

FOR SALE



Hartnell Outdoor Experience

870 Hartnell Ave.
Redding, CA 96002

Scott Pewitt

Senior Advisor
530.227.2004

scott.pewitt@expcommercial.com
www.expcommercial.com

Property Details & Highlights

870 Hartnell Ave., Redding, CA 96002

FOR SALE

Building Name	Hartnell Outdoor Experience
Property Type	Retail
Property Subtype	Street Retail
APN	107-350-050-000
Building Size	2,340 SF
Lot Size	27,442 SF
Sale Price	\$850,000

A truly unique commercial property offering an exceptional indoor/outdoor experience on over half an acre. The property features two distinctive buildings, including one with a loft, surrounded by extensive landscaped outdoor areas that create a setting rarely found in a traditional commercial property. A waterfall and koi pond, mature landscaping, gathering areas, and fully fenced grounds provide an opportunity to create a memorable destination with a seamless connection between indoor and outdoor spaces.

Formerly home to Jose Antonio's, the property offers a distinctive setting with potential for a variety of commercial concepts. Possible uses may include a destination restaurant with outdoor dining, coffee house, wine tasting venue, nursery or garden center, event-oriented business, boutique retail, or other experiential commercial use. An excellent opportunity for an owner-user or investor seeking a property with multiple usable spaces and a strong indoor/outdoor component.

Real estate only offered for sale. Buyer to independently verify square footage, zoning, intended use, permits, and required approvals with the City of Redding.



- 2,340 SF building
- Renovated in 2025
- Zoned GC- General Commercial
- Vaulted ceilings!
- Outdoor Stage
- Koi Pond
- Outdoor Experience
- Multi-building Layout

Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Property Description

870 Hartnell Ave., Redding, CA 96002

FOR SALE



VIDEO

CONTINUED DESCRIPTION

Designed around both the buildings and the grounds, this property offers an opportunity to create a true destination rather than a conventional commercial location. The two-building configuration provides flexibility for separating customer-facing areas, operations, retail, offices, private gathering spaces, or complementary uses, while the loft adds another distinctive element to the property. The expansive outdoor areas become an extension of the usable space, offering multiple opportunities for seating, displays, events, gardens, or customer gathering areas.

The established landscaping, waterfall and koi pond create a welcoming environment with character already in place. The fully fenced site provides separation and definition from surrounding properties while allowing an incoming owner to further develop the indoor/outdoor connection to complement their business concept.

With more than half an acre, multiple structures, and extensive outdoor areas, the property offers versatility that is difficult to replicate. Whether envisioned as a restaurant and patio experience, garden-oriented retail concept, coffee or tasting destination, specialty retail, event venue, or creative owner-user property, the site provides a unique foundation for a business where the setting itself can become part of the customer experience. Buyer to independently verify property characteristics, square footage, zoning, intended use, permits, and required approvals with the City of Redding.

LOCATION DESCRIPTION

Redding serves as the primary commercial, employment, healthcare, and retail hub of Northern California's Shasta-Cascade region, drawing customers, employees, and businesses from throughout Shasta County and surrounding communities. Strategically positioned along Interstate 5 and supported by major regional corridors including State Routes 44 and 299, the city provides convenient connectivity throughout Northern California and into Southern Oregon.

Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com

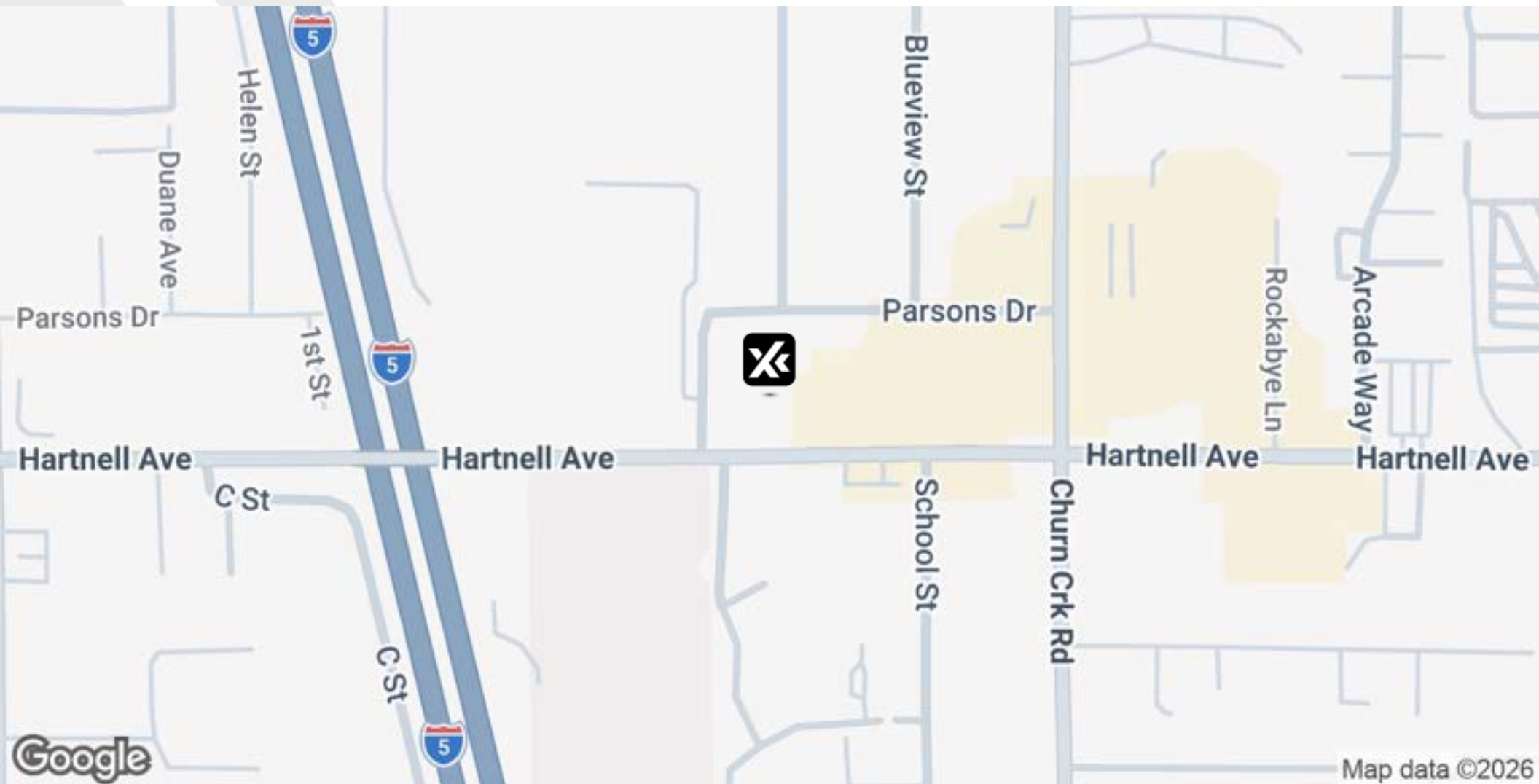


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com

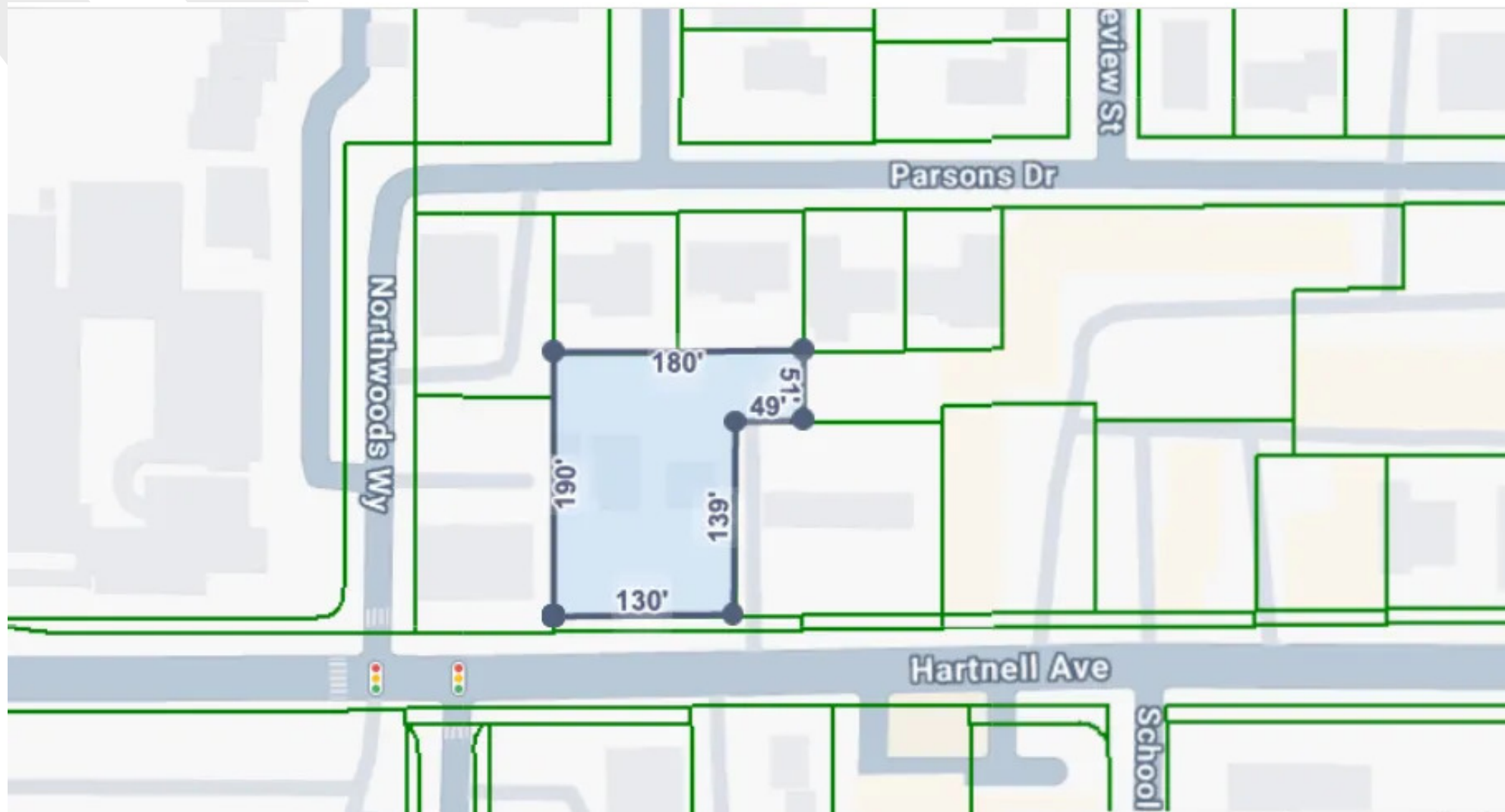


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Site Plan

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Photos

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Entrance Photos

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Interior Photos

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Interior Photos

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Venue Photos

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Venue Photos

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com

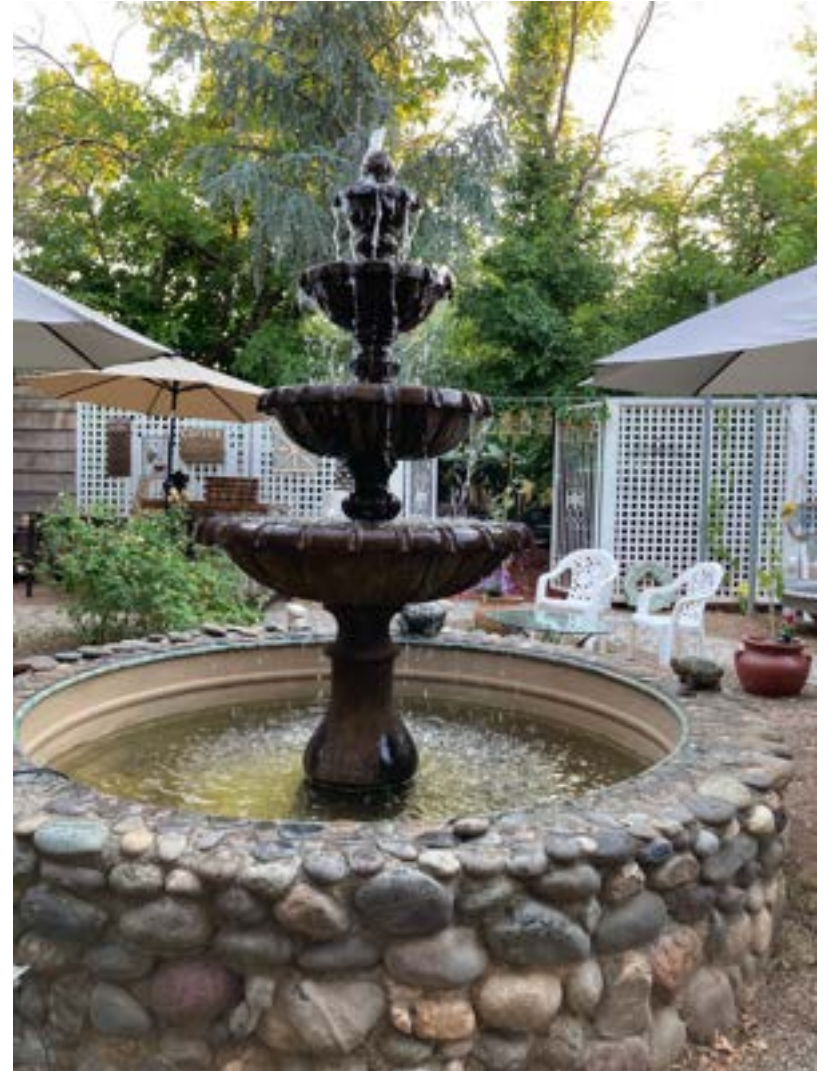


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Outdoor Experience

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Venue Photos

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

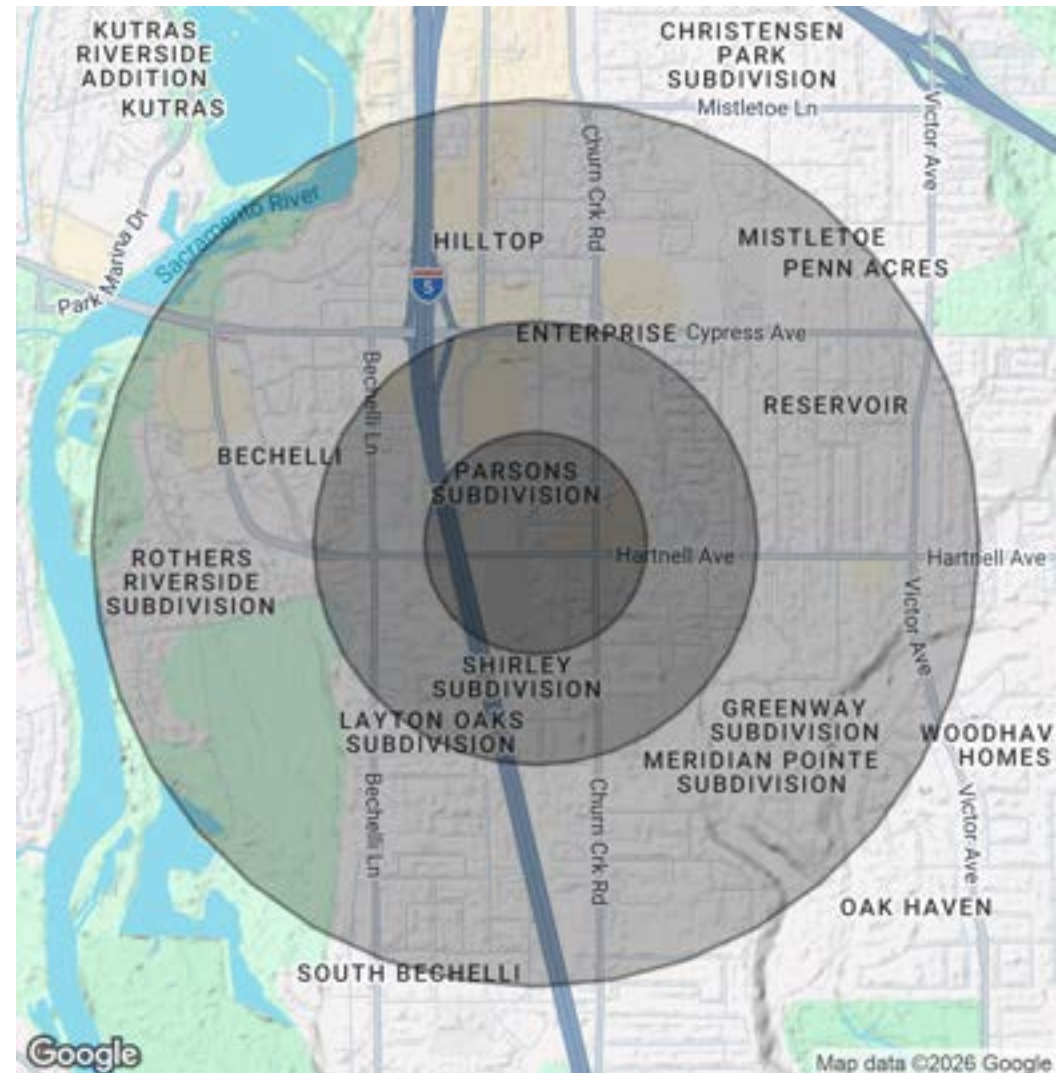
Demographics Map & Report

870 Hartnell Ave., Redding, CA 96002

FOR SALE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	743	2,925	10,451
Average Age	40.7	37.7	35.3
Average Age (Male)	36.4	32.9	31.2
Average Age (Female)	48.4	44.3	39.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	297	1,162	3,955
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$70,635	\$72,112	\$80,266
Average House Value	\$175,360	\$189,455	\$281,428

2023 American Community Survey (ACS)



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Map

870 Hartnell Ave., Redding, CA 96002

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Meet the Advisors

870 Hartnell Ave., Redding, CA 96002

FOR SALE



SCOTT PEWITT

Senior Advisor

scott.pewitt@expcommercial.com

Direct: **530.227.2004** | Cell: **530.227.2004**

CalDRE #01887963

PROFESSIONAL BACKGROUND

Scott Pewitt has been working with business owners and investors since 2011. Scott launched eXp Commercial seeing a need for responsive, relationship-based commercial real estate services. Scott is passionate about strategically helping people build or rebuild their net worth through commercial real estate.

Scott's favorite past times include traveling, backpacking, hiking, family time, The Art of Personal Mastery, and his pursuit playing Pickleball on his journey to the U.S. Open. He and his wife Deanna have a blended family of seven kids, all of whom are entrepreneurs in their own right.

EDUCATION

California Broker's License

California Association of Business Brokers

International Association of Business Brokers

eXp Commercial

2603 Camino Ramon, Suite 200

San Ramon, CA 94583

855.451.1236

Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.