



FOR LEASE

READY-TO-RENT, FUNCTIONAL DENTAL SPACE IN DESIRABLE WESTSIDE DENTAL COMPLEX

2710 EUREKA WAY, SUITE 1, REDDING, CA 96001

JESSICA WHITLOW, CCIM

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WWW.HAEDRICH.COM

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SUMMARY OF FACTS

2710 EUREKA WAY, SUITE 1 | REDDING, CA 96001



PROPERTY SUMMARY

Available SF:	1,990 SF
Lease Rate:	\$1.25 SF/month (MG)
Lot Size:	0.59 Acres
Building Size:	9,505 SF
Building Class:	B
Zoning:	General Office
Cross Streets:	Pioneer Drive

PROPERTY OVERVIEW

This dental office suite is located in West Redding in the Eureka Way Professional Center which has been fully occupied by general and specialty dentists since 1990. The space was previously occupied by endodontic specialist Dr. Mike Dent for 10 years before his retirement. Dr. Dent described the layout of the office as ideal for an endodontic practice. The suite includes a large reception area, waiting room, 4 operatories, a lab with a sink, staff lounge with lockers & plumbing, doctors office with private restroom, accessible restroom for patients, staff restroom, consult area, storage, sterilization/tray prep center, and a large bonus room which can be used in a variety of ways. The occupant of the suite also has access to common area services which include Nitrous Oxide/Oxygen, central vac. suction, an air compressor with backup, and an enclosed shared equipment storage area. Available for immediate occupancy.

PROPERTY HIGHLIGHTS

- Accessible ramp and lift for patients
- Category 5 Cable internet
- Proven ideal for both endodontic and general dentistry practices
- Upper level parking from Eureka Way and lower level parking from Pioneer Drive
- Central heat and air
- Exceptional lighting throughout

FOR MORE INFORMATION :

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TENANTS OF THE EUREKA WAY PROFESSIONAL CENTER

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Thanks to the internet, the best way to become acquainted with our tenants is to visit their websites which are very Informative and welcoming to one and all!

SUITE 3: Office of William Evans, DMD MD – ORAL SURGEON

WEBSITE: www.shastaoralsurgery.com

SUITE 4: Office of Mike Nelson, DDS – GENERAL DENTISTRY &
Office of Chris Nelson, DDS – GENERAL DENTISTRY

WEBSITE: www.reddingcaliforniadentistry.com

SUITE 5: Office of Maurice Trusas, DDS – GENERAL DENTISTRY

WEBSITE: local.demandforce.com/b/trusasfamilydentistry

**SUITE 1 – SEE NEXT PAGE FOR FLOOR PLAN –
AVAILABLE FOR LEASE – CONTACT:
WWW.HAEDRICH.COM**



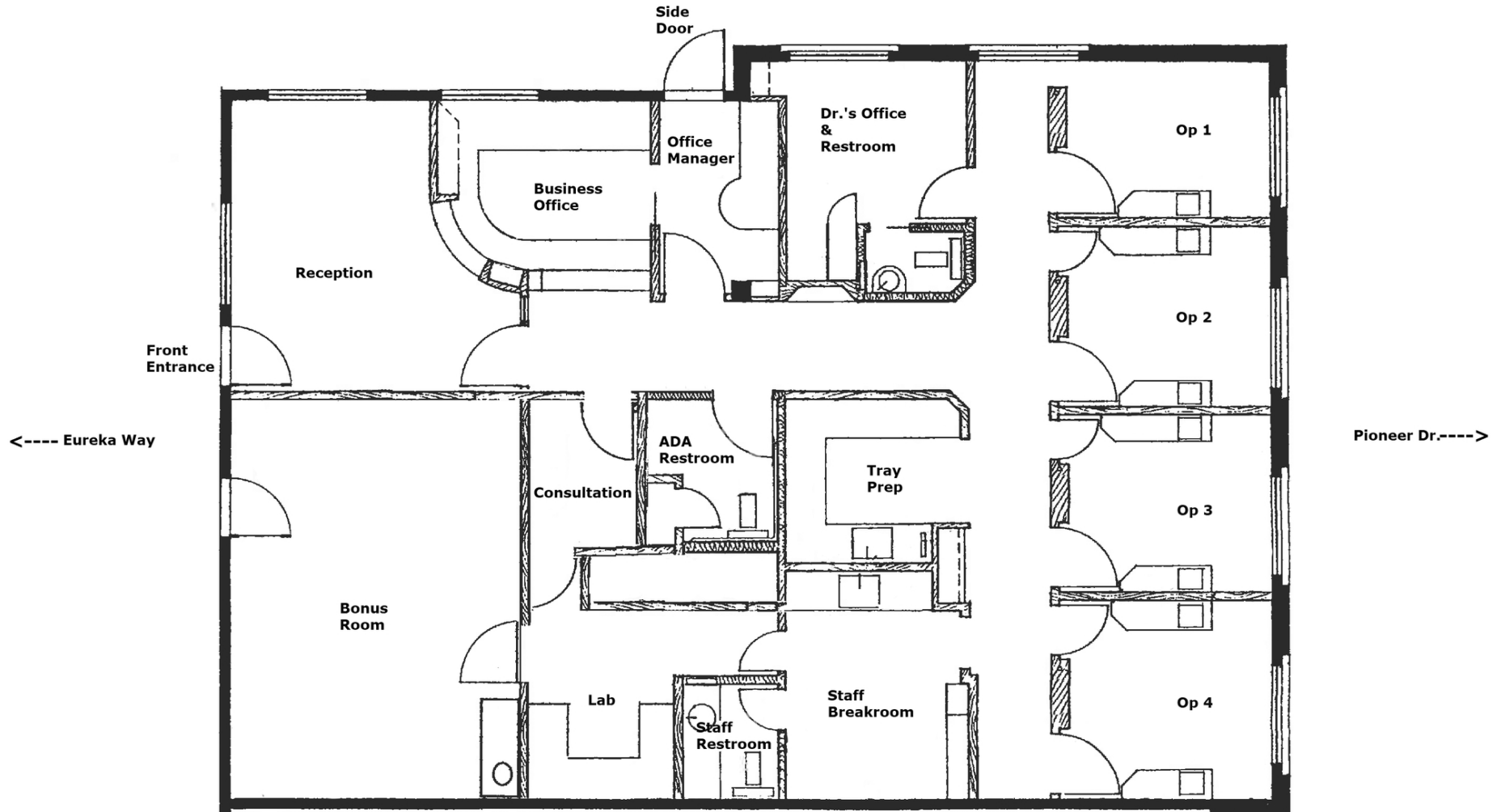
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FLOOR PLAN

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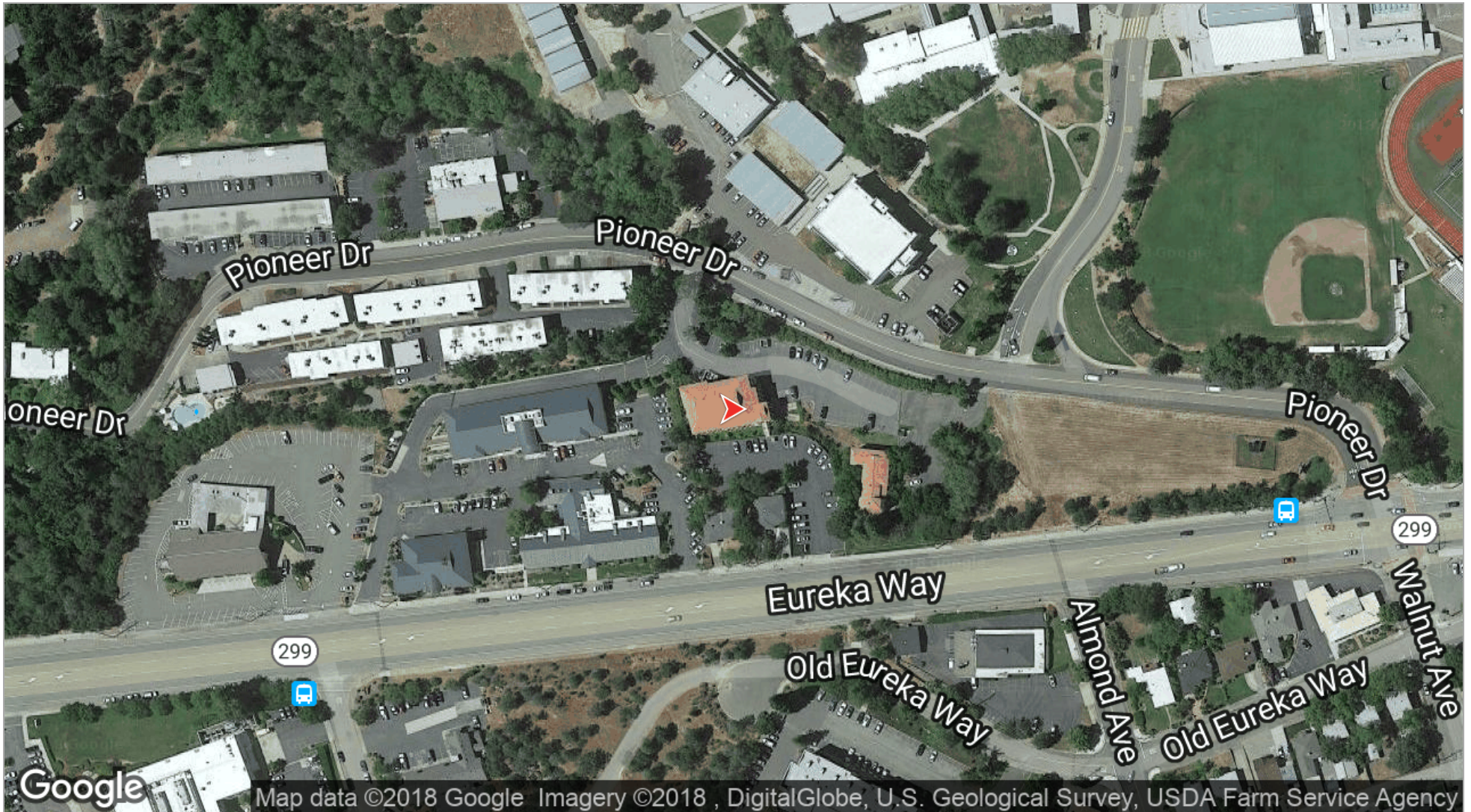
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LOCATION MAP

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PHOTOGRAPHS

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Location & Demographics

Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 140,000 people.

	Population 	Avg. Income 	Households 
One Mile	8,594	\$41,393	3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257

