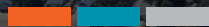


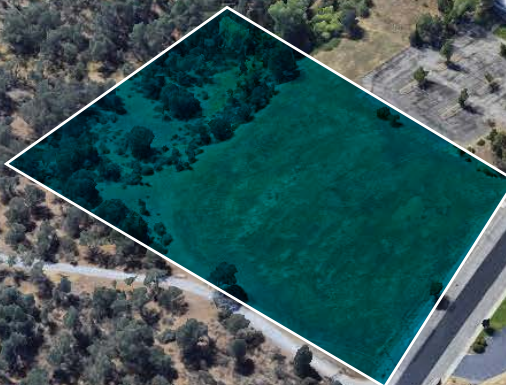
# ±2-4 Acres of Development Land For Sale



1275 Twin View Blvd | Redding, CA 96003



**SUTTER**  
EQUITIES



# PROPERTY HIGHLIGHTS

An aerial photograph of a wooded area, overlaid with a semi-transparent orange rectangle. The text "PRICE: \$7 psf" is centered within this rectangle.

PRICE:  
**\$7 psf**

An aerial photograph of a grassy field, overlaid with a semi-transparent white rectangle. The text "APN: 073-080-040" is centered within this rectangle.

APN:  
**073-080-040**

An aerial photograph of a residential area with houses and trees, overlaid with a semi-transparent teal rectangle. The text "SIZE: ±2-4 Acres" is centered within this rectangle.

SIZE:  
**±2-4 Acres**

An aerial photograph of a parking lot and commercial buildings, overlaid with a semi-transparent white rectangle. The text "ZONING: General Commercial" is centered within this rectangle.

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

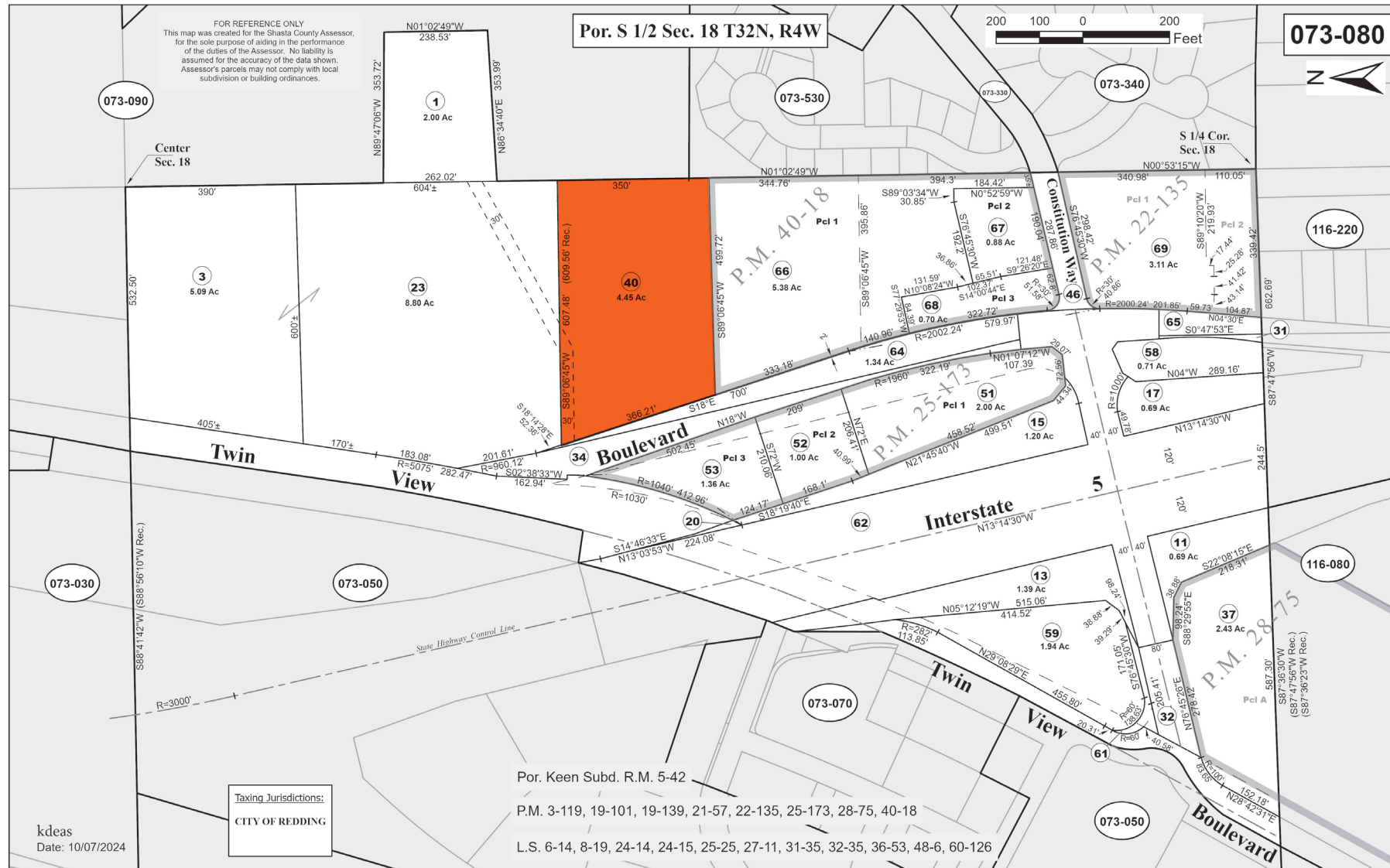
- Redding has a Mediterranean climate with long, warm summers and mild winters.
- If you enjoy sunny days, Redding boasts over 300 days of sunshine annually.

### 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.

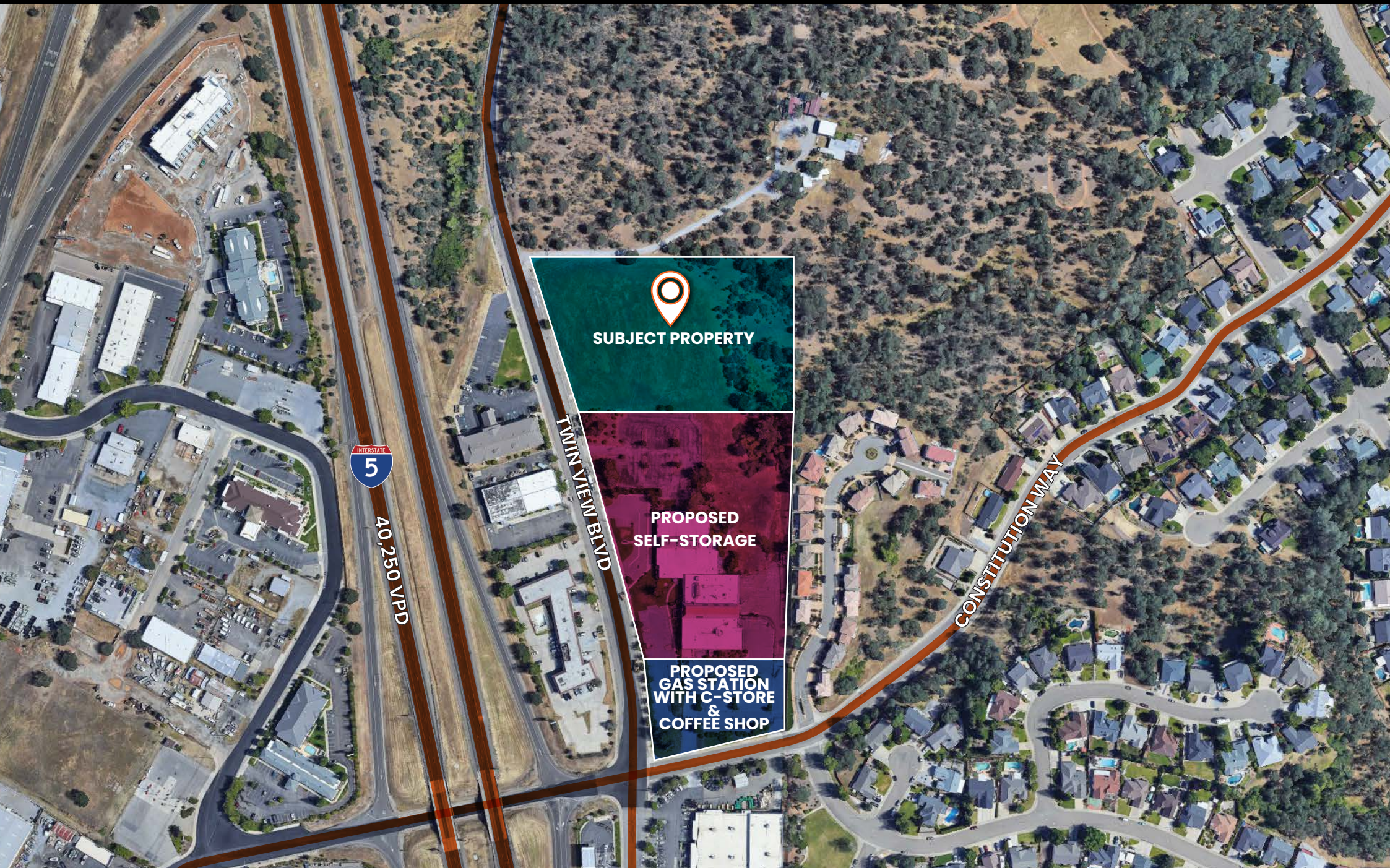
### Access to Northern California Adventures

- 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

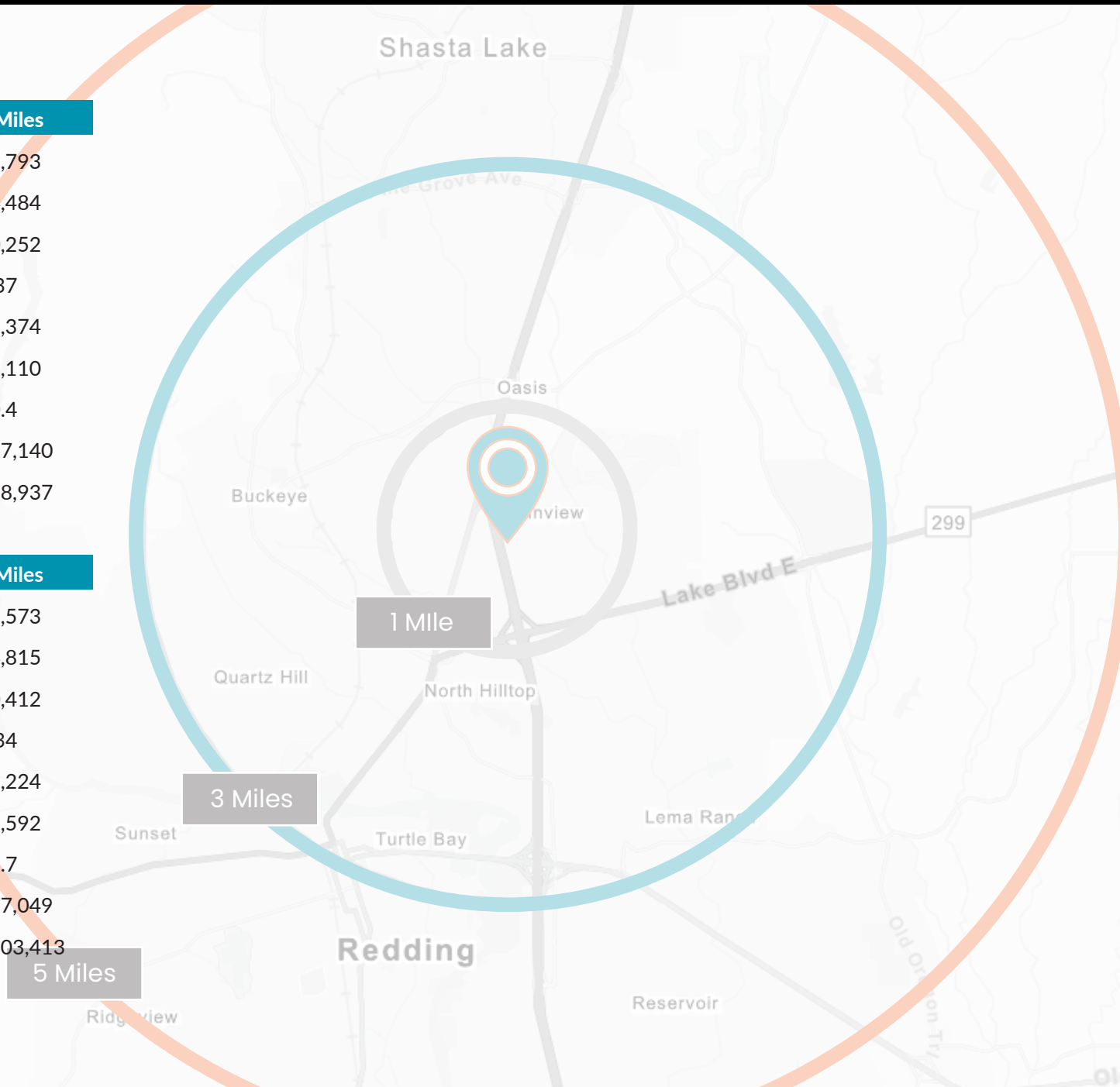




# DEMOGRAPHICS

| 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

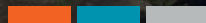
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