

FOR LEASE



Industrial Restaurant / Bar

2704 Hartnell Ave
Redding, CA 96002

Scott Pewitt

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Property Summary

2704 Hartnell Ave, Redding, CA 96002

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PROPERTY DESCRIPTION

Turnkey restaurant and bar opportunity located in East Redding, offering approximately 2,100 square feet within a well-positioned industrial complex along highly visible Hartnell Avenue. This suite provides excellent exposure and strong drive-by traffic, making it an ideal location for an operator looking to capture both local and commuter customer bases.

The space is configured for food service with an efficient layout that supports kitchen operations, bar service, and customer seating. Select existing equipment may be included, allowing for a more streamlined startup and reduced initial capital investment. The property benefits from convenient access just off California State Route 44 and is surrounded by a growing mix of retail, service, and residential development.

This is a strong opportunity for a restaurateur or bar operator seeking an affordable, well-located space with built-in infrastructure and excellent visibility in one of East Redding's active commercial corridors.

OFFERING SUMMARY

Lease Rate:	\$2,700 per month (NN)
Number of Units Available:	1
Available SF:	2,100 SF
Lot Size:	46,908 SF
Building Size:	16,112 SF

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Location Map

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Exterior Photos

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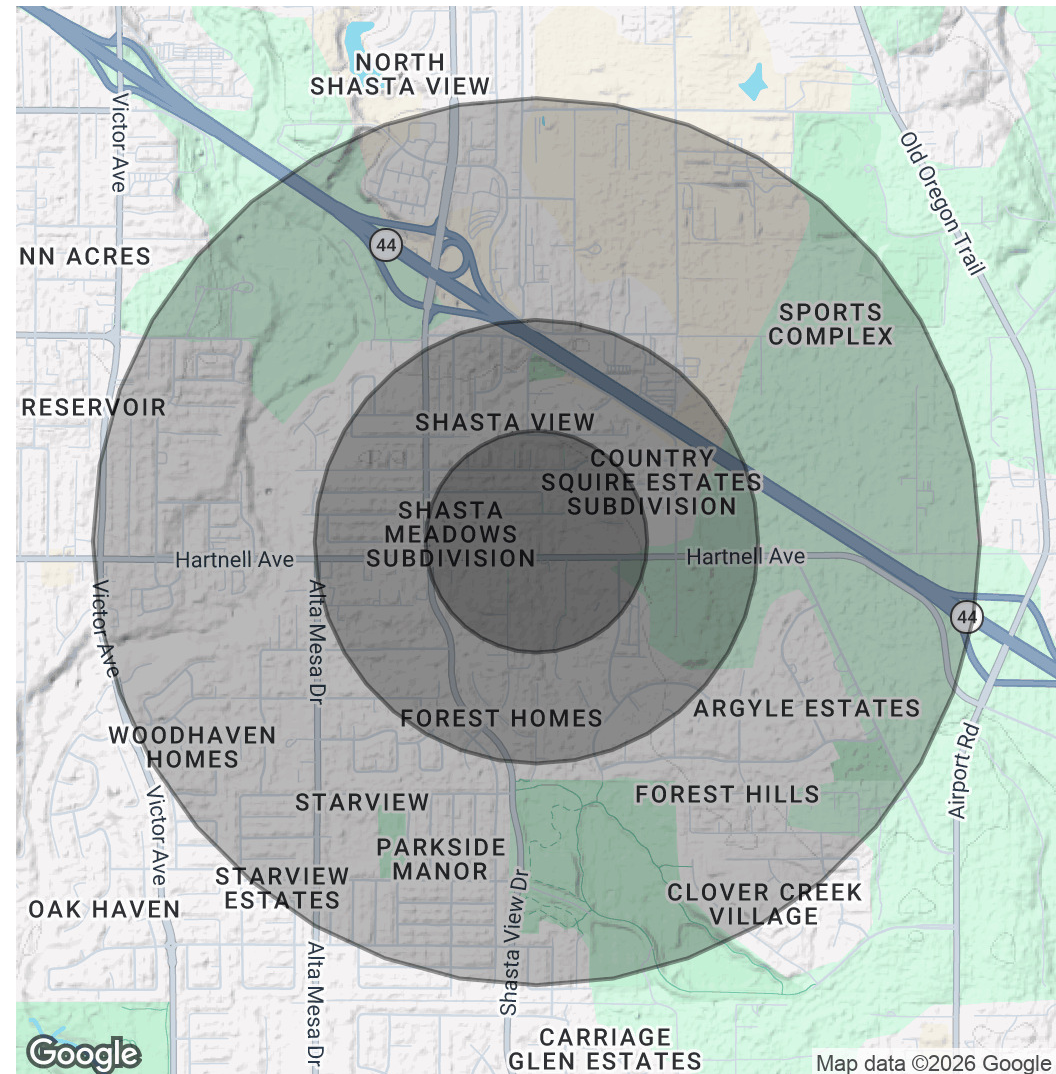
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	575	2,182	7,904
Average Age	34.7	35.3	36.8
Average Age (Male)	33.6	32.9	35.1
Average Age (Female)	33.6	35.6	38.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	195	758	2,906
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$108,456	\$103,795	\$95,910
Average House Value	\$355,527	\$346,001	\$525,538

2023 American Community Survey (ACS)



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Real Estate Advisor

2704 Hartnell Ave, Redding, CA 96002

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SCOTT PEWITT

Senior Advisor

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

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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

CA Broker's License
California Business Broker

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