

FOR SALE

**RetailNet**  
REAL ESTATE

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
Population	9,335	15,792	24,164
Households	4,146	6,960	10,544
Avg. HH Inc.	\$70,752	\$78,037	\$85,807
Eureka Way – Daily Traffic Count Estimate			20,300 VPD
Court St.– Daily Traffic Count Estimate			10,000 VPD

## 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



Shasta  
Regional  
Medical  
Center

Eureka Way – 20,300 VPD

Court St. – 10,000 VPD

.25 mi

Shasta

Shasta  
County  
Govt

Shasta

Shasta  
County  
Courthouse

Train Station

REDDING, CA

1775 EUREKA WAY



Train Station

Shasta  
County  
Courthouse

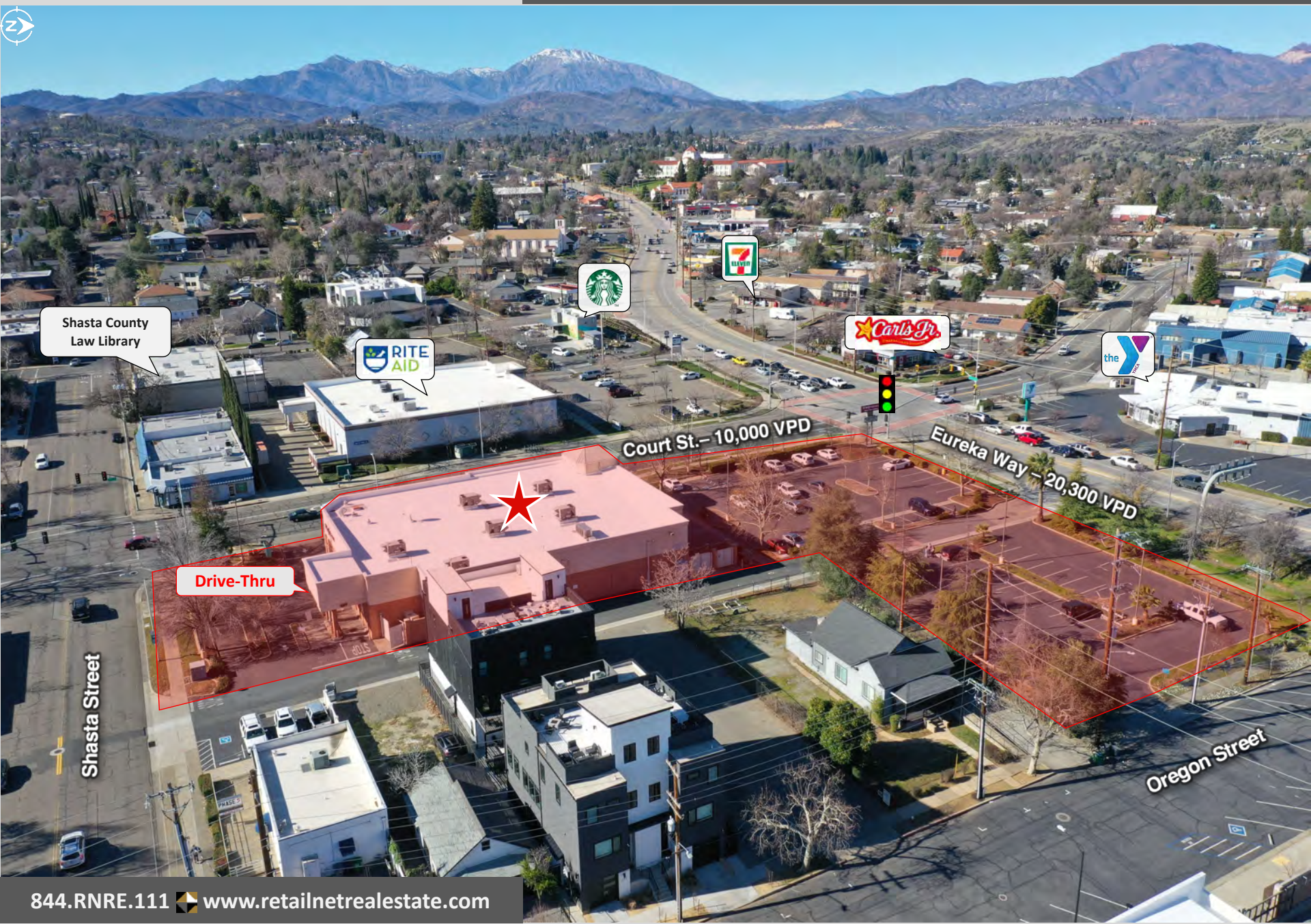
Shasta  
County  
Govt



Court St. - 10,000 VPD

Oregon Street

Eureka Way - 20,300 VPD



Shasta County  
Law Library



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



Oregon Street

Shasta Street

Eureka Way – 20,300 VPD

Court St. – 10,000 VPD



REDDING, CA

1775 EUREKA WAY



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Eureka Way — 20,300 VPD

Shasta Street



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Court St. - 10,000 VPD

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Court St. - 10,000 VPD

Eureka Way - 20,300 VPD

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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