-driven traffic, and direct access to major regional corridors.

- ~0.3 miles to CA-44 (connects to CA-299)
- ~0.6 miles to Shasta Regional Medical Center
- ~1.2 miles to Downtown Redding
- ~1.3 miles to Turtle Bay Exploration Park
- ~1.5 miles to Mercy Medical Center
- ~2.5 miles to Interstate 5 (I-5)
- ~10 miles to Shasta Lake

Surrounded by established residential neighborhoods, the site captures daily repeat customers, commuter traffic, and tourism demand.

01 Property Highlights

- Established Sunoco-branded location
- Strong in-town Redding location
- Consistent fuel volume (~40K gallons/month)
- Stable inside sales (~\$41K/month)
- Efficient site layout on a 10,454 SF parcel
- Easy access and visibility along Shasta St
- Serves commuters, residents, and travelers

02 OPERATING PERFORMANCE

- Fuel: Jan – Oct 2025: 398,753 gallons
- Monthly Average: ~40,000 gallons
- Convenience Store sales: ~\$41,011/month

03 INVESTMENT HIGHLIGHTS

- Proven operating history with consistent revenue
- Owner-operator upside through margin optimization
- Opportunity to increase inside sales and merchandising
- Attractive entry point vs major California markets
- Straightforward, easy-to-operate asset



Investment

This asset is uniquely positioned at the intersection of infill residential demand, healthcare employment centers, and regional highway connectivity. Its proximity to CA-44 and I-5 ensures exposure to both local and regional traffic, while nearby hospitals provide consistent weekday demand. The surrounding residential base supports repeat business, and nearby recreational destinations drive additional volume during weekends and peak seasons.

UPSIDE OPPORTUNITIES

- Increase inside sales via product mix optimization
- Add hot food / QSR component
- Extend operating hours to capture additional demand
- Enhance merchandising and layout efficiency



CONTACT US



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