

For Lease



Butte St. Office/Retail

844 Butte Street
Redding, CA 96001



Scott Pewitt

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Property Summary

844 Butte Street, Redding, CA 96001

FOR LEASE



PROPERTY DESCRIPTION

Located along highly visible Butte Street with strong exposure from Highway 44, this ±4,212 square foot commercial building at 844 Butte Street presents an outstanding opportunity in the heart of downtown Redding. The property features an attractive modern exterior, expansive storefront windows, and prominent signage potential, making it well suited for retail, office, showroom, or creative workspace uses. A street-facing entrance provides easy customer access and excellent visibility, while the versatile interior layout offers flexibility for a variety of business operations. Positioned in a walkable and bike-friendly area with strong daily traffic counts, the space is ready for immediate occupancy and ideal for businesses seeking a high-profile downtown location.

PROPERTY HIGHLIGHTS

- ±4,212 square foot commercial building in the heart of downtown Redding
- Ideal for retail, office, showroom, studio, or creative workspace uses

PROPERTY HIGHLIGHTS

- ±4,212 square foot commercial building in the heart of downtown Redding
- Ideal for retail, office, showroom, studio, or creative workspace uses
- Street-facing entrance provides convenient customer access and strong curb appeal
- Flexible interior layout adaptable to a variety of business operations
- Located in a walkable and bike-friendly corridor with strong daily traffic exposure

OFFERING SUMMARY

Lease Rate:	\$0.70 SF/month (MG)
Available SF:	4,212 SF
Building Size:	4,212 SF

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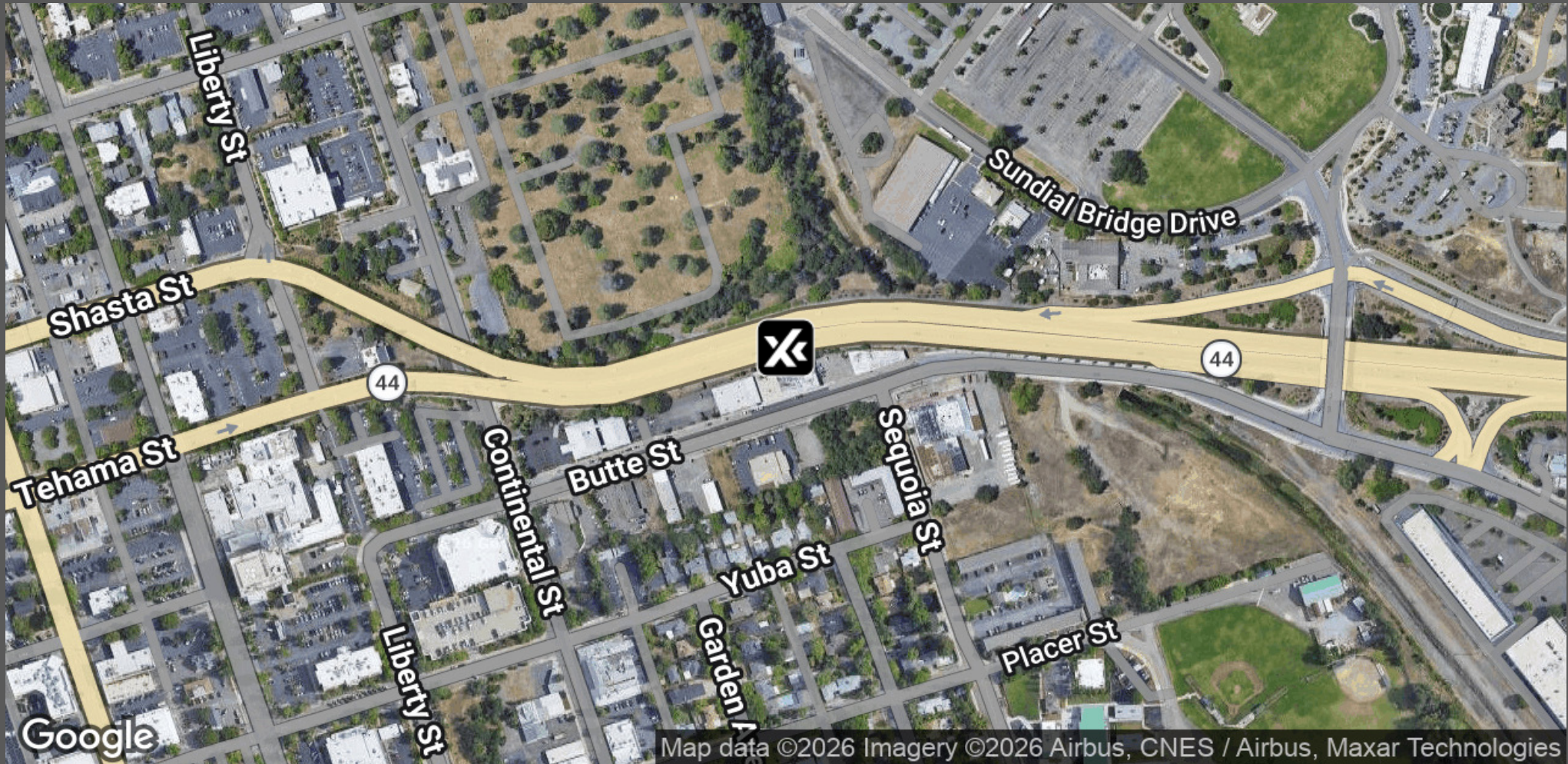
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Location Map

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Interior/Exterior Photos

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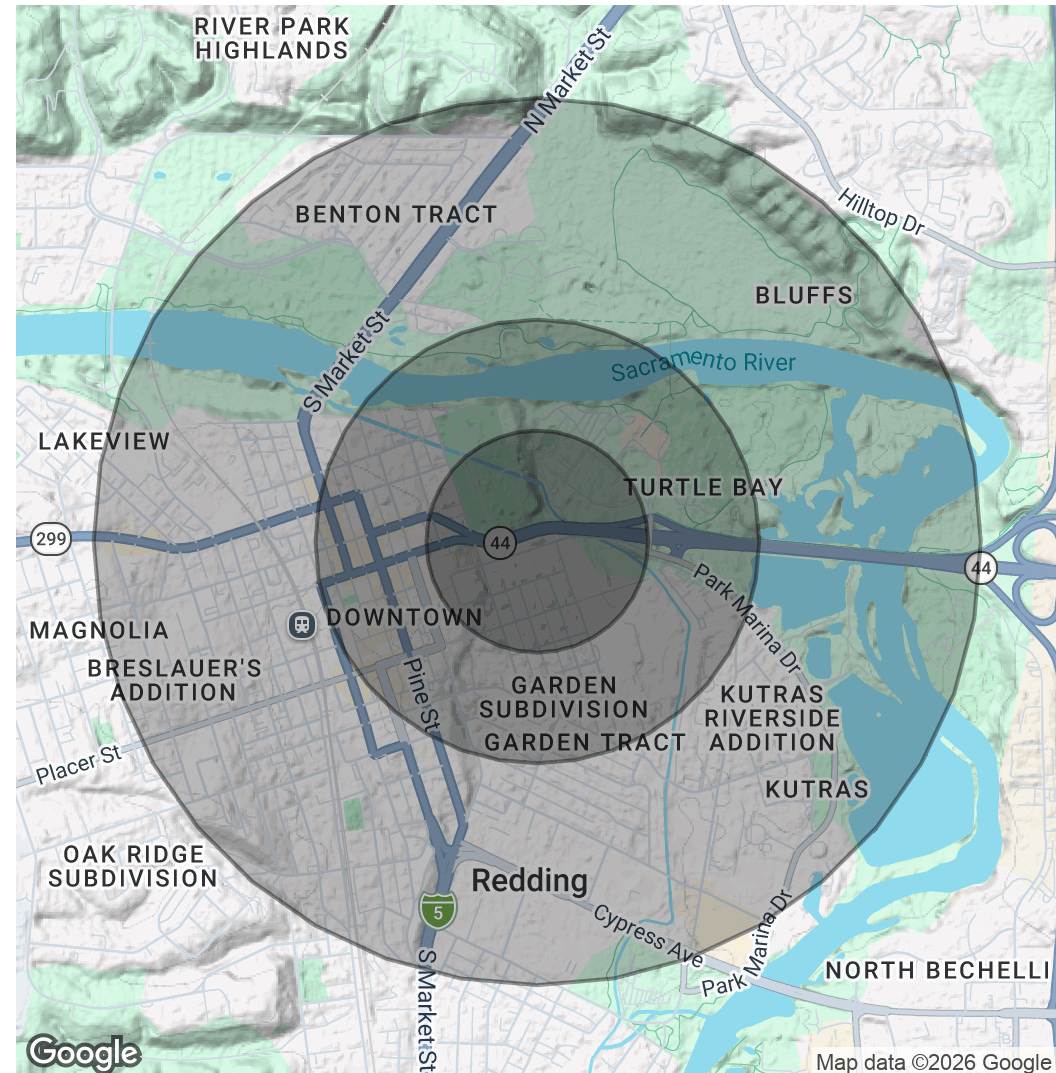
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	354	1,738	7,283
Average Age	38.5	36.5	39.0
Average Age (Male)	31.4	30.6	36.1
Average Age (Female)	44.7	41.0	41.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	158	730	3,231
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$64,072	\$60,844	\$67,562
Average House Value	\$319,603	\$304,323	\$395,980

2023 American Community Survey (ACS)



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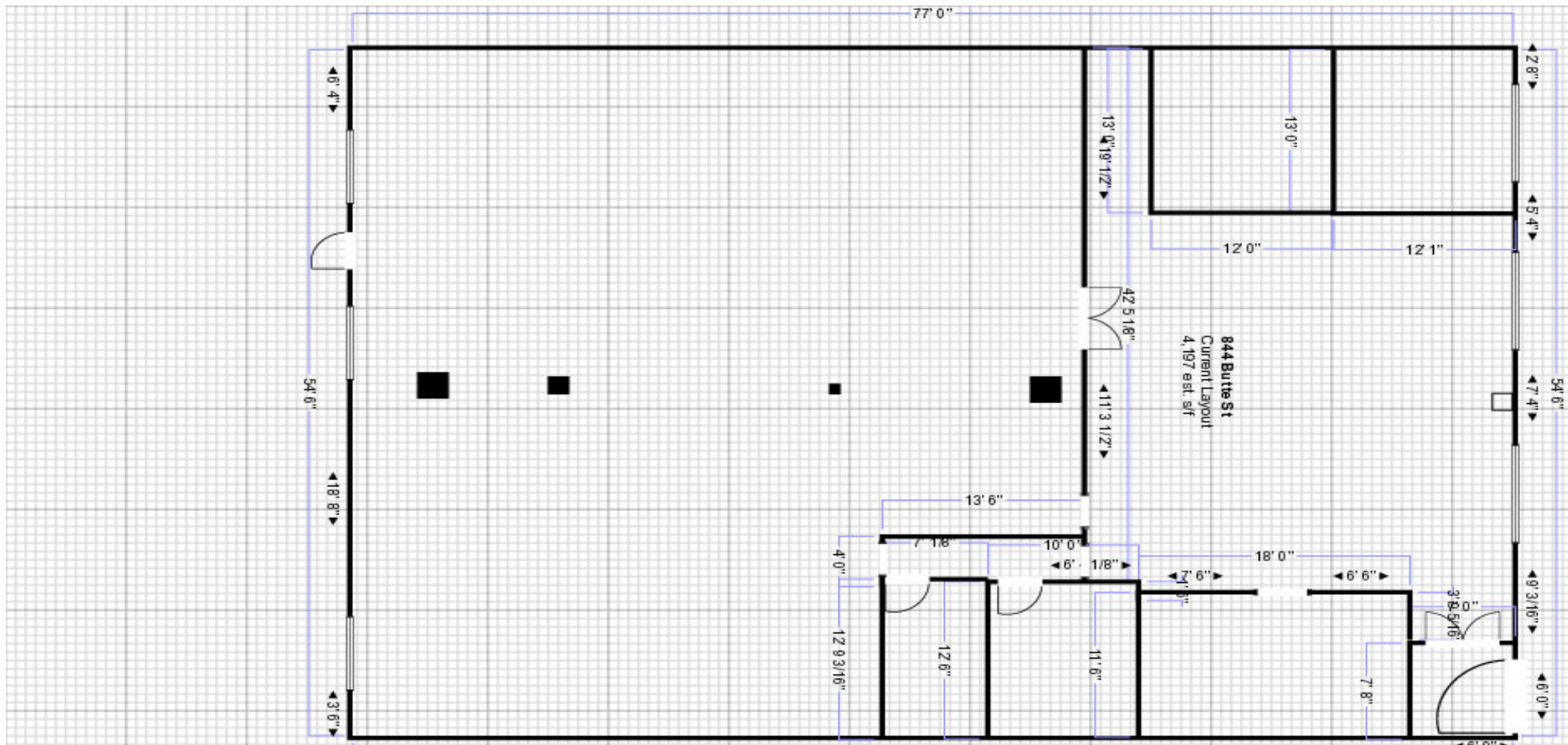
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Existing Floor Plan

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Listing Agent Intro

844 Butte Street, Redding, CA 96001

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SCOTT PEWITT

Senior Advisor

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

CalDRE #01887963

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

CCIM Candidate

California Association Business Brokers

California Broker's License

International Association of Business Brokers

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