

FOR LEASE



1251 Oregon Street

Redding, CA 96001



Scott Pewitt

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External Photos

1251 Oregon Street, Redding, CA 96001

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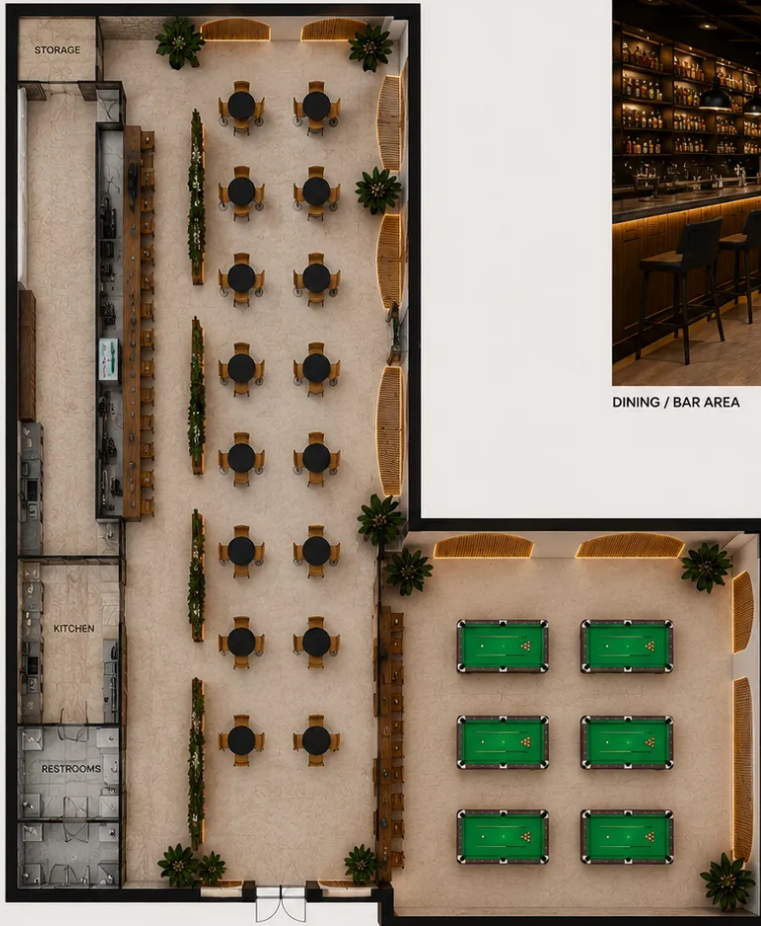
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Interior Renderings

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FOR LEASE

L SHAPE CONCEPT
DINING • POOL HALL • BAR



DINING / BAR AREA



POOL HALL

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Property Description

1251 Oregon Street, Redding, CA 96001

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PROPERTY DESCRIPTION

Position your business in one of Downtown Redding's most exciting commercial opportunities. This versatile storefront features an open, flexible floor plan with expansive display windows that provide abundant natural light and exceptional visibility for branding and merchandising. The property lends itself to a wide variety of uses including entertainment, restaurant, retail, hospitality, golf simulator, billiards, cigar lounge, cocktail bar, specialty retail, fitness, or professional office. Its prominent façade offers outstanding signage opportunities, while the spacious interior provides the flexibility to create a memorable customer experience and establish a destination business that complements the vibrant atmosphere of neighboring Woody's Brewery.

LOCATION DESCRIPTION

Located in the heart of Downtown Redding, this highly visible commercial property sits immediately adjacent to Woody's Brewery, creating an outstanding opportunity to benefit from one of the area's established entertainment destinations. Surrounded by restaurants, breweries, retail shops, professional offices, and downtown events, the location enjoys consistent pedestrian and vehicle traffic throughout the day and into the evening. With convenient street parking, nearby public parking, and easy access from major downtown corridors, this property is ideally positioned for businesses seeking to become part of Redding's growing dining, entertainment, and nightlife district.



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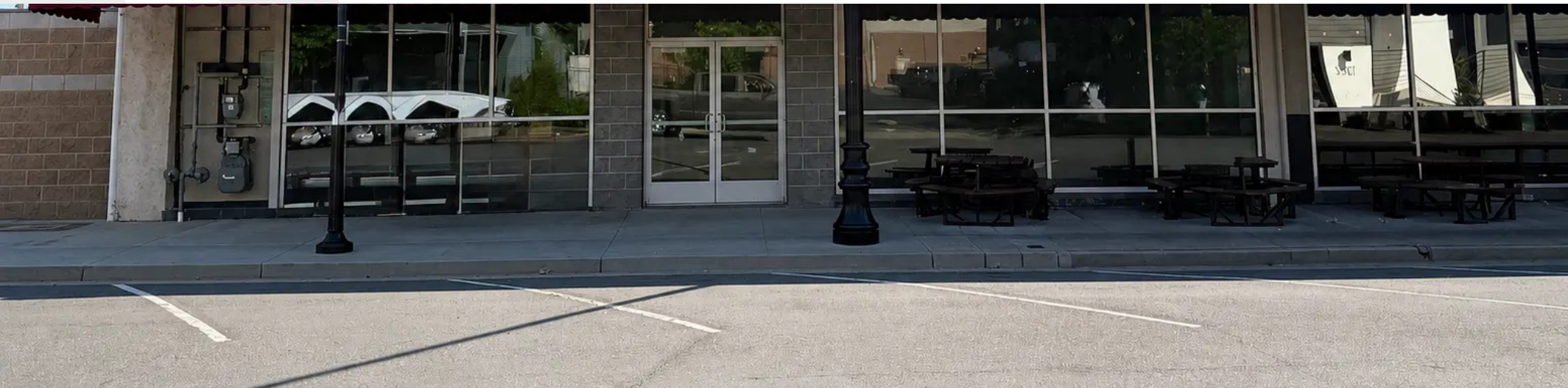


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Property Summary

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OFFERING SUMMARY

Lease Rate:	\$1.55 SF/month (NNN)
Available SF:	4,500 SF
Building Size:	4,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	246	1,167	3,398
Total Population	663	3,005	8,442
Average HH Income	\$44,938	\$48,560	\$62,488

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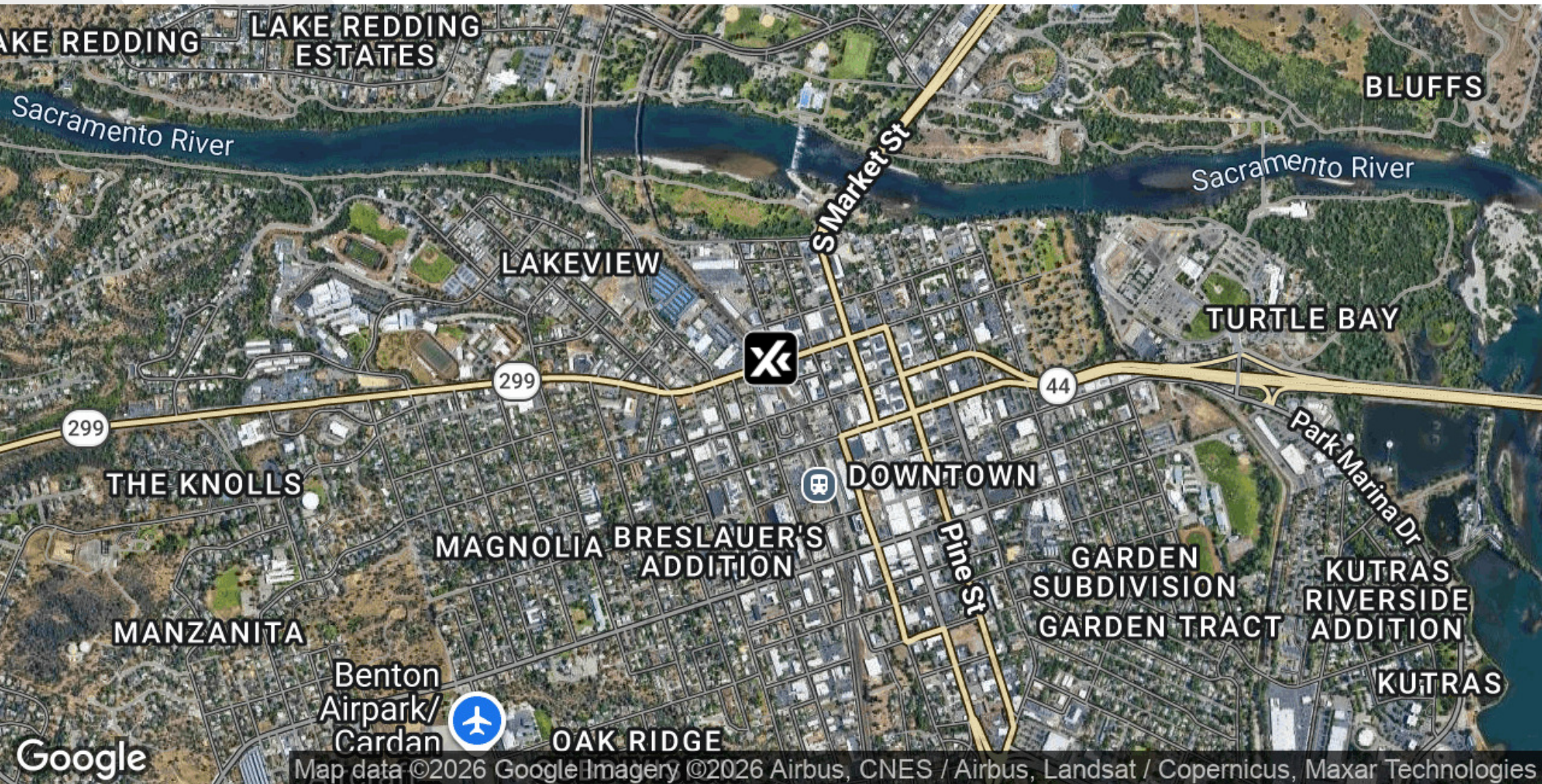


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Location Map

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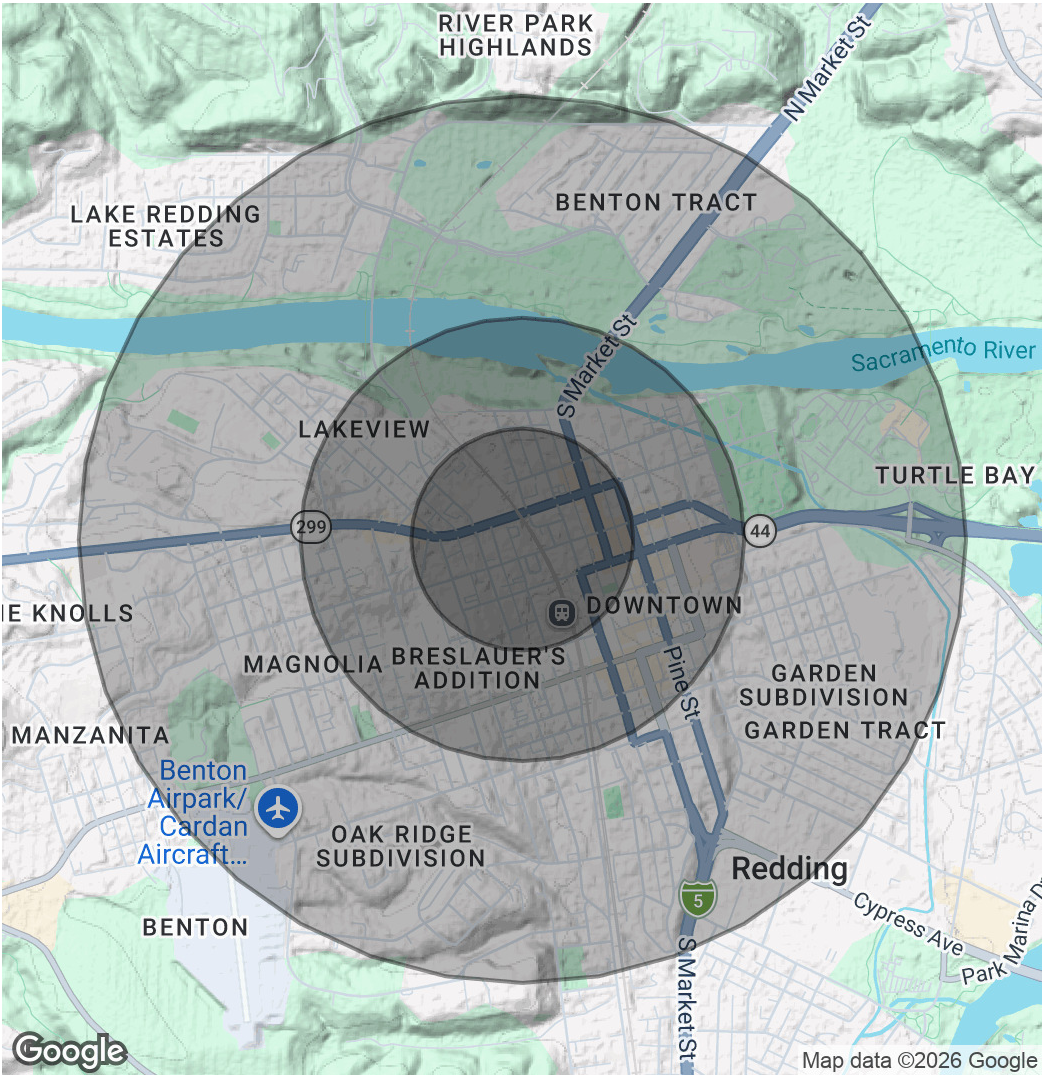
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	663	3,005	8,442
Average Age	34.2	35.5	37.3
Average Age (Male)	36.8	38.6	37.3
Average Age (Female)	31.7	33.9	38
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	246	1,167	3,398
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$44,938	\$48,560	\$62,488
Average House Value	\$313,435	\$388,316	\$458,303

2023 American Community Survey (ACS)



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Complete Highlights

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PROPERTY HIGHLIGHTS

- Prime Downtown Redding location
- Adjacent to Woody's Brewery
- Excellent opportunity to capitalize on brewery foot traffic
- Large storefront windows with abundant natural light
- High-visibility building frontage
- Prominent signage opportunities
- Flexible open floor plan
- Ideal for entertainment or experiential retail concepts
- Excellent location for pool hall, golf simulator, cigar lounge, restaurant, brewery taproom, cocktail lounge, arcade, or specialty retail
- Strong daytime and evening customer potential
- Surrounded by restaurants, breweries, retail, and professional offices
- Walkable downtown location

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Advisor Bio

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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

California Brokers License

California Association of Business Brokers

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