



FOR SALE



Hartnell Outdoor Experience

870 Hartnell Ave.
Redding, CA 96002

Scott Pewitt

Senior Advisor

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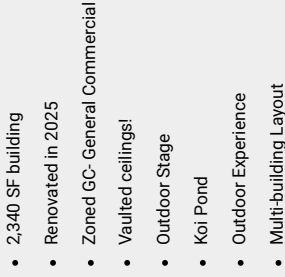
eXp Commercial | 2603 Camino Ramon, Suite 200, San Ramon, CA 94583 | 855.451.1236 | expcommercial.com

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Building Name	Hartnell Outdoor Experience	
Property Type	Retail	
Property Subtype	Street Retail	
APN	107-350-050-000	
Building Size	2,340 SF	
Lot Size	27,442 SF	
Sale Price	\$799,000	

Formerly home to Jose Antonio's, the property offers a distinctive setting with potential for a variety of commercial concepts. Possible uses may include a destination restaurant with outdoor dining, coffee house, wine tasting venue, nursery or garden center, event-oriented business, boutique retail, or other experiential commercial use. An excellent opportunity for an owner-user or investor seeking a property with multiple usable spaces and a strong indoor/outdoor component.

Real estate only offered for sale. Buyer to independently verify square footage, zoning, intended use, permits, and required approvals with the City of Redding.

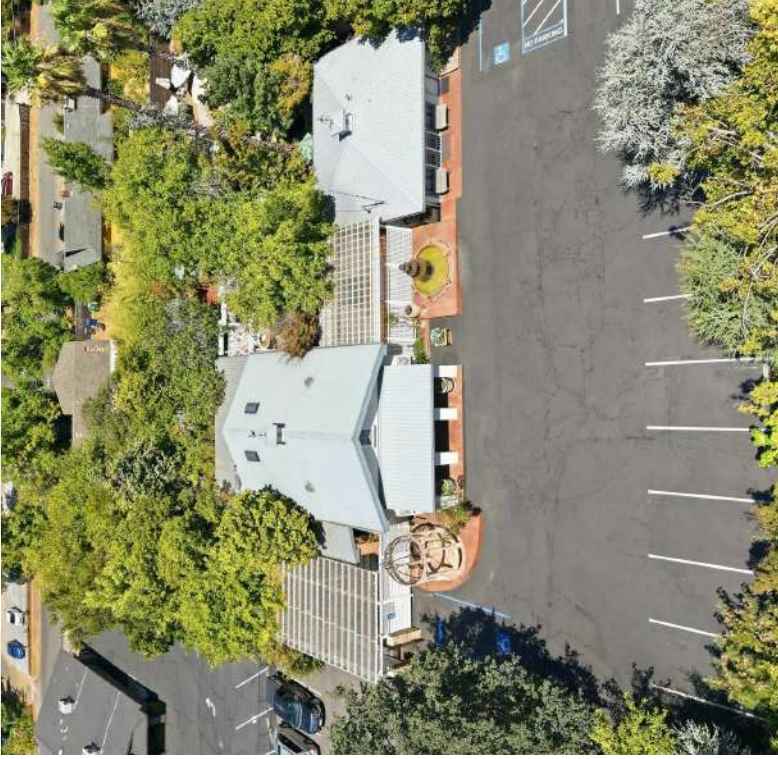


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Property Description

870 Hartnell Ave., Redding, CA 96002

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VIDEO

CONTINUED DESCRIPTION

Designed around both the buildings and the grounds, this property offers an opportunity to create a true destination rather than a conventional commercial location. The two-building configuration provides flexibility for separating customer-facing areas, operations, retail, offices, private gathering spaces, or complementary uses, while the loft adds another distinctive element to the property. The expansive outdoor areas become an extension of the usable space, offering multiple opportunities for seating, displays, events, gardens, or customer gathering areas.

The established landscaping, waterfall and koi pond create a welcoming environment with character already in place. The fully fenced site provides separation and definition from surrounding properties while allowing an incoming owner to further develop the indoor/outdoor connection to complement their business concept.

With more than half an acre, multiple structures, and extensive outdoor areas, the property offers versatility that is difficult to replicate. Whether envisioned as a restaurant and patio experience, garden-oriented retail concept, coffee or tasting destination, specialty retail, event venue, or creative owner-user property, the site provides a unique foundation for a business where the setting itself can become part of the customer experience. Buyer to independently verify property characteristics, square footage, zoning, intended use, permits, and required approvals with the City of Redding.

LOCATION DESCRIPTION

Redding serves as the primary commercial, employment, healthcare, and retail hub of Northern California's Shasta-Cascade region, drawing customers, employees, and businesses from throughout Shasta County and surrounding communities. Strategically positioned along Interstate 5 and supported by major regional corridors including State Routes 44 and 299, the city provides convenient connectivity throughout Northern California and into Southern Oregon.

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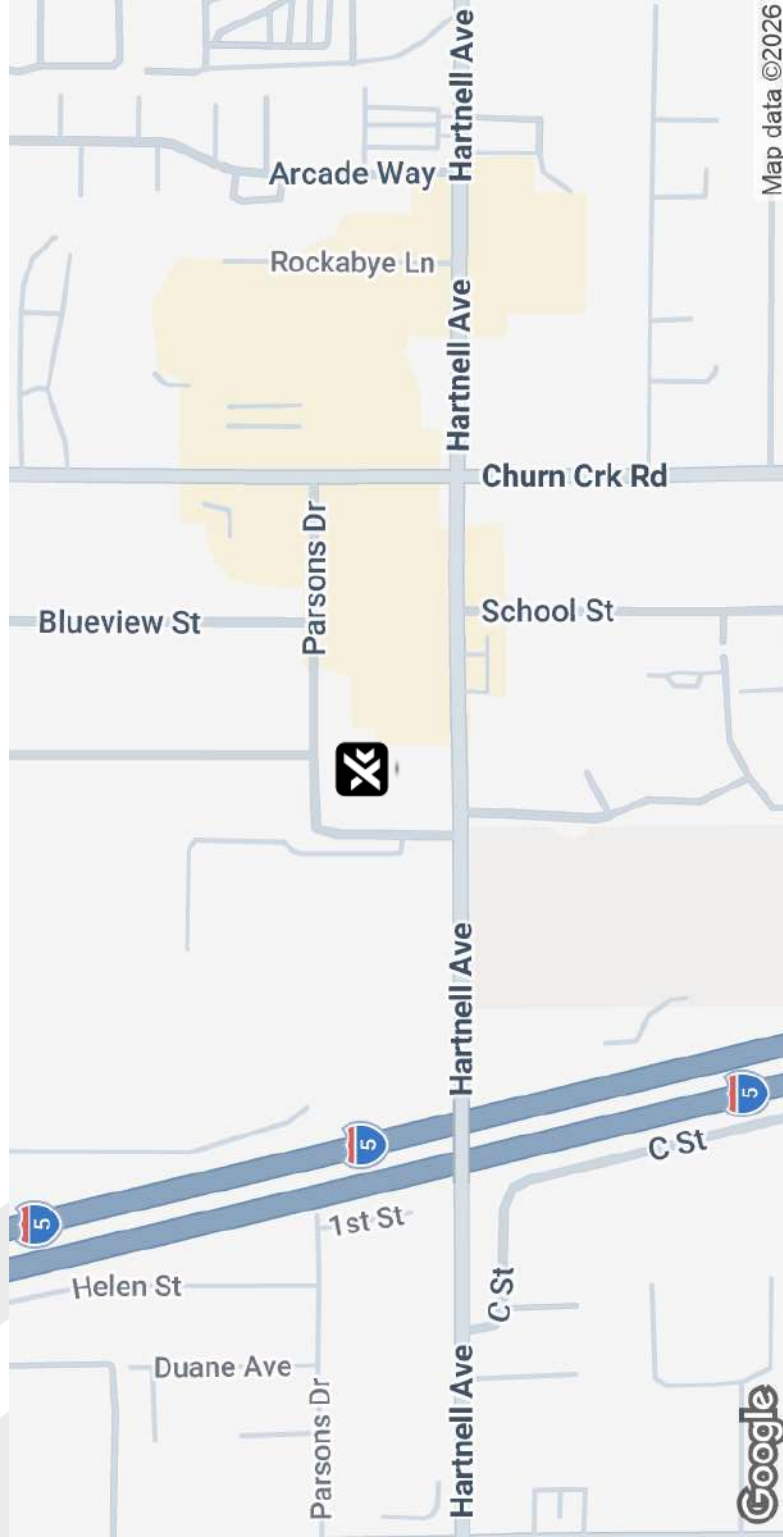


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Location Map

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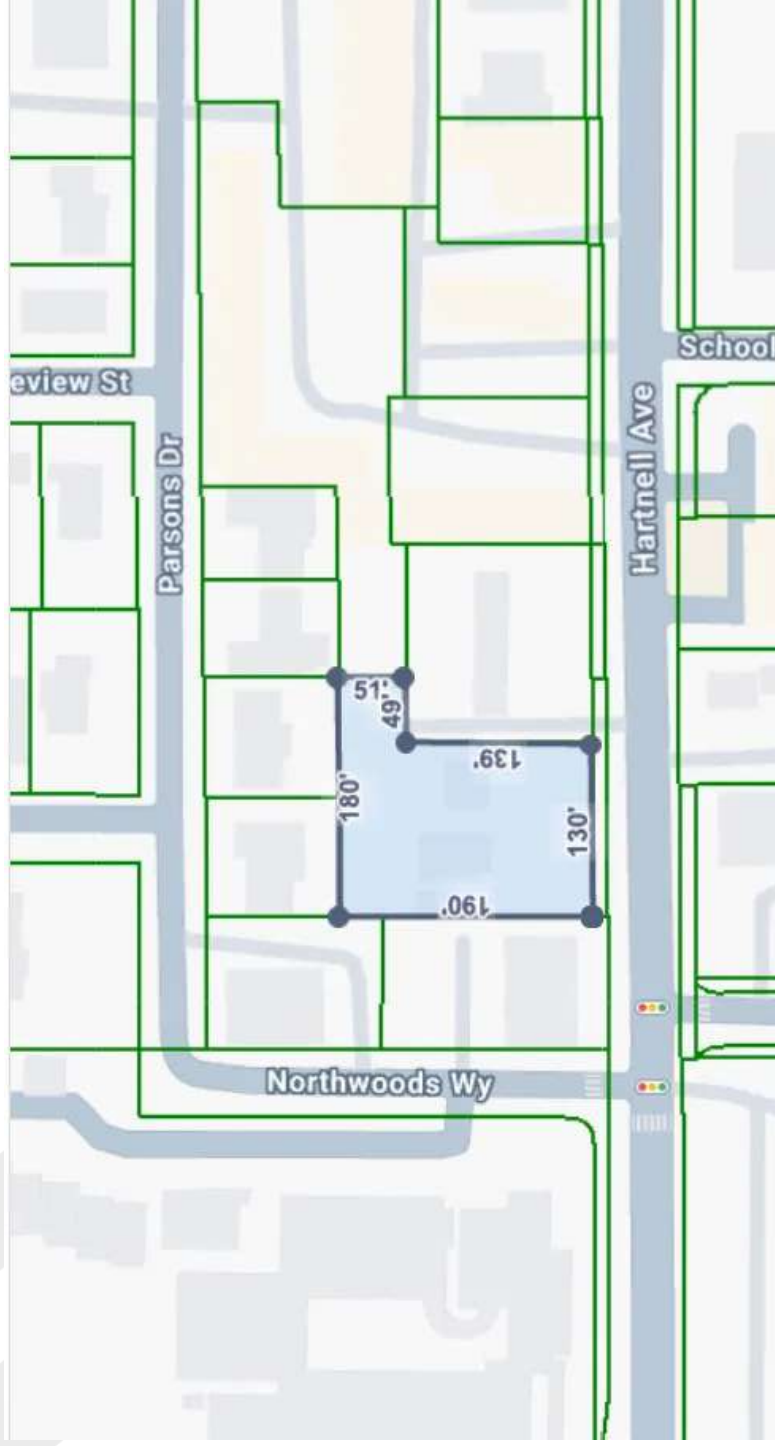


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Site Plan

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Aerial Photos

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Entrance Photos

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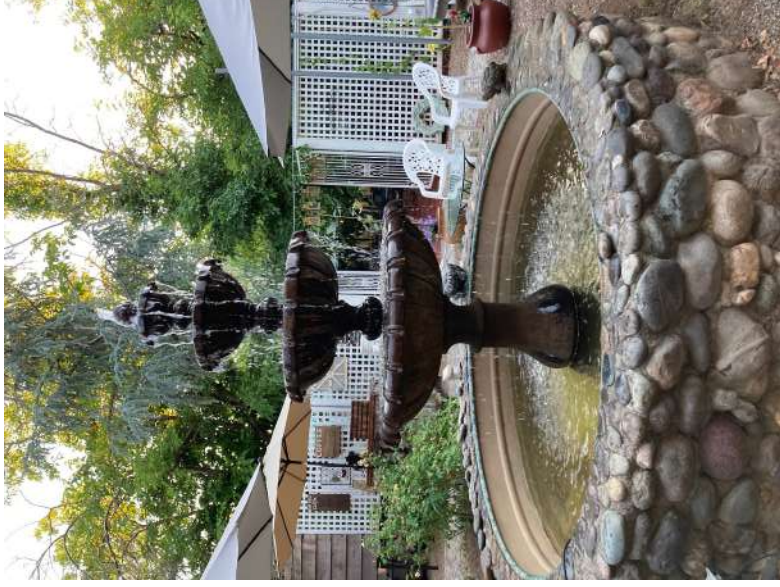
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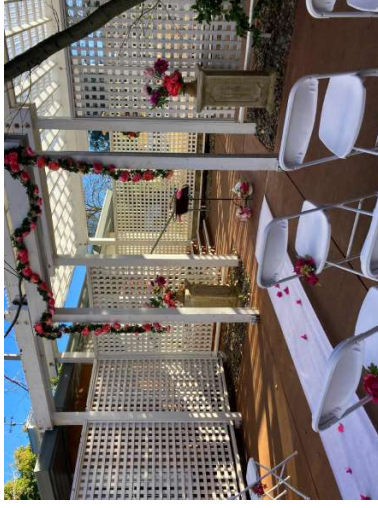


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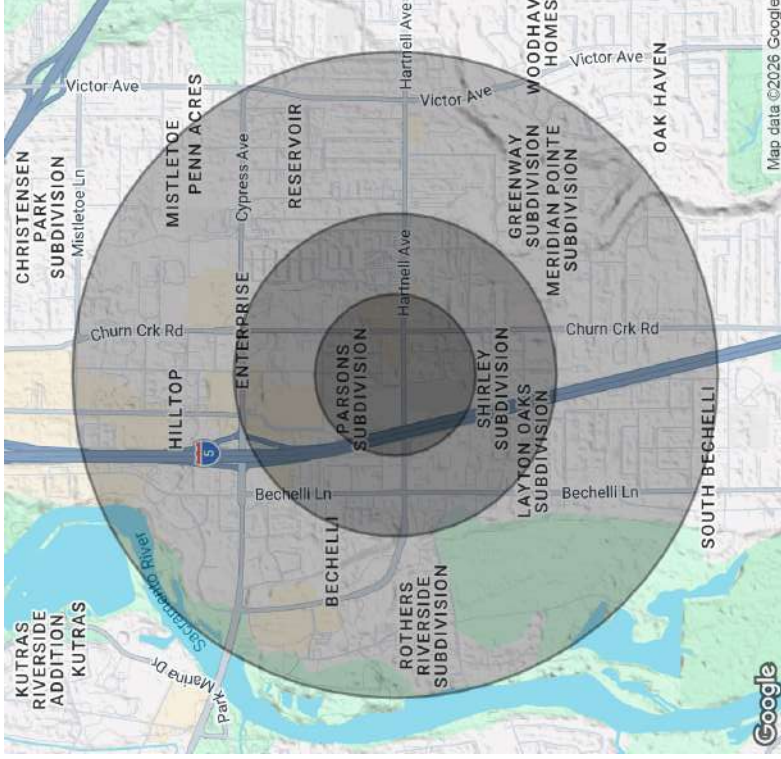
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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	743	2,925	10,451
Average Age	40.7	37.7	35.3
Average Age (Male)	36.4	32.9	31.2
Average Age (Female)	48.4	44.3	39.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	297	1,162	3,955
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$70,635	\$72,112	\$80,266
Average House Value	\$175,360	\$189,455	\$281,428
2023 American Community Survey (ACS)			



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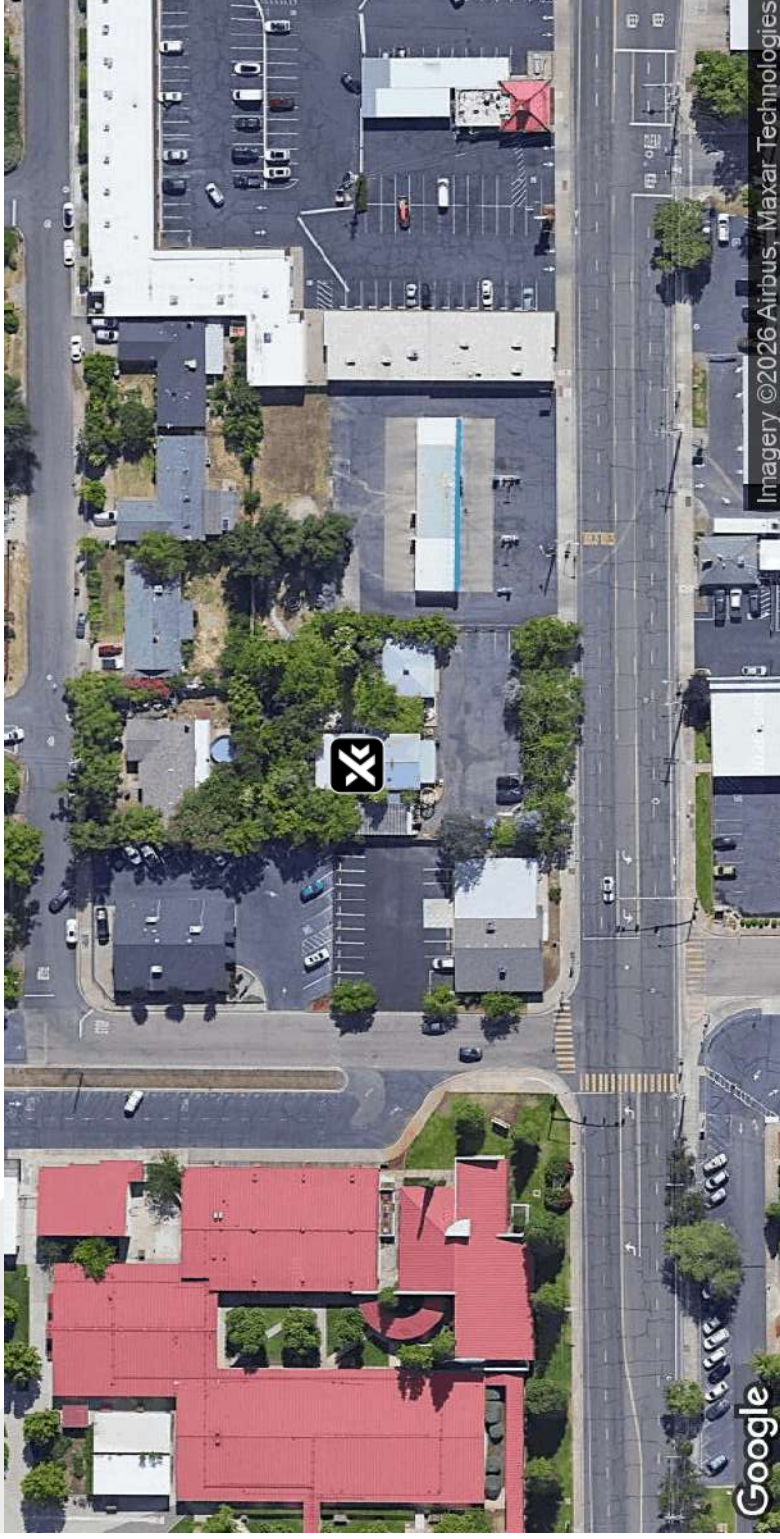


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Meet the Advisors

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SCOTT PEWITT

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CalDRE #01887963

PROFESSIONAL BACKGROUND

Scott Pewitt has been working with business owners and investors since 2011. Scott launched exp Commercial seeing a need for responsive, relationship-based commercial real estate services. Scott is passionate about strategically helping people build or rebuild their net worth through commercial real estate.

Scott's favorite past times include traveling, backpacking, hiking, family time, The Art of Personal Mastery, and his pursuit playing Pickleball on his journey to the U.S. Open. He and his wife Deanna have a blended family of seven kids, all of whom are entrepreneurs in their own right.

EDUCATION

California Broker's License
California Association of Business Brokers
International Association of Business Brokers

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