



FOR LEASE

RETAIL PROPERTY

Athens Plaza

2340 Athens Ave
Redding, CA 96001

**LEASE RATE: INQUIRE W/BROKER
UP TO 43,672 SF AVAILABLE**



Jeffrey Helm

Broker

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Executive Summary

Athens Plaza

2340 Athens Ave, Redding, CA 96001



OFFERING SUMMARY

Lease Rate:	Inquire w/Broker
Building Size:	88,396 SF
Available SF:	20,000 - 43,672 SF
Lot Size:	7.98 Acres
Number of Units:	2
Year Built:	1970
Renovated:	2018
Zoning:	GC-VR
Market:	Redding

UP TO 43,672 SF AVAILABLE | SUBLEASE OR DRIECE LEASE OPPORTUNITY | FLEXIBLE USE CONFIGURATION

Now available for sublease or full lease takeover, 2350 Athens Road in Redding, California, presents a unique opportunity to occupy up to ±43,672 square feet of recently remodeled, high-quality space. Currently leased and occupied by GrowGeneration Corp., the tenant is open to either subleasing a portion of the building or vacating entirely for a new user. The existing lease runs through December 1, 2030, allowing for flexible occupancy options with immediate availability. Fully remodeled in early 2024, the property features upgraded interiors, modern systems, and versatile layout options, making it ideal for a variety of industrial, distribution, light manufacturing, or retail uses. The building's open floor plan, high visibility, and adaptable infrastructure can easily accommodate businesses seeking showroom space, retail storefronts, or hybrid retail/warehouse operations.

The property is further enhanced by a large, secured, and fenced yard, additional outdoor storage areas, and dock-high loading, providing valuable utility for logistics and operations. Whether you're looking to expand, relocate, or launch in the Redding market, this facility delivers the space, infrastructure, and flexibility to meet a broad range of commercial needs.

Conveniently located near major transportation corridors with easy access to I-5, this is one of the most dynamic and adaptable leasing opportunities available in Northern California.

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Highlights & Zoning Uses

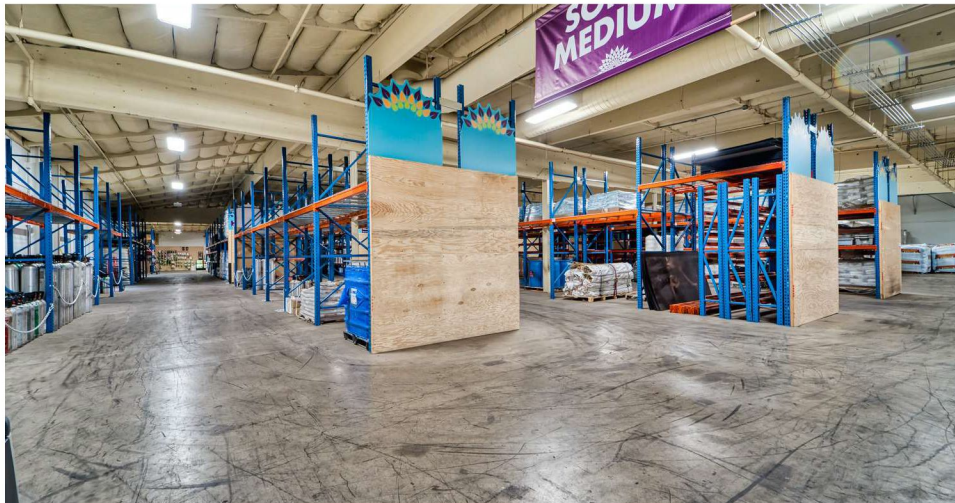
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PROPERTY HIGHLIGHTS

- Up to 43,672 SF Available – Sublease or direct lease with flexible configurations
- Building signage and Pylon signage on Athens Avenue
- The co-tenant is NS Fitness
- Desirable location only two blocks from Cypress Avenue, Redding's major thoroughfare, with a bridge crossing the Sacramento River
- More than 1,000 lineal feet of frontage on Athens Avenue
- Near Downtown and the Redding Civic Center with excellent Daytime Employment surrounding the Center
- Recently Remodeled (2024) – Upgraded interiors, modern systems, and versatile layouts
- Multiple Use Options – Ideal for industrial, distribution, retail, showroom, or light manufacturing
- Functional Infrastructure – Dock-high loading, secured yard, outdoor storage
- Prime Location – Easy access to I-5 and major transportation routes



ZONING USES

ZONED GC-VR



SCAN ME

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	20,000 - 43,672 SF	Lease Rate:	Inquire w/Broker

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2340 Athens	Available	20,000 - 43,672 SF	NNN	Inquire w/Broker

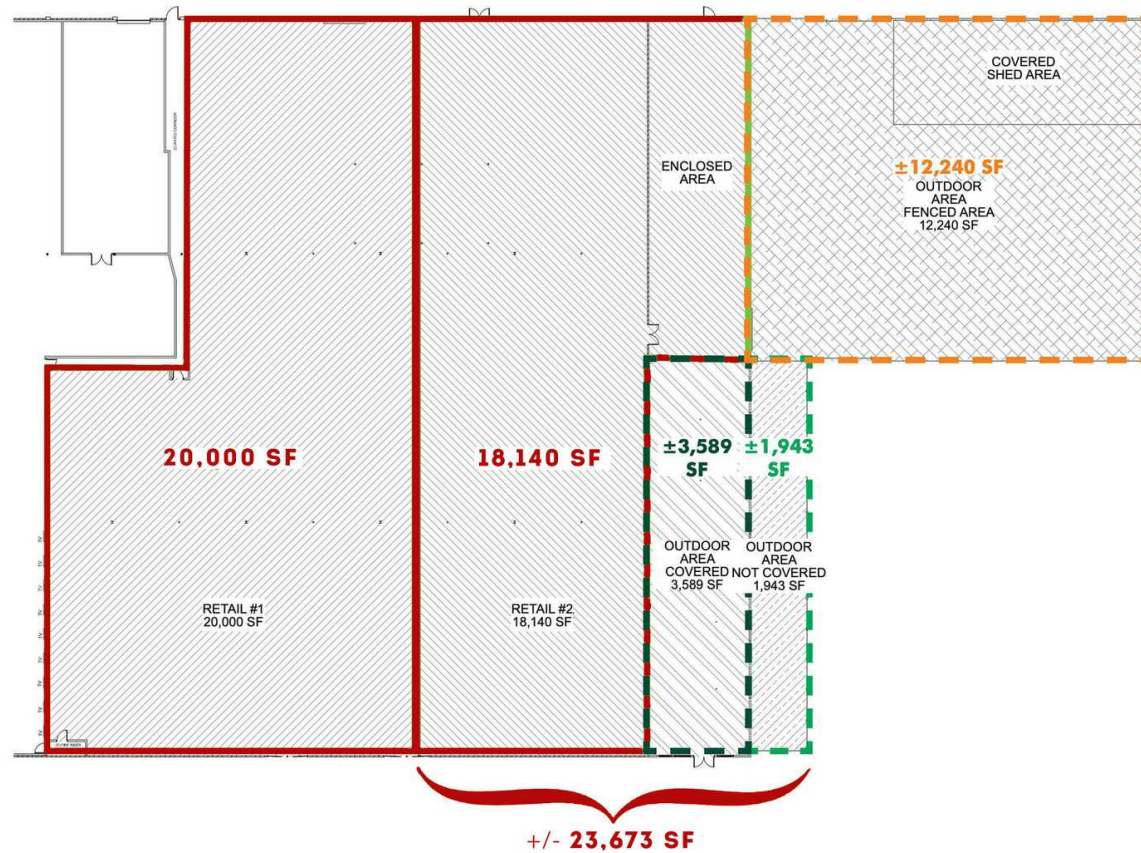
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POTENTIAL BREAKUP

*CURRENTLY ONE SPACE

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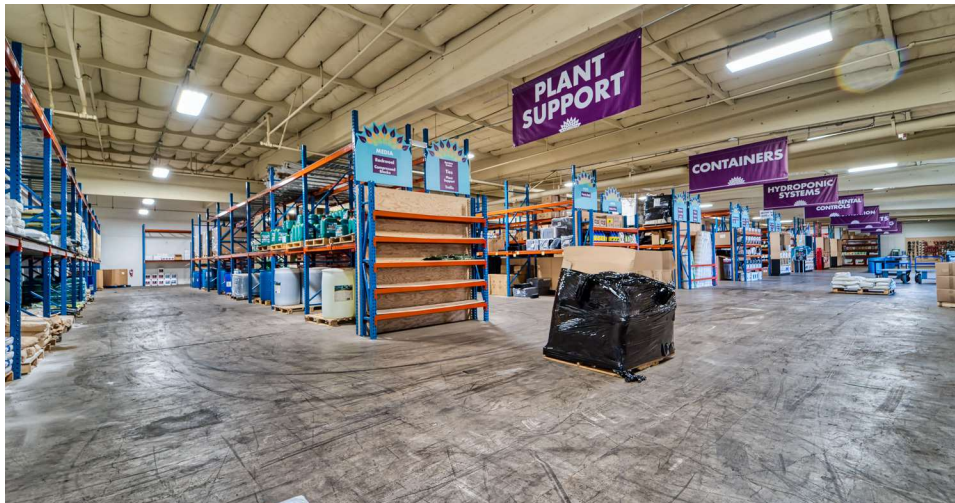
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Additional Photos

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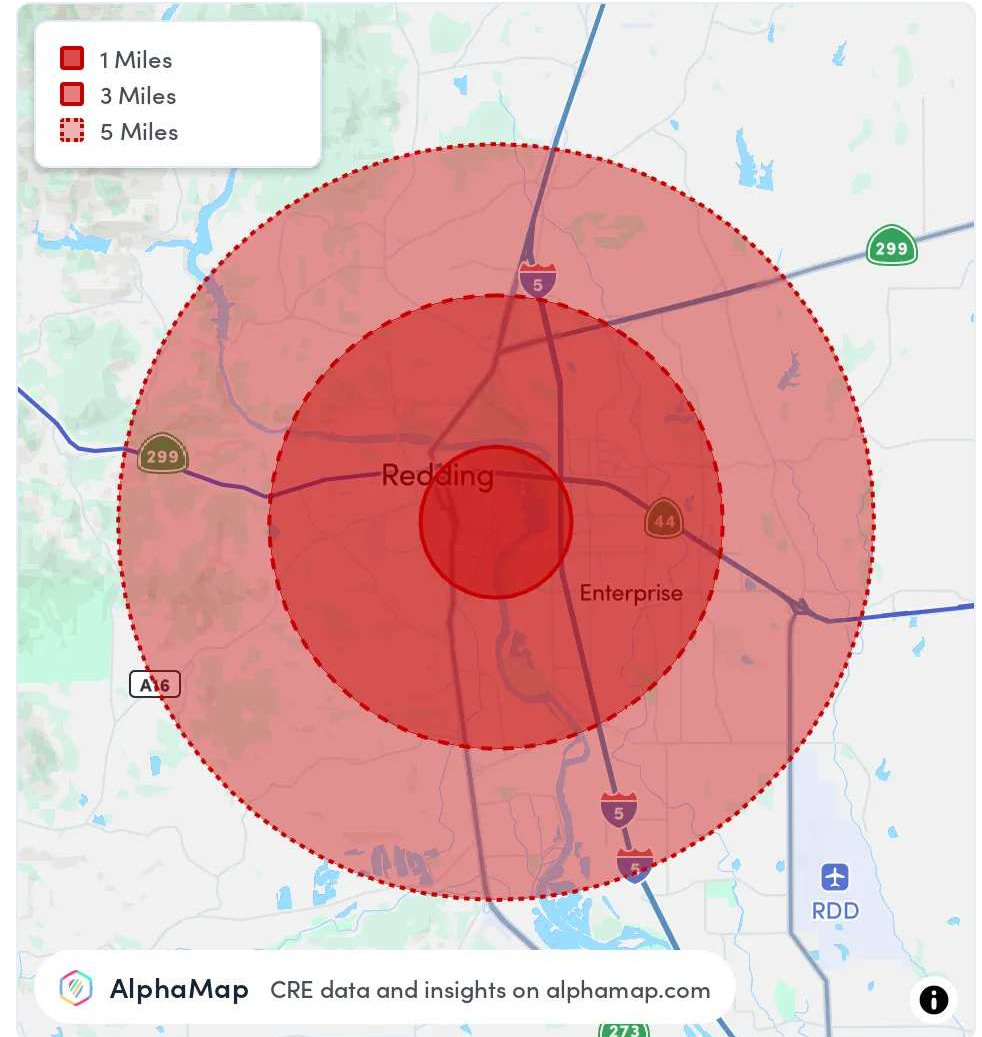


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,234	64,678	97,786
Average Age	44	41	42
Average Age (Male)	42	40	41
Average Age (Female)	45	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,240	26,718	39,312
Persons per HH	2.2	2.4	2.5
Average HH Income	\$74,520	\$86,265	\$92,501
Average House Value	\$429,798	\$425,314	\$440,284
Per Capita Income	\$33,872	\$35,943	\$37,000

RACE	1 MILE	3 MILES	5 MILES
Population White	5,464	47,455	72,887
Population Black	177	1,236	1,596
Population American Indian	172	1,672	2,494
Population Asian	246	3,561	4,841
Population Pacific Islander	25	172	219
Population Other	306	2,680	3,902

Map and demographics data derived from AlphaMap



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