

CEDARS ROAD INDUSTRIAL PARCELS

REDDING | CA

For Sale Up to ± 3.2 Acres

Zoned heavy commercial for a wide range of possible usage.

- Sewer and water have been extended and storm drain retention facilities have been completed.
- Entitlements including traffic, biological, and archeological studies have been conducted and approved.
- Proximity to amenities and services make these parcels perfect for businesses looking to establish or expand their operations in the area.

RYAN HAEDRICH, CCIM

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CAPITAL RIVERS
— HAEDRICH GROUP —



EXECUTIVE SUMMARY

CEDARS ROAD INDUSTRIAL PARCELS

REDDING | CA

PROPERTY OVERVIEW

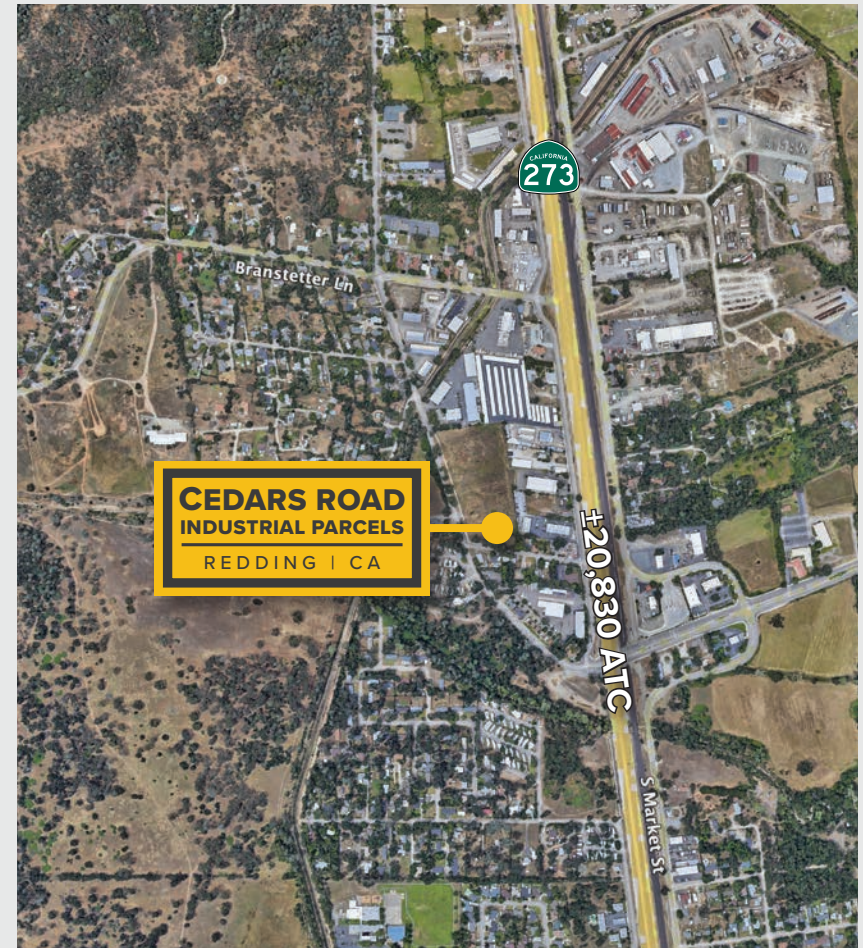
Discover the ultimate commercial development opportunity in the City of Redding along Cedars Road. We have two heavy commercial zoned parcels of land for sale, situated in a prime location with great potential. These parcels are perfect for businesses looking to establish or expand their operations in the area.

The parcels are zoned heavy commercial, providing a wide range of possibilities for usage and development. Sewer and water have already been extended to each parcel, and storm drain retention facilities have been completed, making the parcels ready for development. The additional entitlements include traffic, biological, and archeological studies, which have been conducted and approved.

Don't miss out on this prime commercial development opportunity in the City of Redding along Cedars Road. Contact us today to schedule a viewing and take the first step towards securing your spot in this desirable and growing area.

AVAILABILITY

Address	APN	Size	Price
5751 Cedars Road	049-130-034	±1.5 Acres	\$195,000
5675 Cedars Road	049-130-035	±1.7 Acres	\$225,000



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PARCEL MAP

CEDARS ROAD INDUSTRIAL PARCELS

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PROPERTY PHOTOS

**CEDARS ROAD
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**REALTY
RESOURCES**
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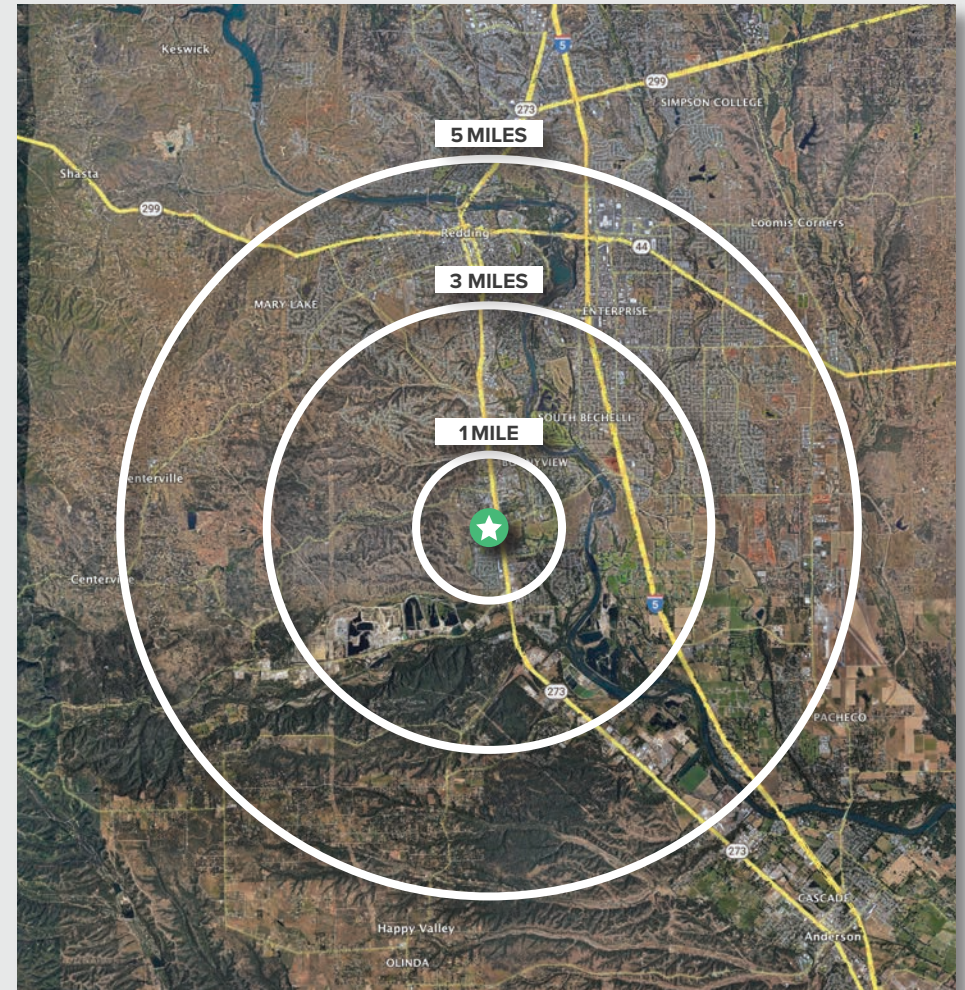
REGIONAL DEMOGRAPHICS

CEDARS ROAD INDUSTRIAL PARCELS

REDDING | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	3,607	29,556	80,437
2029 Projected Population	3,605	29,161	79,389
2020 Census Population	3,702	30,170	82,110
2010 Census Population	3,570	28,994	79,165
2024 Median Age	38.2	38.6	38.7
HOUSEHOLDS			
2024 Estimated Households	1,402	11,558	32,347
2029 Projected Households	1,393	11,347	31,827
2020 Census Households	1,409	11,587	32,443
2010 Census Households	1,356	11,084	31,292
INCOME			
2024 Estimated Average Household Income	\$102,393	\$106,558	\$103,585
2024 Estimated Median Household Income	\$73,042	\$78,854	\$76,953
2024 Estimated Per Capita Income	\$39,972	\$42,011	\$41,925
BUSINESS			
2024 Estimated Total Businesses	177	1,386	5,167
2024 Estimated Total Employees	1,207	11,394	43,586

Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

**CEDARS ROAD
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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. That leads to proven results and high client satisfaction. Experience our exceptional service including commercial tenant representation, landlord representation, and development.

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