



# FREESTANDING BUILDING WITH DRIVE-THRU FOR SALE

1700 PINE ST, REDDING, CA 96001

## FOR MORE INFORMATION CONTACT:

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## PROPERTY FEATURES

1700 PINE ST, REDDING, CA 96001

### SIZE

Lots (2) Total: 0.64 Acres  
Building Size: ±20,838 SF

### SALE PRICE

Contact Broker

### APN

101-120-022-000  
101-120-026-000

### ZONING

Commercial

### PROPERTY HIGHLIGHTS

- Three (3) Story Office building with a drive-thru on the ground level.
- Two Parcel Property with 44 dedicated parking spaces
- Highly visible parcel on the SWC of Pine St and Placer St in downtown Redding, CA.
- Well positioned asset in Downtown Redding Redevelopment zone.
- Delivered vacant.

	1-MILE	3-MILE	5-MILE
POPULATION	9,859	62,275	101,409
DAYTIME POPULATION	19,527	48,730	59,620
MEDIAN HOUSEHOLD INCOME	\$39,752	\$57,067	\$62,979

### TRAFFIC COUNTS

PLACER ST. - ± 12,162 ADT

PINE ST ST. - ± 10,869 ADT











