



## COMMERCIAL BUILDING - FOR SALE

22590 ANTELOPE BLVD  
RED BLUFF, CA



**SCOTT PEWITT**  
COMMERCIAL/DEVELOPMENT  
BROKER CA DRE # 01887963  
(530) 227 2004  
[Scott@PewittRealtors.com](mailto:Scott@PewittRealtors.com)

  
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# SUMMARY OF FACTS

22590 Antelope Blvd,  
Red Bluff, CA



## Property Summary

- **Price**           **\$ 420,000**
- **Lot Area**       **48,000 S/F**
- **Buildings**       **4**
- **Zoning**           **General Commercial**
- **Total S/F**       **2,949**
- **Parking Spaces**   **10 +**



## Property Overview

Great opportunity in Red Bluff with equipment yard. 2,942 S/F of professional office spaces on a 48,000 S/F lot available for sale or lease. Four (4) total separate buildings. Building D is a 768 S/F storage room. This location has excellent visibility on the highly trafficked Antelope Blvd within four (4) mins of I-5. Zoned Commercial, these buildings are perfect for a mechanic shop, roofing company, heating and air business or other light industrial services.

For more information: **Scott Pewitt** | 530.227.2004 | [Scott@PewittRealtors.com](mailto:Scott@PewittRealtors.com) | Ca.DRE# 01887963 | [www.venturecommercial.co](http://www.venturecommercial.co)

# BUILDING A

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# BUILDING A

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# BUILDING B

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# BUILDING C

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# BUILDING D

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# AERIAL

22590 Antelope Blvd,  
Red Bluff, CA



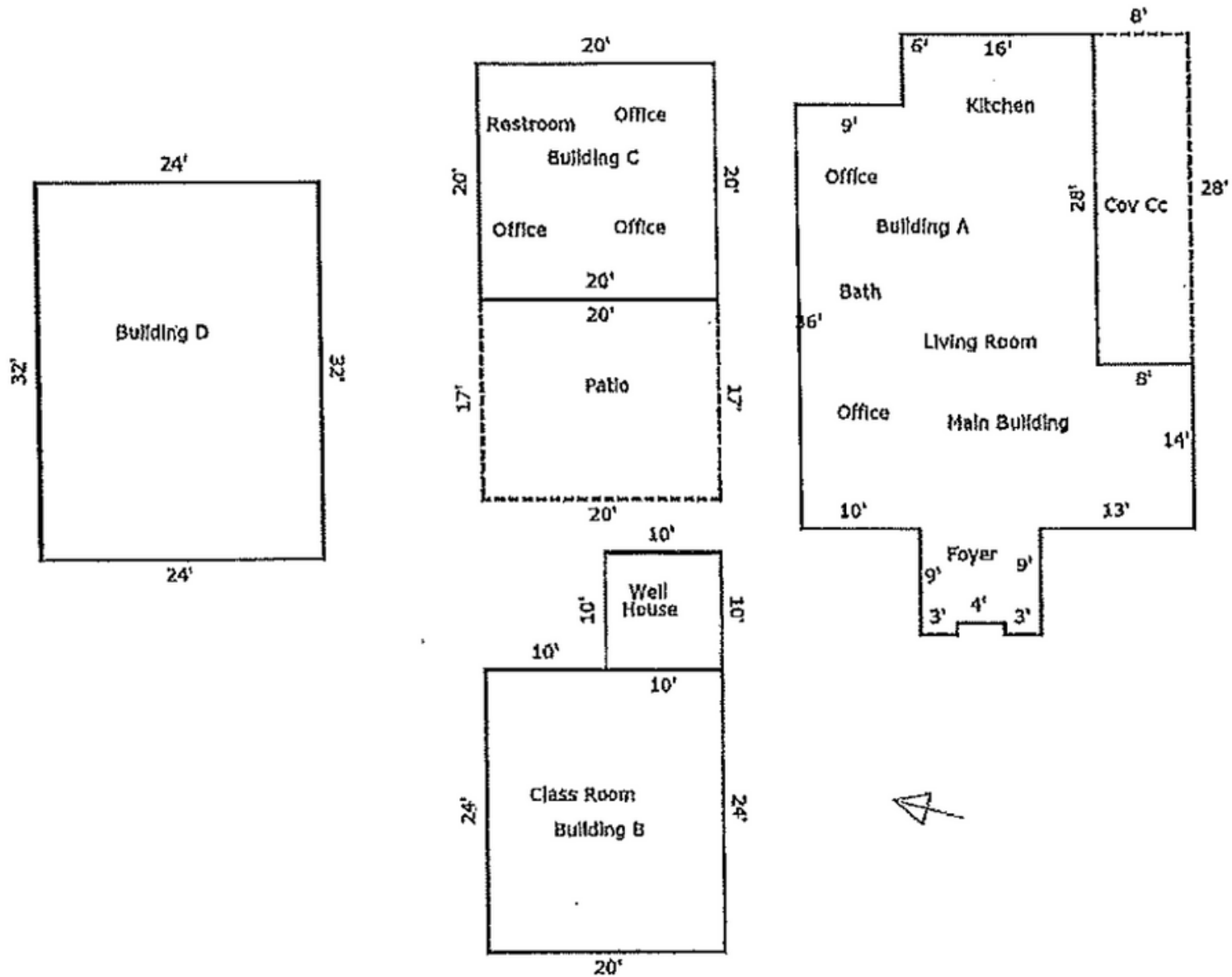


# FLOOR PLANS

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# STATISTICS

22590 Antelope Blvd,  
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## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
Antelope Blvd	State Hwy36 E	12,034	2021	0.02 mi
36	State Rte 36 E	11,834	2022	0.02 mi
Antelope Blvd	State Rte 36 E	11,895	2020	0.03 mi
Antelope Boulevard	-	1,824	2020	0.12 mi
Saint Marys Ave	Antelope Blvd S	1,167	2022	0.12 mi
State Rte 36	Bracken Ln N	1,882	2022	0.17 mi
Antelope Blvd	State Hwy36 W	9,535	2021	0.24 mi
36	State Rte 36 W	9,332	2022	0.24 mi
Antelope Blvd	State Rte 36 W	9,859	2020	0.24 mi
Trinity Ave	Antelope Blvd S	974	2022	0.48 mi

## Demographics >>

	1 mile	3 miles
Population	1,107	11,867
Households	432	4,848
Median Age	45.30	41
Median HH Income	\$57,058	\$40,571
Daytime Employees	1,687	8,458
Population Growth '23 - '28	↑ 2.62%	↑ 3.23%
Household Growth '23 - '28	↑ 2.78%	↑ 3.26%

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Scott Pewitt

| 530.227.2004

| Ca.DRE# 01887963 / 01901205

| [www.venturecommercial.co](http://www.venturecommercial.co)