



# FREESTANDING BUILDING WITH DRIVE-THRU FOR SALE

1700 PINE ST, REDDING, CA 96001

FOR MORE  
INFORMATION  
CONTACT:

**James A. Teare, CRX, CLS**  
**Senior Director**  
+1 916 329 1548  
[james.teare@cushwake.com](mailto:james.teare@cushwake.com)  
LIC #01111851

**Kris Kalmbach**  
**Managing Director**  
+1 916 288 4421  
[kris.kalmbach@cushwake.com](mailto:kris.kalmbach@cushwake.com)  
LIC #01436668

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
T: +1 916 288 4800  
F: +1 916 446 0024  
[cushmanwakefield.com](http://cushmanwakefield.com)

© Copyright - Cushman & Wakefield Inc. - All rights reserved. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



## 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

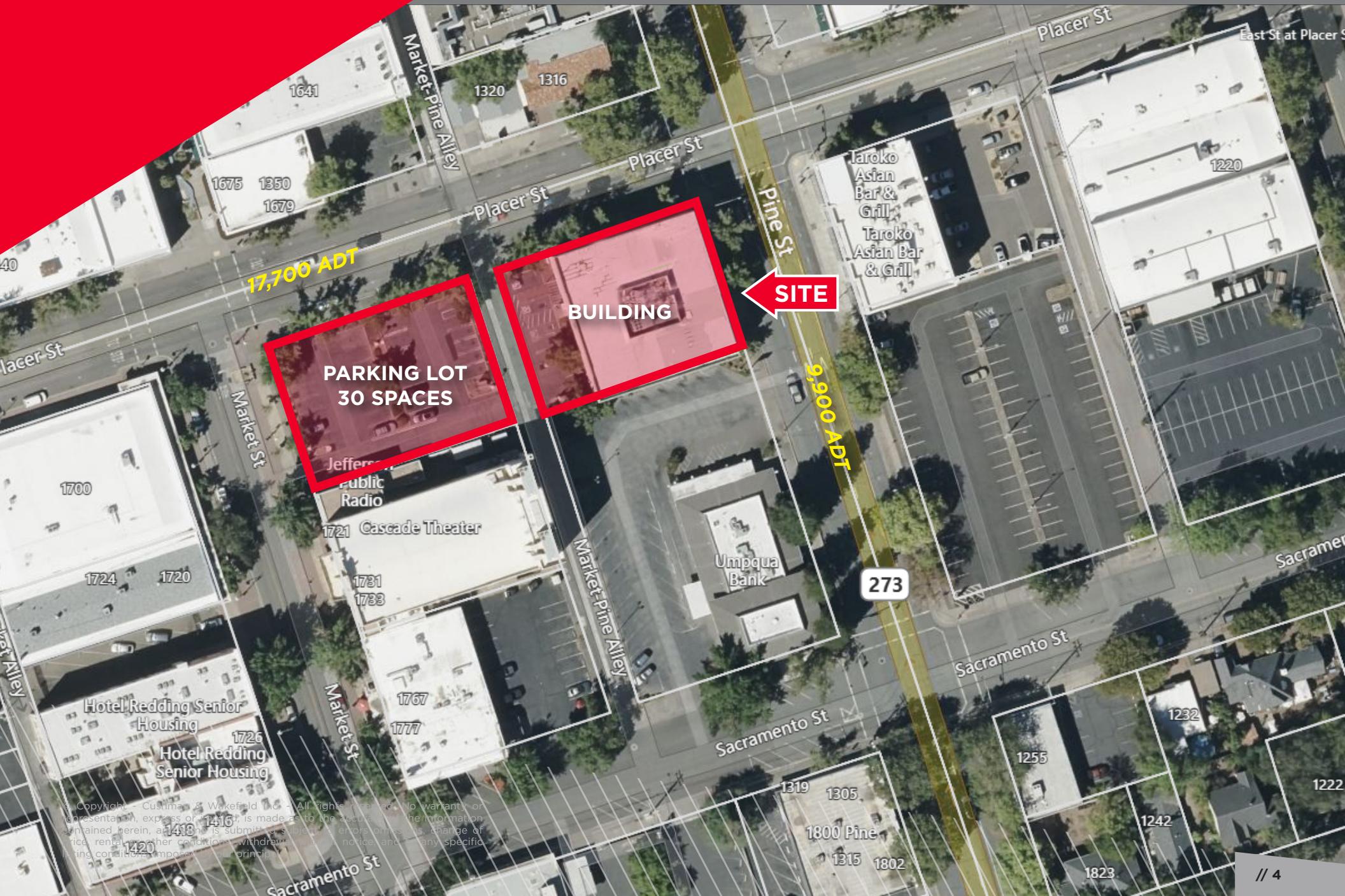
PLACER ST. - ± 12,162 ADT

PINE ST ST. - ± 10,869 ADT





# SITE PLAN



Copyright - Cushman & Wakefield Inc - All rights reserved. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and it is submitted subject to errors or omissions, change of price, rental, or other conditions, withdrawal without notice, and any specific listing conditions imposed by your principal.

