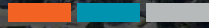


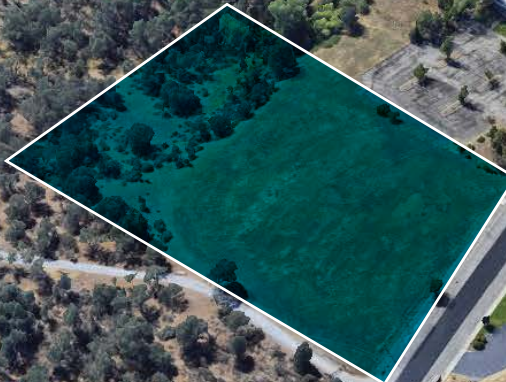
±2-4 Acres of Development Land For Sale



1275 Twin View Blvd | Redding, CA 96003



SUTTER
EQUITIES



PROPERTY HIGHLIGHTS

An aerial photograph of a property with a semi-transparent orange rectangular overlay. The text "PRICE: \$7 psf" is centered within the overlay in white, bold, sans-serif font.

PRICE:
\$7 psf

An aerial photograph of a property with a semi-transparent white rectangular overlay. The text "APN: 073-080-040" is centered within the overlay in black, bold, sans-serif font.

APN:
073-080-040

An aerial photograph of a property with a semi-transparent teal rectangular overlay. The text "SIZE: ±2-4 Acres" is centered within the overlay in white, bold, sans-serif font.

SIZE:
±2-4 Acres

An aerial photograph of a property with a semi-transparent white rectangular overlay. The text "ZONING: General Commercial" is centered within the overlay in black, bold, sans-serif font.

ZONING:
General Commercial

POTENTIAL:

This location presents an excellent opportunity for hotel development, potentially including mixed-use options. Plans for a self-storage facility, a gas station with convenience store, and a coffee shop are proposed next door. The seller is willing to consider a lot line adjustment for ±2-4 acres.

AREA OVERVIEW:

Strategically located on I-5 it is the largest California city north of Sacramento with a population of approximately 93,000.

Affordable Cost of Living

- Compared to larger California cities, housing, and general living expenses in Redding are more affordable.
- It offers a chance to enjoy California without the high price tag of coastal areas.

Warm Weather

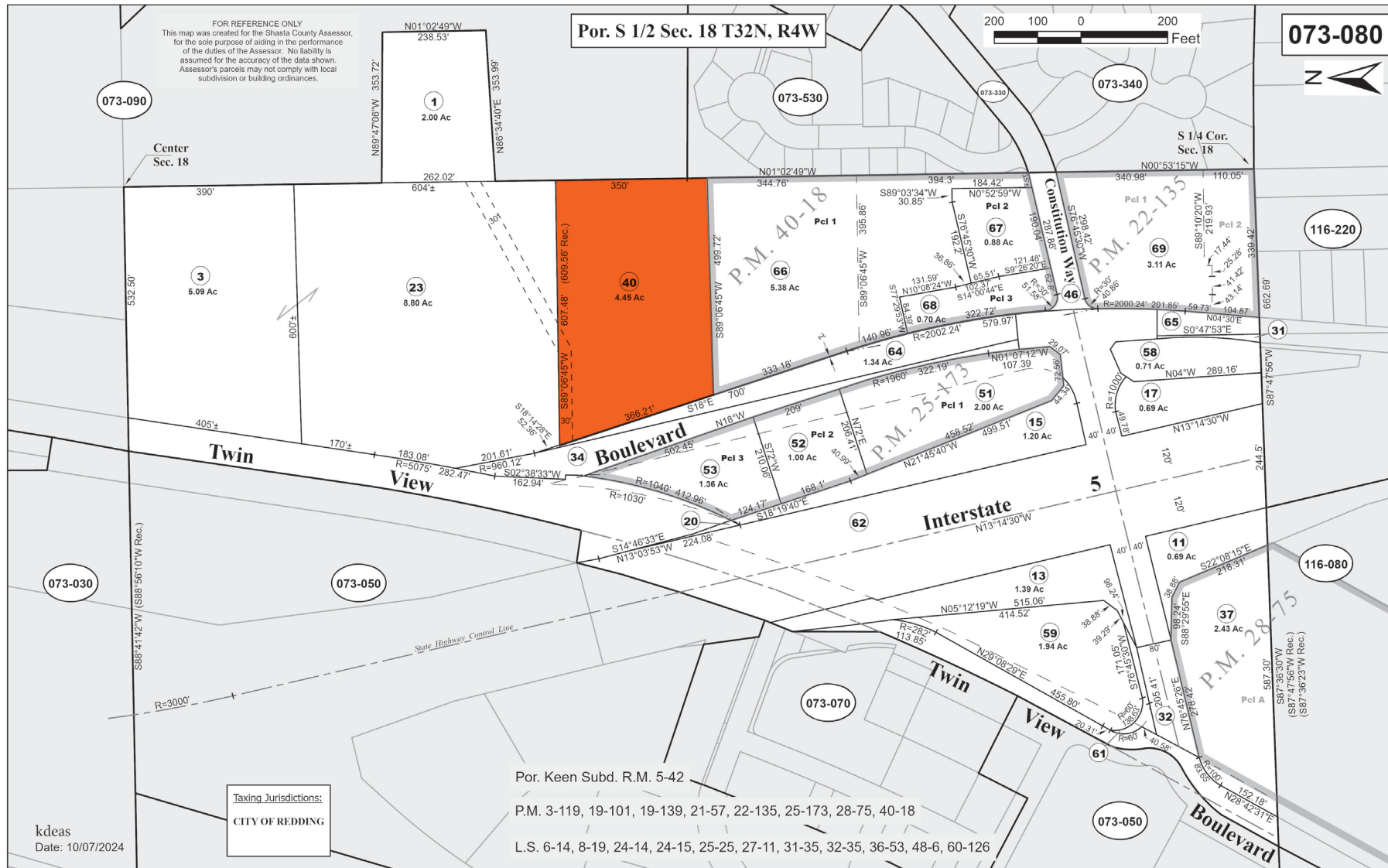
- Redding has a Mediterranean climate with long, warm summers and mild winters.
- If you enjoy sunny days, Redding boasts over 300 days of sunshine annually.

Growing Economy

- Diverse job opportunities in industries like healthcare, education, construction, and tourism.
- It's a hub for outdoor recreation tourism, attracting visitors to the area.

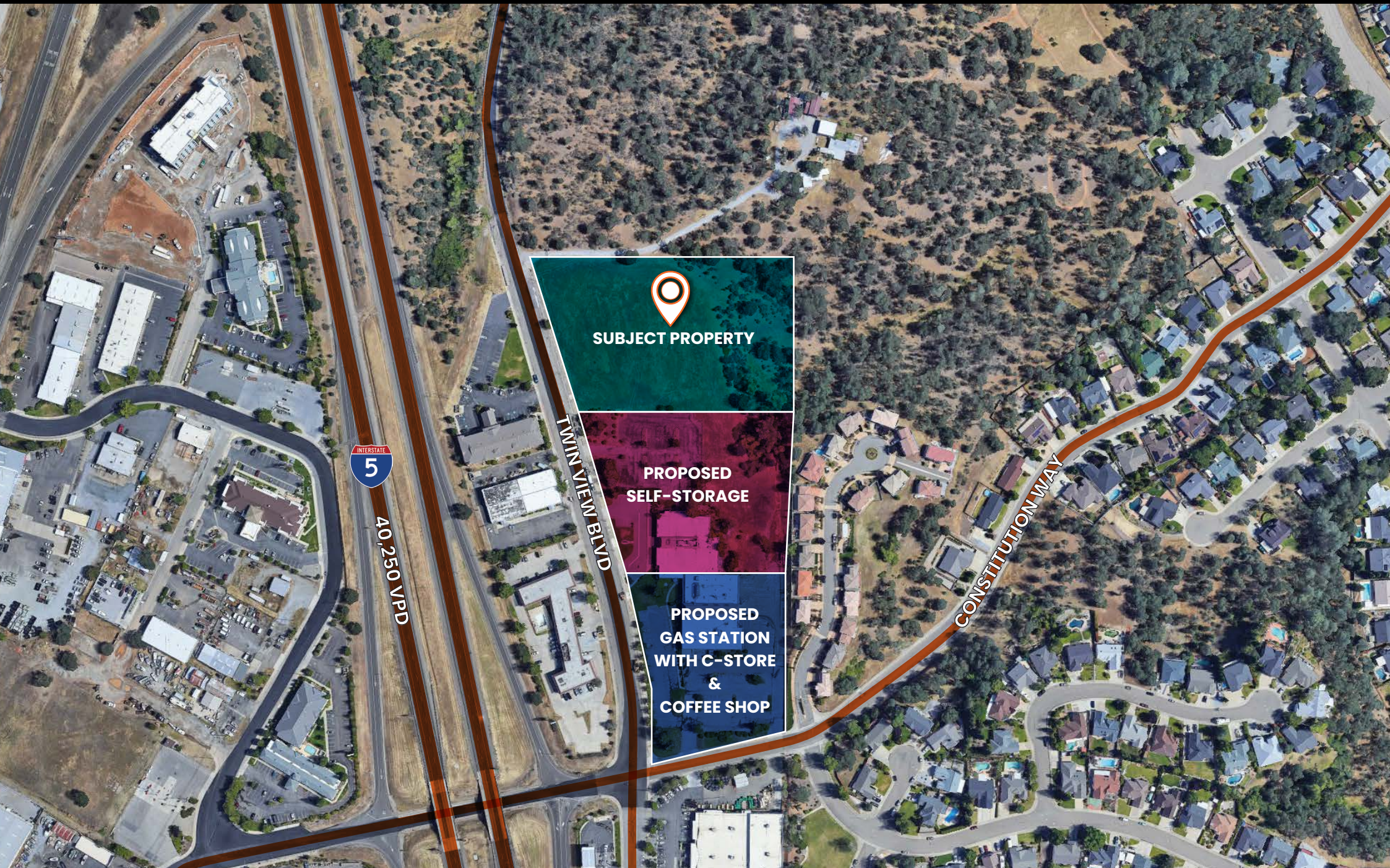
Access to Northern California Adventures

- Redding is centrally located for exploring Northern California. You're a few hours' drive from the coast, wine country, and Oregon.





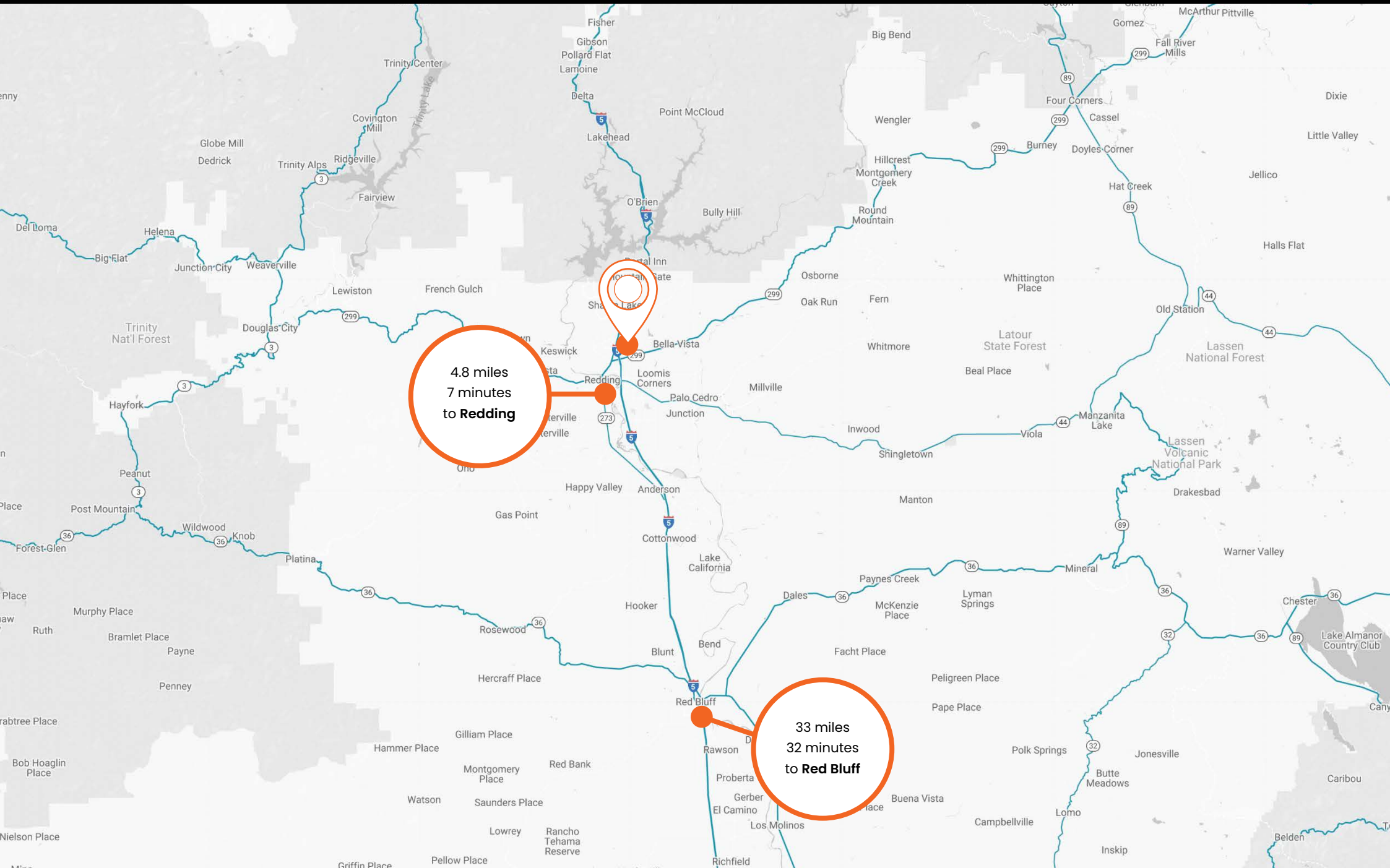
PROPERTY AERIAL





NEARBY AMENITIES

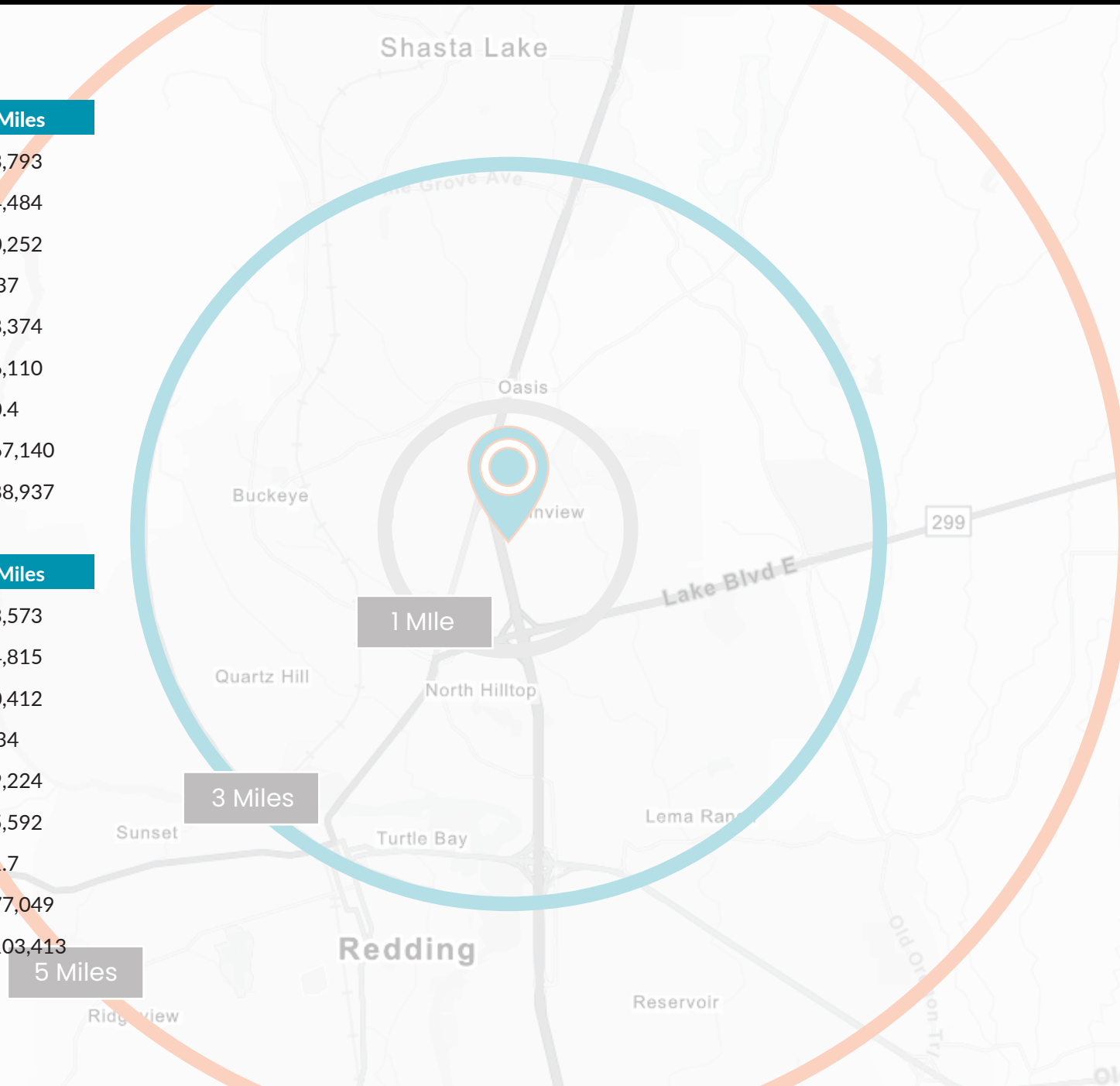




DEMOGRAPHICS

| 2024 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|----------|----------|
| Population | 4,322 | 33,598 | 83,793 |
| Households | 1,838 | 14,257 | 34,484 |
| Families | 1,095 | 8,232 | 20,252 |
| Average Household Size | 2.32 | 2.31 | 2.37 |
| Owner Occupied Housing Units | 1,124 | 7,615 | 18,374 |
| Renter Occupied Housing Units | 714 | 6,642 | 16,110 |
| Median Age | 43.4 | 41.3 | 40.4 |
| Median Household Income | \$65,504 | \$65,883 | \$67,140 |
| Average Household Income | \$100,979 | \$90,410 | \$88,937 |

| 2029 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 4,298 | 33,455 | 83,573 |
| Households | 1,843 | 14,359 | 34,815 |
| Families | 1,098 | 8,273 | 20,412 |
| Average Household Size | 2.30 | 2.28 | 2.34 |
| Owner Occupied Housing Units | 1,164 | 7,969 | 19,224 |
| Renter Occupied Housing Units | 679 | 6,390 | 15,592 |
| Median Age | 44.2 | 42.7 | 41.7 |
| Median Household Income | \$77,328 | \$76,563 | \$77,049 |
| Average Household Income | \$118,748 | \$105,927 | \$103,413 |



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ALL Property showings are by appointment only and must be coordinated through Agent.

Amar Cheema, CCIM

Broker

P: 530.777.3269

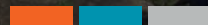
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