

1691
ZACHI WAY
REDDING | CA

For Sale

±6,250 Square Feet

- Possible Expansion or Development Potential
- Adjacent Parcels Included
- Industrial/Shop/Flex Building
- Fully Sprinklered
- Compressor - Air Plumbed through Shop
- Three (3) Grade Level Doors
- Fenced Yard and On-Site Parking

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Position your business for growth at 1691 Zachi Way in Redding, CA, a well-maintained, professionally built industrial facility offered for sale along with the two adjoining parcels immediately to the west—providing valuable expansion potential, yard space, or future development flexibility. The building features a functional blend of modern office and clear-span shop space, including a welcoming, glass-accented office entry, private offices, and a mezzanine area above the office for additional storage. The warehouse is equipped with three grade-level roll-up doors for efficient loading and circulation, is fully sprinklered for safety and code compliance, and includes an air compressor system plumbed throughout the shop for seamless operations. With ample on-site parking, fenced yard components, and the added benefit of the adjacent parcels, this property presents a rare opportunity for an owner-user or investor seeking a versatile, move-in-ready industrial asset with room to grow in one of Redding’s established industrial corridors.

Located at the end of the cul-da-sac of Zachi Way in the Mountain Lakes Industrial Park in Redding, CA

Address: 1691 Zachi Way | Redding, CA 96003
APN: 114-320-036, 046, and 045
Building Size: ±6,250 square feet
Number of Parcels: Three
Year Built: 2005
Asking Price: \$1,300,000
Zoning: General Industrial



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THREE PARCELS

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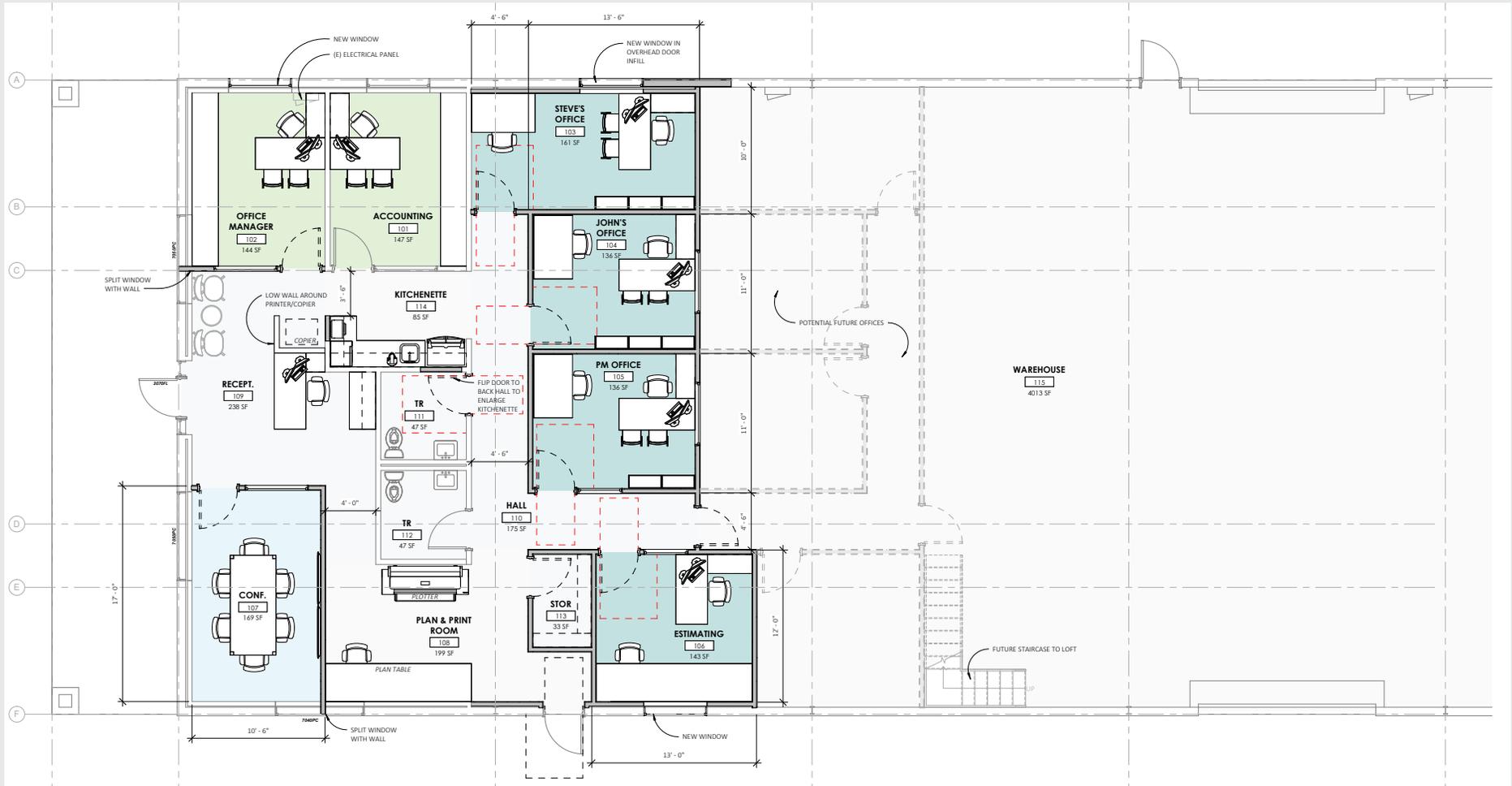
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FLOOR PLAN

Office Portion



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EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



LOCAL AREA

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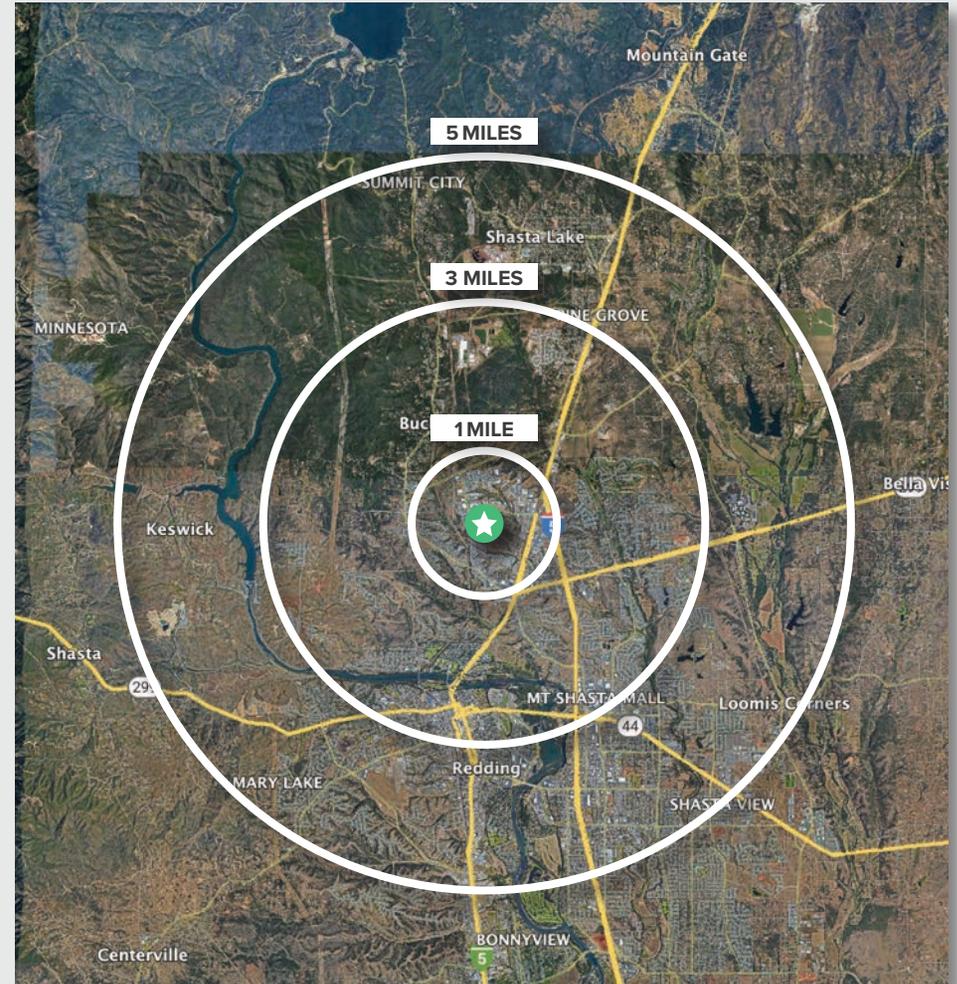


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	2,039	29,549	68,754
2020 Census Population	2,113	29,223	68,938
2010 Census Population	2,056	27,788	67,168
2025 Median Age	40.4	40.2	39.3
HOUSEHOLDS			
2025 Estimated Households	859	12,322	28,483
2020 Census Households	909	12,545	28,665
2010 Census Households	875	11,912	27,729
INCOME			
2025 Estimated Average Household Income	\$90,133	\$94,032	\$92,660
2025 Estimated Median Household Income	\$77,422	\$76,823	\$73,490
BUSINESS			
2025 Estimated Total Businesses	240	861	4,829
2025 Estimated Total Employees	3,127	7,575	41,465



Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



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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We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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DEVELOPMENT

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