



# HAWKINS

## Redding, CA I-5 & Knighton Rd



FOR LEASE  
FOR SALE






**Available for Sale or Lease**

- 3.17 acres
  - Commercial zoning
  - PD in place & available for permit
- ± 25 acres
  - Agricultural zoning

**Info**

• Well-positioned between Redding and Anderson, this property has direct freeway access and great exposure to the 80,000+ vehicles traveling between the two cities on a daily basis. Close to the local airport, it's in the direct path of expansion for both cities as they continue to merge into one.

**Demographics 2024**
**Population**

3 Mile Radius	19,831
10 Mile Radius	142,480
20 Mile Radius	175,219
60 Min Drive Time	215,993

**Median Household Income**

3 Mile Radius	\$86,312
10 Mile Radius	\$78,170
20 Mile Radius	\$78,270
60 Min Drive Time	\$74,577