

**2651**  
**HENDERSON**  
REDDING | CA

# For Sale

±6,200 Square Feet

Mixed-use industrial and office property with fenced yard in Redding, CA

- ±6,200 square feet across two single-story industrial and office buildings.
- ±4,550 square foot warehouse with 16-foot clear height and three grade-level doors.
- ±1,650 square foot office building occupied month-to-month with owner-user flexibility.
- Offered At: \$450,000

**TYLER JARDINE, CCIM**

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# EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

2651 Henderson Road presents a well-located mixed-use industrial and office opportunity in Redding, California. The property is developed with two single-story buildings totaling  $\pm 6,200$  SF which consist of a  $\pm 4,550$  SF industrial warehouse building featuring 16' clear height, three grade-level doors, 3-phase power, and a fully fenced yard, paired with a separate  $\pm 1,650$  sq ft office building situated on a level  $\pm 0.77$  acre General Commercial (GC) zoned parcel.

The office building is currently occupied by on a month-to-month basis, providing in-place income with the optionality of an owner-user to occupy the entire property.

The warehouse building's 3-phase power and fully fenced yard further support a variety of industrial, contractor, and outdoor-storage uses, while General Commercial zoning supports a broad range of permitted uses.

The property benefits from convenient access to the area's established commercial and industrial corridors.

## OFFERING

**Size:**  $\pm 6,200$  square feet  
**Zoning:** General Commercial (GC) on  $\pm 0.77$  acre parcel  
**Price:** \$450,000



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# AERIAL

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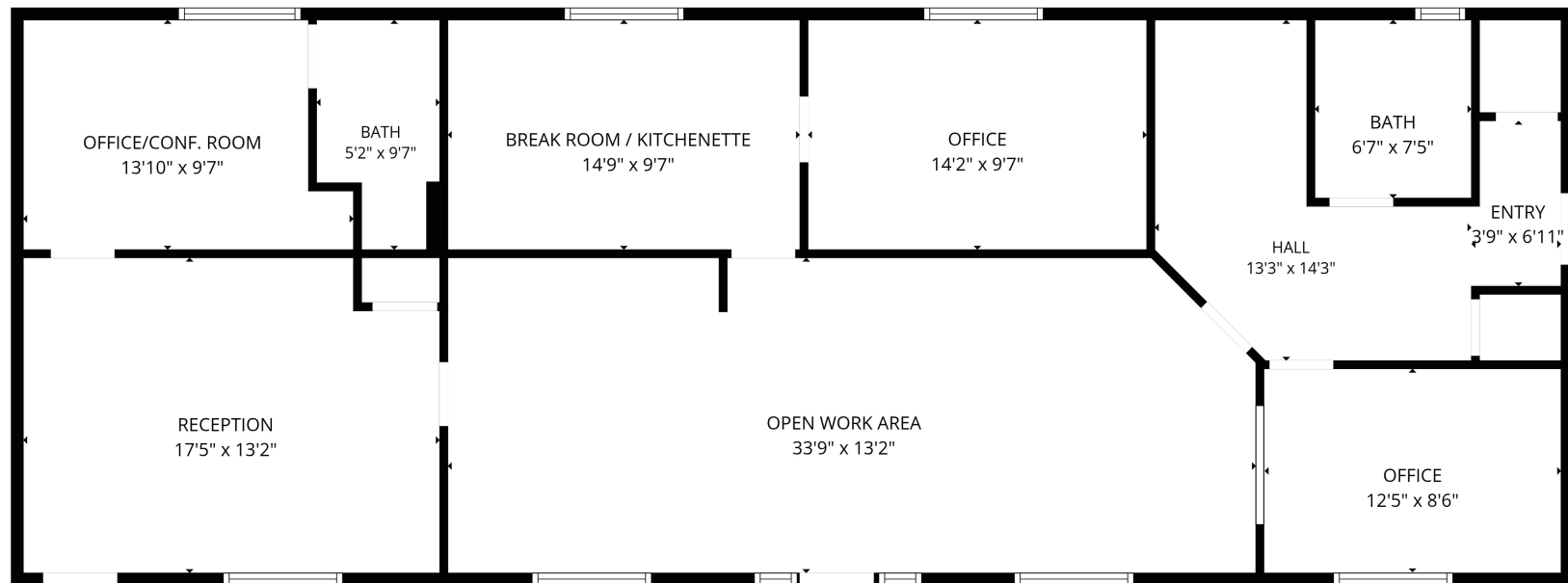


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# FLOOR PLAN

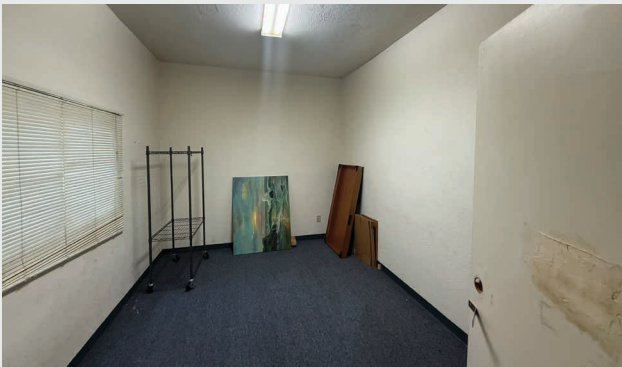
±1,650 SF OFFICE BUILDING

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# OFFICE PHOTOS

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# WAREHOUSE PHOTOS

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# EXTERIOR PHOTOS

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# LOCATION



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# REGIONAL DEMOGRAPHICS

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| DEMOGRAPHICS                            | 1 MILE   | 3 MILES  | 5 MILES   |
|-----------------------------------------|----------|----------|-----------|
| <b>POPULATION</b>                       |          |          |           |
| 2026 Estimated Population               | 6,610    | 64,726   | 97,133    |
| 2020 Census Population                  | 6,589    | 65,705   | 97,714    |
| 2010 Census Population                  | 6,239    | 63,165   | 94,472    |
| 2026 Median Age                         | 38.9     | 37.2     | 38.7      |
| <b>HOUSEHOLDS</b>                       |          |          |           |
| 2026 Estimated Households               | 2,811    | 26,785   | 39,617    |
| 2020 Census Households                  | 2,751    | 26,412   | 39,186    |
| 2010 Census Households                  | 2,626    | 25,414   | 37,733    |
| <b>INCOME</b>                           |          |          |           |
| 2026 Estimated Average Household Income | \$91,033 | \$96,348 | \$102,625 |
| 2026 Estimated Median Household Income  | \$65,507 | \$72,314 | \$77,712  |
| <b>BUSINESS</b>                         |          |          |           |
| 2026 Estimated Total Businesses         | 933      | 4,767    | 5,891     |
| 2026 Estimated Total Employees          | 8,274    | 40,933   | 50,856    |

Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1



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# ABOUT CAPITAL RIVERS



## CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

### Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

### When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at [capitalrivers.com](https://capitalrivers.com)



### PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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### COMMERCIAL BROKERAGE

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