

FOR SALE



REDDING, CA

Former *Walgreens* # 5781

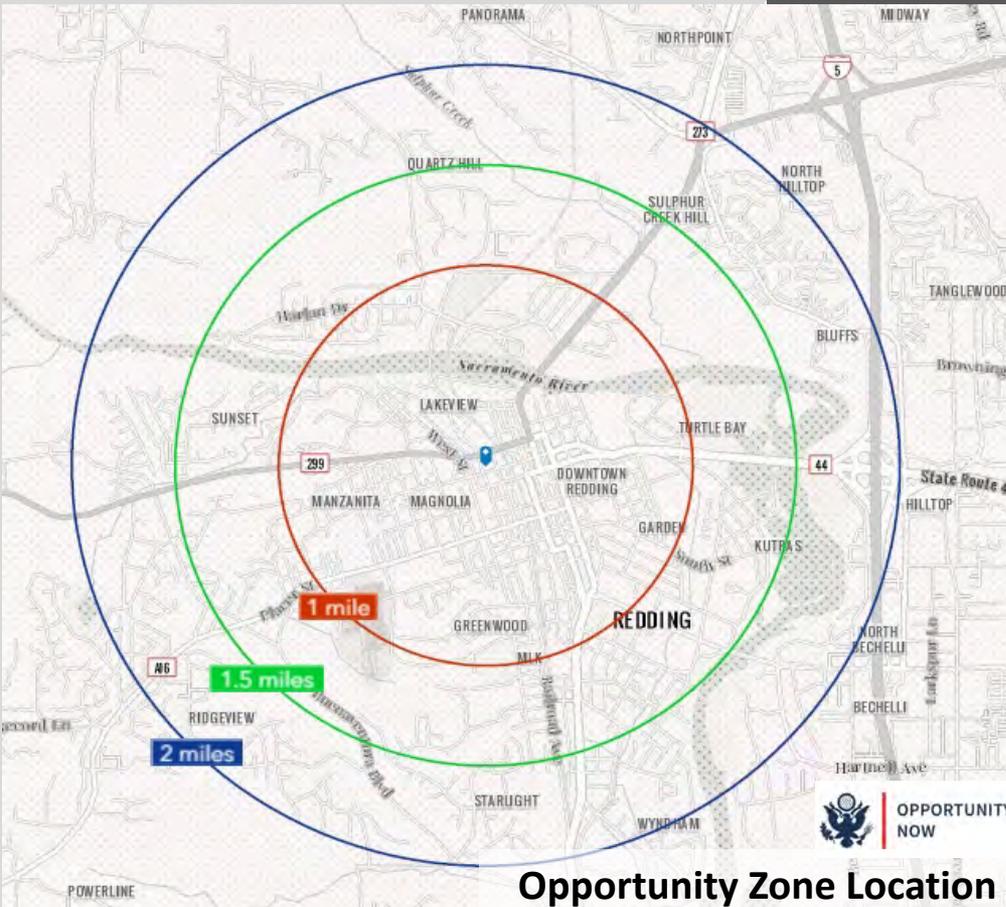
Opportunity Zone Location



± 1.75 AC | ± 14.8K SF | \$2.95MM

1775 EUREKA WAY





**Opportunity Zone Location**

'25 Estimates	1 Mile	1.5 Mile	2 Miles
<b>Population</b>	<b>9,335</b>	<b>15,792</b>	<b>24,164</b>
<b>Households</b>	<b>4,146</b>	<b>6,960</b>	<b>10,544</b>
<b>Avg. HH Inc.</b>	<b>\$70,752</b>	<b>\$78,037</b>	<b>\$85,807</b>
<b>Eureka Way – Daily Traffic Count Estimate</b>			<b>20,300 VPD</b>
<b>Court St.– Daily Traffic Count Estimate</b>			<b>10,000 VPD</b>

## Property Overview

- **Offering Price.** \$2,950,000
- **Delivery.** 'As-Is', Vacant (*FF&E not included*)
- **Property.** ±1.75 AC (*parking lot at 1204 Oregon St included*)
- **Building.** ±14,830 SF + DT
- **Parking.** ±70 spaces
- **Signage.** Pylon w/ reader + building
- **Yr Built.** 2000
- **Upgrades.** Commercial Reroof '24, Replacement of 6-RTU'S '19 - [PERMITS](#)
- **Parcel ID.** [101-800-009-000](#) & [101-800-003-000](#)
- **Intersection.** Eureka & Court (±20K VPD)
- **Access.** RI/RO on Eureka & Court; FI/FO on Shasta
- **Zoning.** DMUD-SP-BH
- **Deed Restriction.** Pharmacy

## Location Overview

- **Opportunity Zone.** Census Tract 06089010100
- **Convenient Location.**
  - Downtown Redding location
  - ±0.25 miles from Redding train station
  - ±0.75 miles from Shasta Regional Medical Center, a 151-bed facility



Shasta Union High School



Eureka Way - 20,300 VPD

Court St. - 10,000 VPD

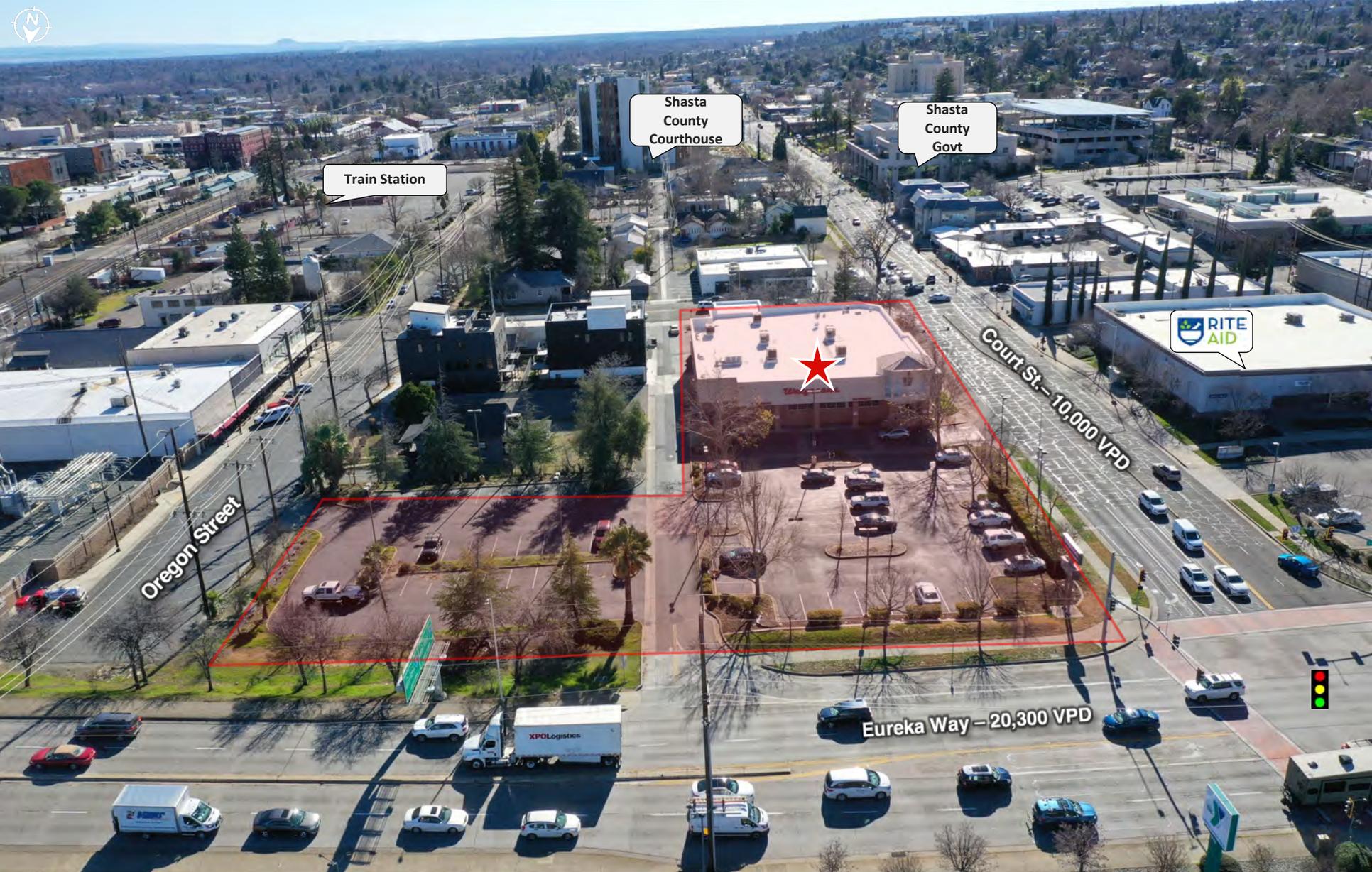
Shasta Regional Medical Center

.25 mi

Shasta Shasta County Govt

Shasta Shasta County Courthouse

Train Station



Train Station

Shasta County Courthouse

Shasta County Govt

RITE AID

Court St. - 10,000 VPD

Oregon Street

Eureka Way - 20,300 VPD



Shasta County Law Library

RITE AID

Starbucks

7-Eleven

Carib's Jr.

the Y

Court St. - 10,000 VPD

Eureka Way - 20,300 VPD

Drive-Thru

Shasta Street

Oregon Street



Shasta Regional Medical Center

Shasta College Community Leadership Center

DutchBac

point S  
TIRE & AUTO SERVICE

the Y

Oregon Street

Shasta Street

Eureka Way - 20,300 VPD

Court St. - 10,000 VPD

RITE AID





Eureka Way -- 20,300 VPD

Shasta Street



Court St. - 10,000 VPD



REDDING, CA

1775 EUREKA WAY



Court St. - 10,000 VPD

INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE

844.RNRE.111  [www.retailnetrealstate.com](http://www.retailnetrealstate.com)

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Shasta Street

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# TERMS

OFFERING PRICE	\$2,950,000
DELIVERY	Vacant (FF&E not included)
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

***\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

# CONTACT

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