



FOR SALE

2105 EAST STREET

REDDING, CA 96001

JESSICA WHITLOW, CCIM

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PROPERTY SUMMARY

Sale Price: \$395,000

Lot Size: 0.45 Acres

Building Size: 3,360 SF

Zoning: SGD-SP: Southern Gateway District - Specific Plan

Cross Streets: Locust

PROPERTY HIGHLIGHTS

- Limited supply: Only a few (or zero properties) of this type/zoning/square footage exist within this downtown trade zone.
- Property is located inside Redding's proposed high-speed internet zone.
- Qualifies for financing under the SBA 504 financing program, even with the residential rentals in place.
- Low-maintenance concrete block structure.
- Loading dock convenient for retail/wholesale deliveries.

FOR MORE INFORMATION:

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PROPERTY DESCRIPTION

3,360 Sq. ft. Commercial building formally used for R&R Meats includes multiple large coolers, retail sales area with display cases, private office, and processing area with 3 basin sink. Ideal for meat processing/storage, florist, or other food service businesses. Purchase of additional 3 walk-in coolers in back of property may be negotiated. Great potential for any retail business, very near to Cypress Safeway and visible from Cypress/Market intersection with traffic counts over 20,000 cars per day.

2 leased residential buildings on property provide an annual gross income \$18,079. Great financial opportunity and location!

LOCATION DESCRIPTION

Coming from W Cypress, turn right onto East Street. Property will be down the road 500 ft. on the right hand side. At the corner of East Street and Locust Street.



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RENT ROLL

2105 EAST STREET REDDING, CA 96001



	ADDRESS	UNIT SIZE (SF)	PRICE PER SF/MO	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION
Commercial	2105	3,360	\$0.60	\$2,016	\$24,192	March 31, 2017
Residential	2115	1,192	\$0.80	\$954	\$11,448	June 30, 2017
Residential	2123	384	\$1.44	\$553	\$6,636	June 30, 2017
		4,936		\$3,523	\$42,276	



FOR MORE INFORMATION:

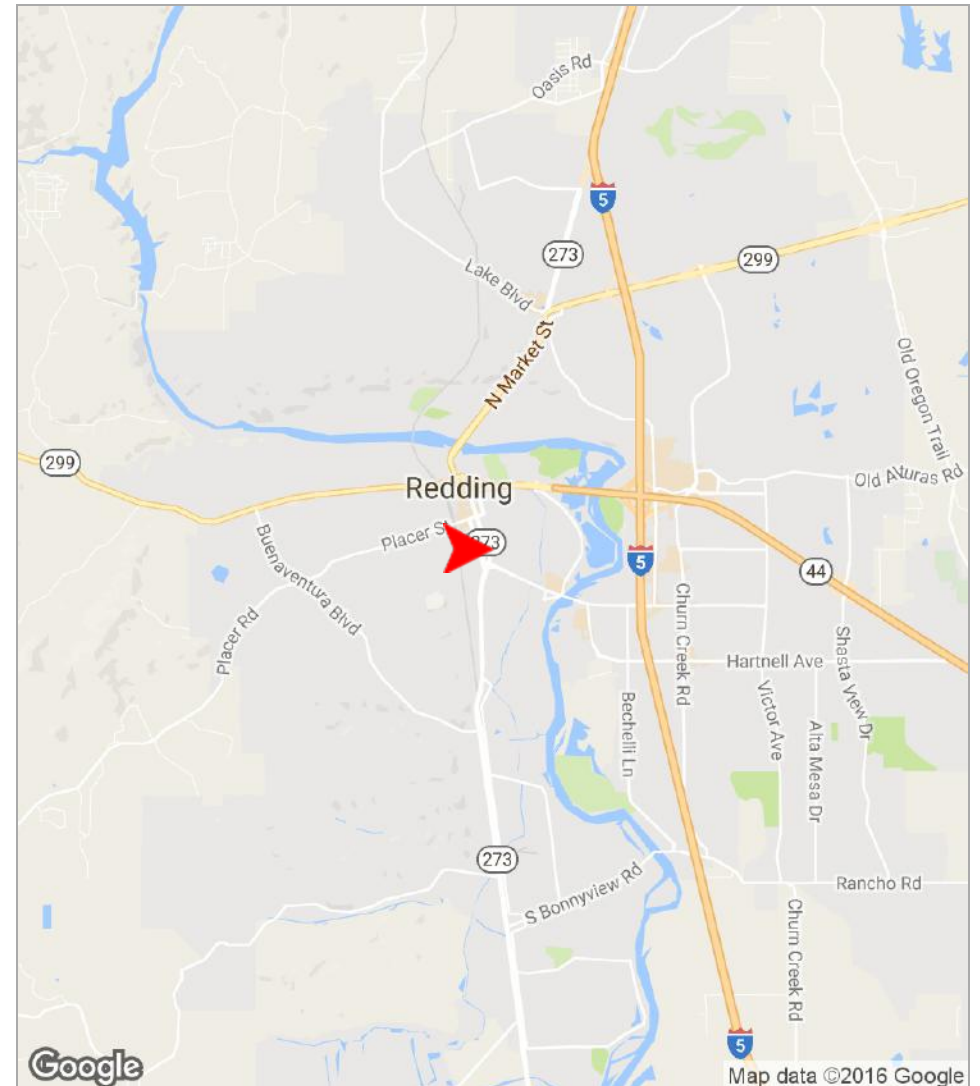
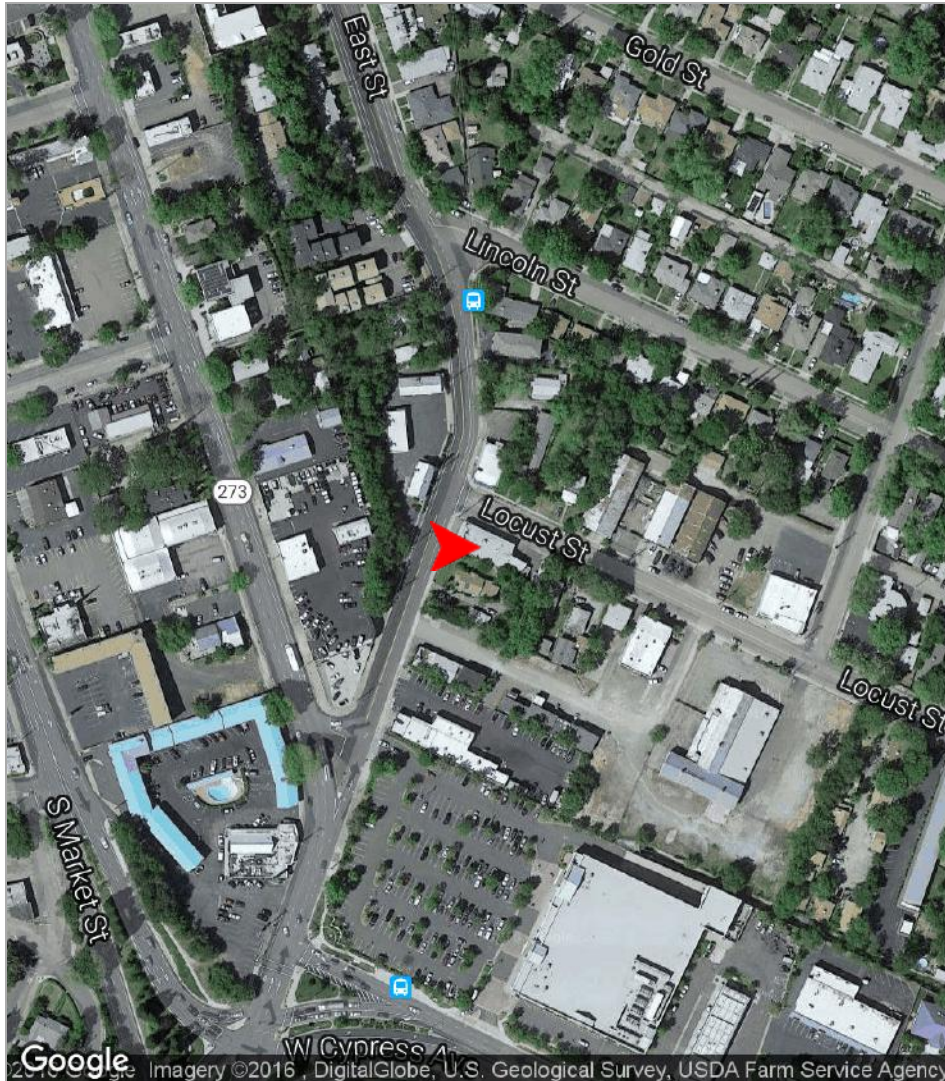
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Location & Demographics

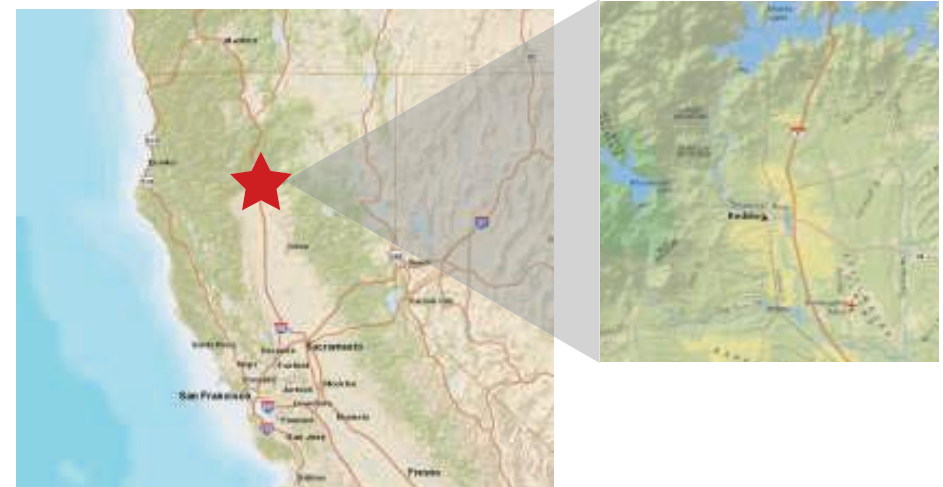


Redding, CA

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





Acquisitions Leasing Consulting Property Management

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