

**KNOLLCREST
& HEMSTED**

REDDING | CA

For Sale

Commercial Lots

Multiple commercial parcels for sale in centrally located Redding, CA business park.

- Parcels range from ±27,878 to ±83,633 square feet.
- Convenient access to Interstate 5 and central Redding.
- Potential for ±34,000 square foot building.
- Parking and landscaping improvements already completed.

RYAN HAEDRICH, CCIM

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

The parcels are conveniently located in the heart of Redding's professional office park near E Cypress Avenue and the Sacramento River. The parcels are all level with street grade and have improved abundant parking. The last options available in Redding's first business park.

The four interior parcels (sold as one) along Knollcrest and Hemsted will not require additional storm water infrastructure on-site with recently completed studies. A written response from the City of Redding has been collected, which will add measurable cost savings to any future property owner.

The parcels could accommodate 34,000-plus square foot building. Flexibility for any possible user, developer, or investor.

OFFERING

Single Parcel:	±27,878 square feet \$475,000 (\$17.00 per square foot)
Four Combined Parcels:	±83,633 square feet \$1,185,000 (\$14.00 per square foot)
Potential Building Size:	±5,000 to ±34,000 square feet
Zoning:	RED GO- General Office



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AVAILABILITY

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ADDRESS	APN	SIZE	ZONING
332 Knollcrest Drive, Redding, CA	107-530-002	±27,878 SF	General Office
444 Hemsted Drive, Redding, CA	107-520-014	±22,651 SF	General Office
468 Hemsted Drive, Redding, CA	107-520-013	±22,215 SF	General Office
333 Knollcrest Drive, Redding, CA	107-520-016	±22,215 SF	General Office
311 Knollcrest Drive, Redding, CA	107-520-017	±16,552 SF	General Office



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PARCEL LOCATIONS

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REDUCED DEVELOPMENT COSTS

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ADVANTAGE: The four parcels along Knollcrest and Hemsted will not require additional storm water infrastructure on-site with recently completed studies. A written response from the City of Redding has been collected, which will add measurable cost savings to any future property owner.

ENTITLEMENTS: Storm Drainage Study (To be Provided Upon Request)

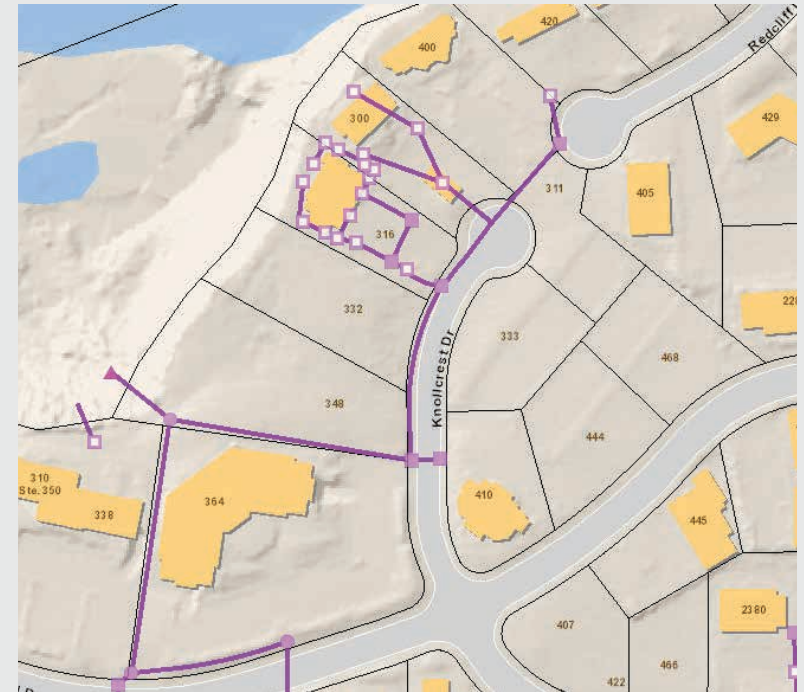
CONSULTANT: Pacific Hydrologic Incorporated
Norman S. Braithwaite, P.E.

CITY OF REDDING: Internal Communication approving the entitlements and allowing projects on the parcels to move forward without the requirement for onsite storm water retention to comply with CP 1806.

CONCLUSION FROM CITY OF REDDING: “This report concludes that no increase in surface flow associated with the project will occur, that the pipe network is sufficient to handle the increase.”
D. Braithwaite (COR)

BENEFIT: The increasing costs of development have placed pressure on the feasibility of construction. The Seller has diligently worked on completing the necessary entitlements and communicating with the City of Redding to eliminate a large and sometimes unknown cost of developing parcels.

This is a competitive advantage over comparable parcels in the Redding area!



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CENTRAL LOCATION

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Knollcrest Drive

Hemsted Drive

Bechelli Lane

Cypress Avenue



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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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