

Office Space within Park Marina Plaza

1890 Park Marina Dr.
, Redding, CA 96001

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



PROPERTY DESCRIPTION

1890 Park Marina Dr is a premier professional office building nestled in the heart of West Redding and located within the Park Marina Plaza Shopping Center. Conveniently situated just off Hwy 44 and a mere mile from the I-5 intersection, this location ensures effortless commuting. It is just across Hwy 44 from the Civic Center and Rodeo Grounds. Upstairs tenants enjoy common break room and restroom facilities as well as use of a downstairs conference room, providing accessibility for clients with mobility concerns due to upstairs suites being accessed by stairs only. Ground-floor suites offer office or retail flexibility with storefront entries and signage opportunities, and a mix of open space and private office.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Utilities included in rental rate
- Accessible conference room
- Scenic views

OFFERING SUMMARY

Lease Rate:	Varies, see next page
Available SF:	1,284 SF
Lease Type:	Modified Gross
Lot Size:	6.71 Acres
Building Size:	20,388 SF
Zoning:	General Commercial
Parking:	Ample off-street parking

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available Spaces

LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Size Available:	1,284 SF	Lease Rate:	\$1.30 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 106	1,284 SF	\$1.30 SF/month	Ground-floor suite offering a large open work space with one private office, restroom, and back storage area. Utilities of \$0.23/sf will be added in the lease agreement.

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Suite 106 - Photos



Suite 106 – Floor Plan



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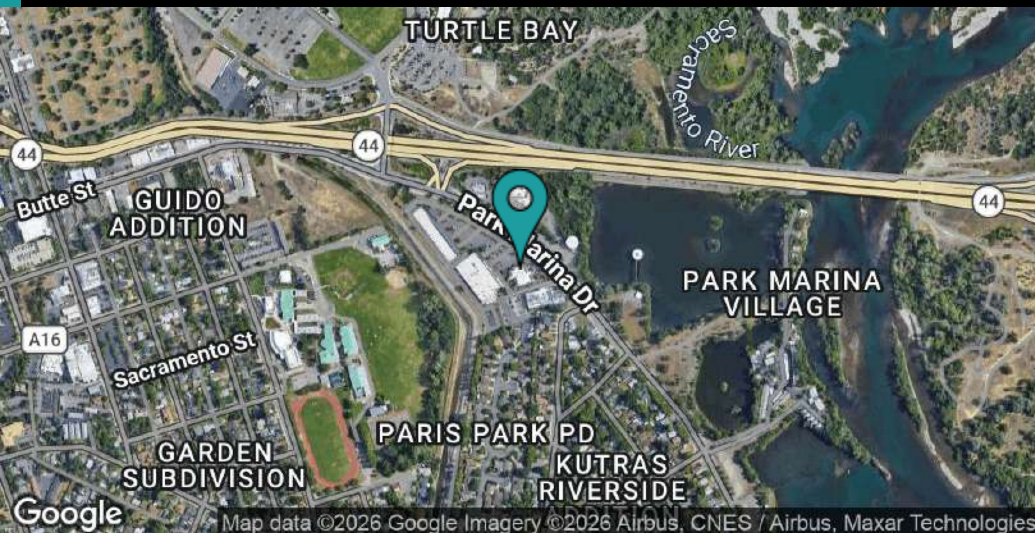
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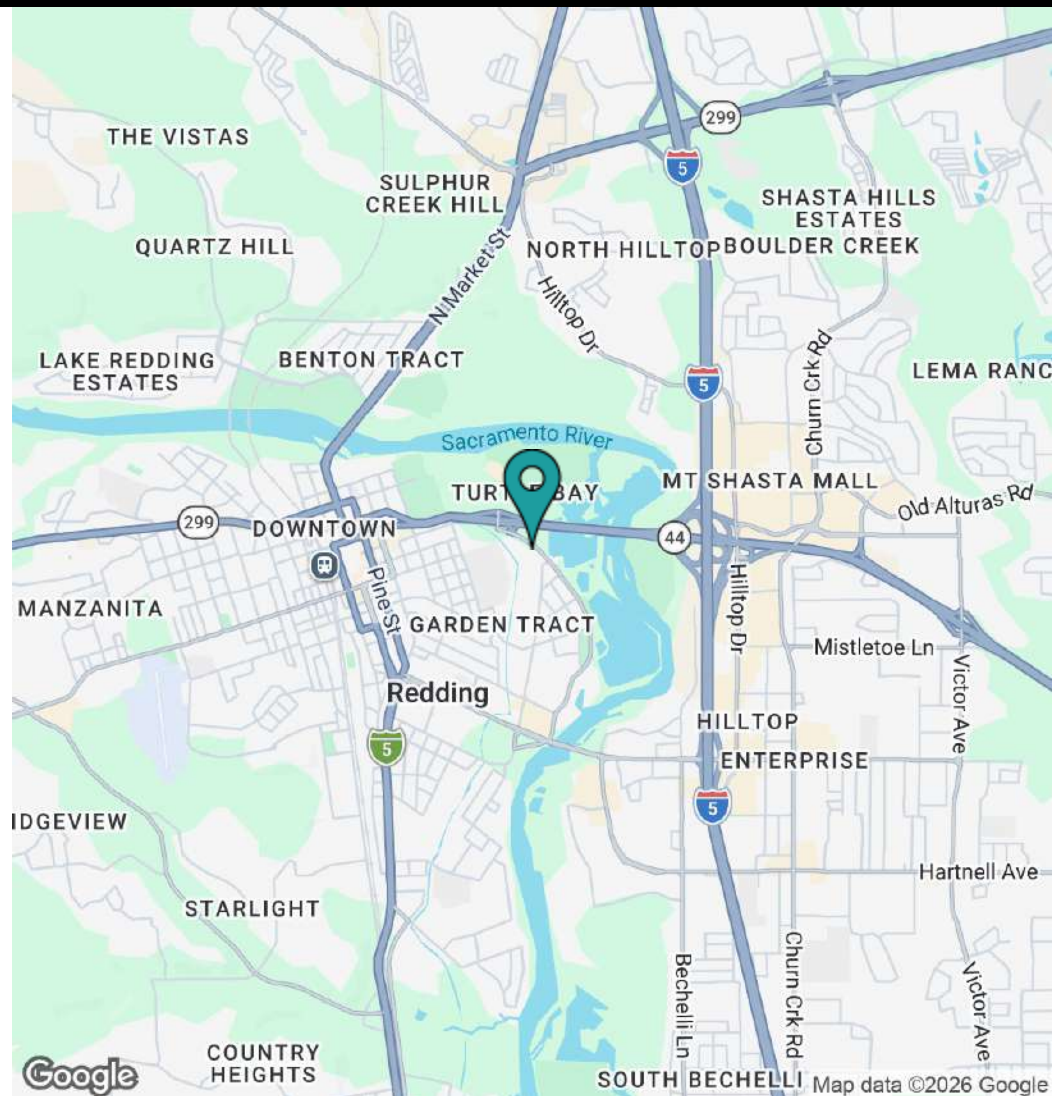
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Location overview



LOCATION OVERVIEW

Located just off Hwy 44 in West Redding 1 mile from Hwy 44 and I-5 Intersection. Quick and easy to access from all areas of town. Across Park Marina Dr from Sacramento River.



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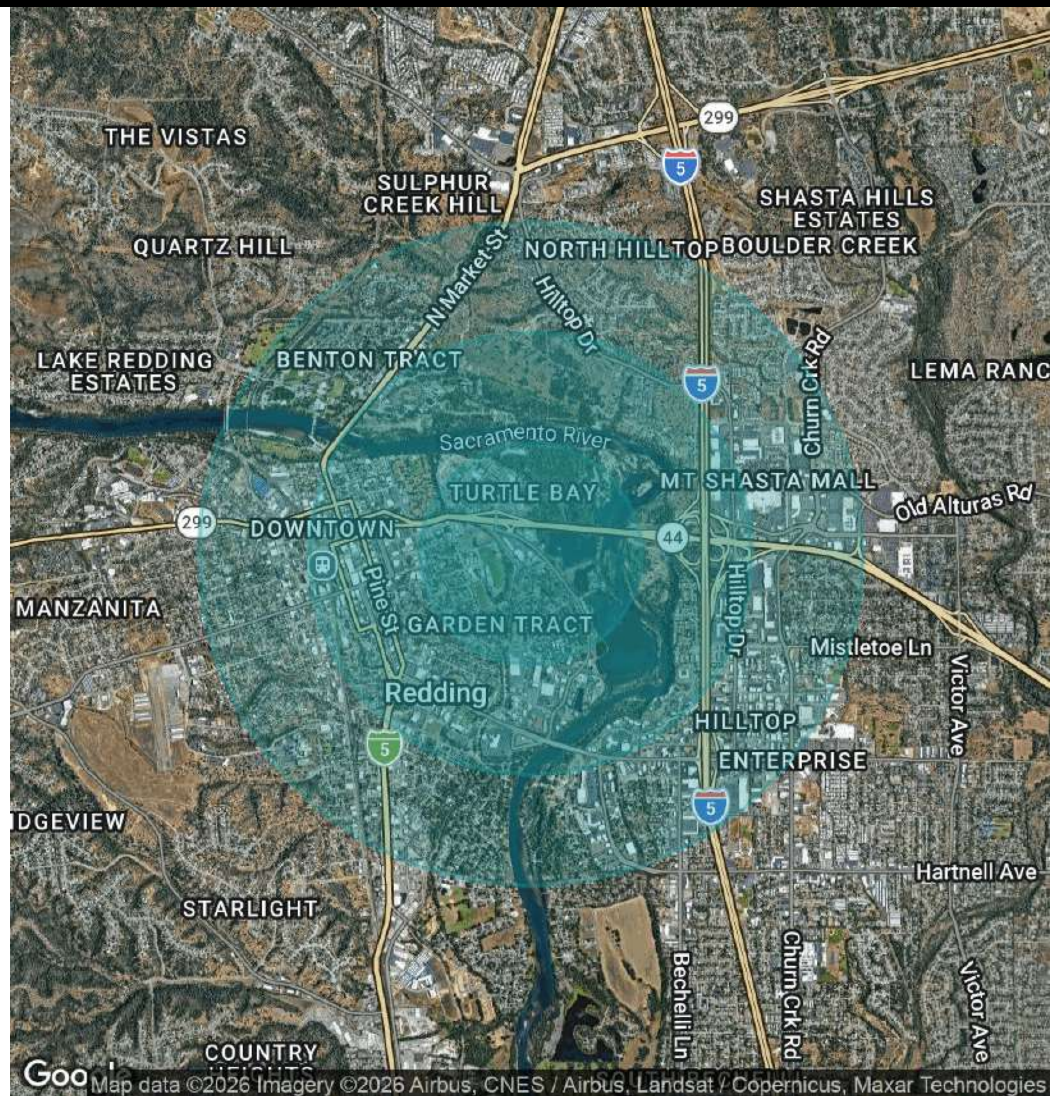
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Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,307	6,750	17,272
Average Age	33.8	35.8	36.7
Average Age (Male)	33.4	36.4	37.1
Average Age (Female)	39.5	39.8	38.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	646	3,263	8,091
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$62,845	\$58,843	\$56,933
Average House Value	\$244,701	\$244,351	\$223,601

2020 American Community Survey (ACS)



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Meet the Broker



JESS WHITLOW, CCIM

Broker/CEO

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Direct: **530.605.5169**

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with over 20 years of industry experience and a strong background in property management. Since beginning her career in Santa Barbara, she has worked across the Los Angeles, Phoenix, and Redding markets, bringing both broad market perspective and deep local expertise to every transaction.

Raised in Redding California, Jess possesses an in-depth understanding of the Northern California regional market and is consistently recognized as one of the most active commercial real estate brokers in the Shasta County Region. Her clients value her professionalism, responsiveness, and unwavering commitment to exceptional service, as well as her ability to navigate complex transactions with clarity and precision.

Jess is passionate about commercial real estate for its collaborative nature and the opportunity it provides to work closely with investors, local businesses, and nonprofit organizations. She is known for helping clients identify creative, practical solutions to overcome challenges specific to tertiary markets and achieve their real estate and investment goals.

Jess is a Certified Commercial Investment Member (CCIM), and a member of the International Council of Shopping Centers (ICSC) and a member of the local Shasta Association of Realtors (SAOR) , Jess leverages a strong professional network to deliver effective solutions for her clients.

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