

Prime West Redding 1st Floor Office Space

1300 Court St,
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

Convenient west Redding location on the corner of Court Street and Shasta Street near Redding! Recently renovated interiors with LVP faux wood flooring, neutral paint colors, and updated lighting are ready for your business! Each suite has a reserved parking space in front of their unit, open parking available on a first-come, first-served basis, and unpaid parking on Shasta St nearby.

PROPERTY HIGHLIGHTS

- Convenient west Redding location at Court St and Shasta St. intersection
- Recently renovated with LVP faux wood flooring and fresh neutral paint on the interior
- All suites have exterior windows for natural light on multiple sides
- Suites have at least one assigned parking space, and open parking is first-come, first-served.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,256	37,105	53,156
Total Population	9,578	91,837	133,199
Average HH Income	\$71,084	\$90,719	\$93,152



OFFERING SUMMARY

Lease Rate:	\$2,500 per month (MG)
Available SF:	1,158 SF
Lot Size:	0.61 Acres
Building Size:	10,479 SF
Year Built/Renovated:	1954/2021
Parcel Number:	101-150-004
Zoning:	GO - General Office

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Lease Spaces

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,158 SF	Lease Rate:	\$2,500 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1300 Court St	Available	1,158 SF	Modified Gross	\$2,500 per month	Premier location with excellent exposure for walls of large windows on the southwest corner of Court St and Shasta St in downtown Redding! A high-traffic location means everyone will see your signage! This space, formerly occupied by number crunchers, has a large open floor plan convenient for retail or collaborative office use, a break room, and a private restroom.

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1300 Court St Photos



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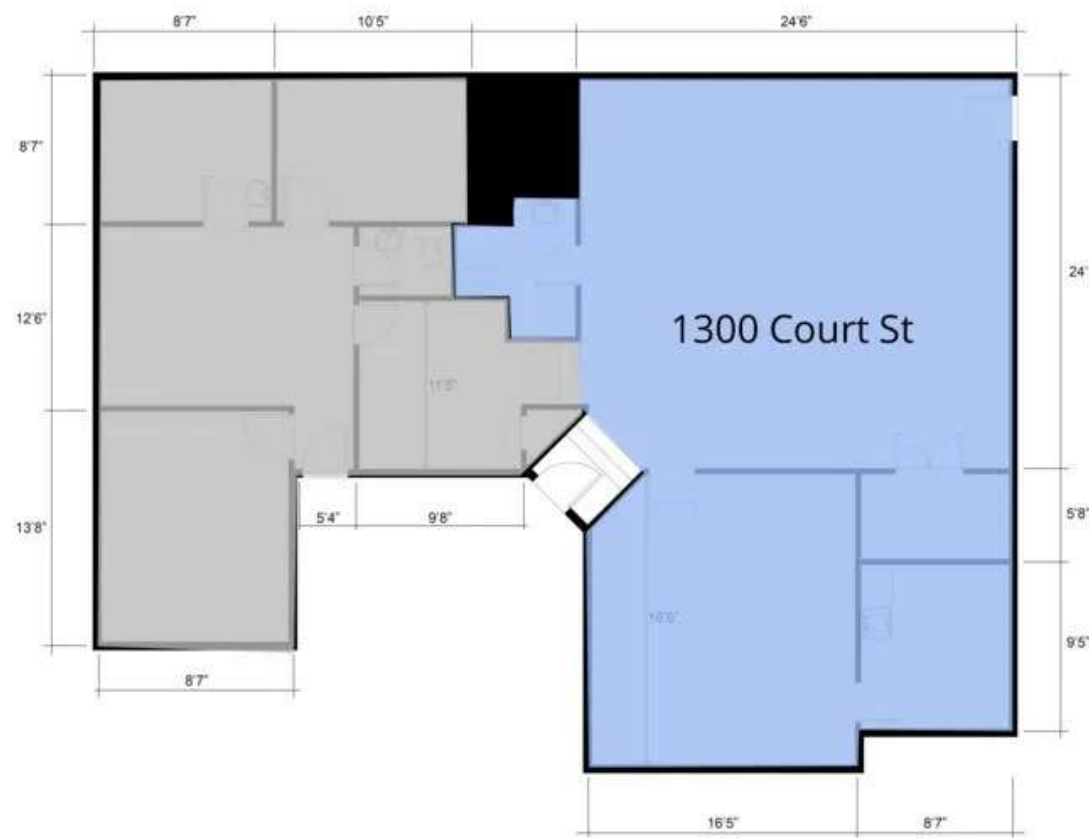
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1300 Court – Floor Plan



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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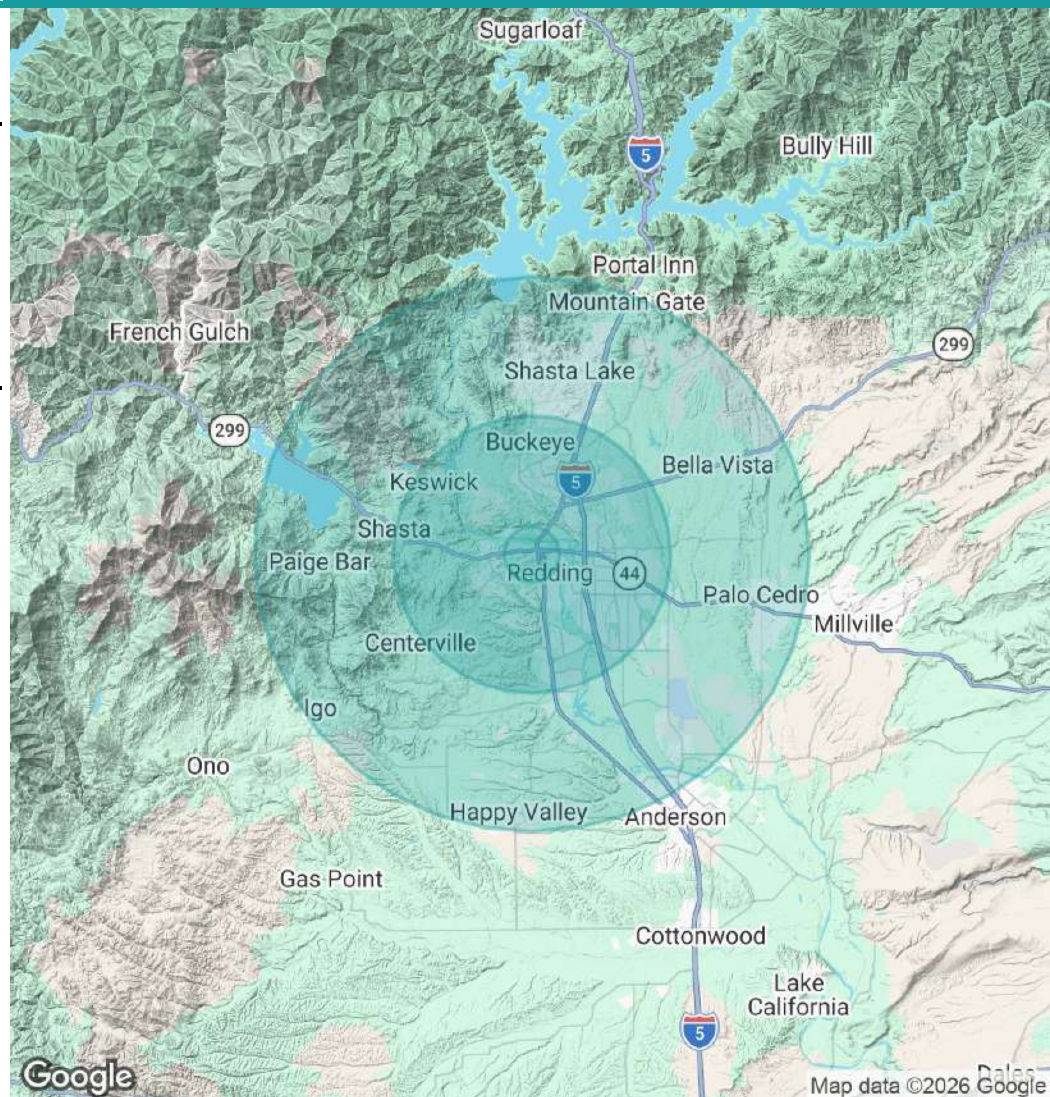
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,578	91,837	133,199
Average Age	41	42	43
Average Age (Male)	40	40	42
Average Age (Female)	43	43	44
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,256	37,105	53,156
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$71,084	\$90,719	\$93,152
Average House Value	\$461,295	\$431,628	\$443,570

2020 American Community Survey (ACS)



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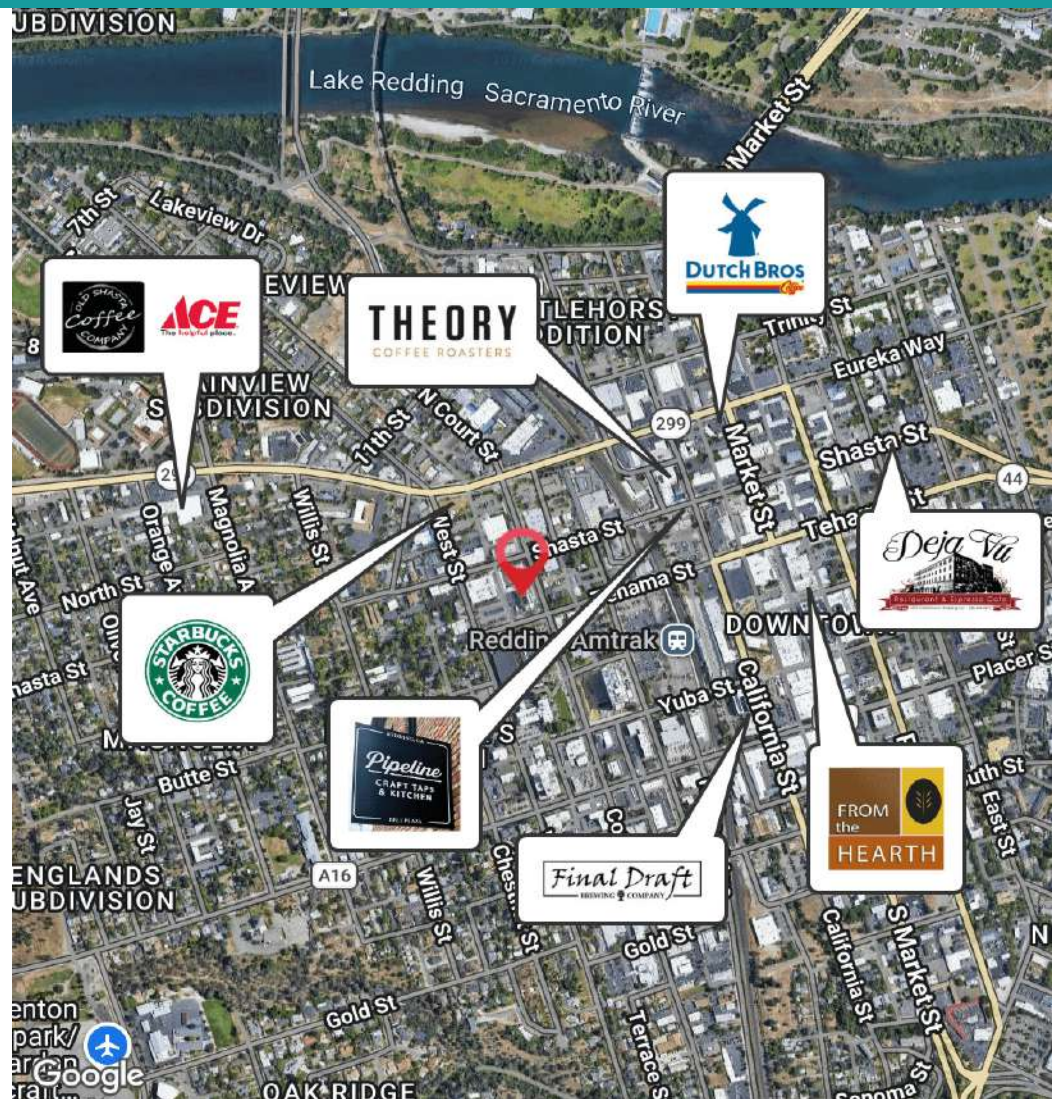
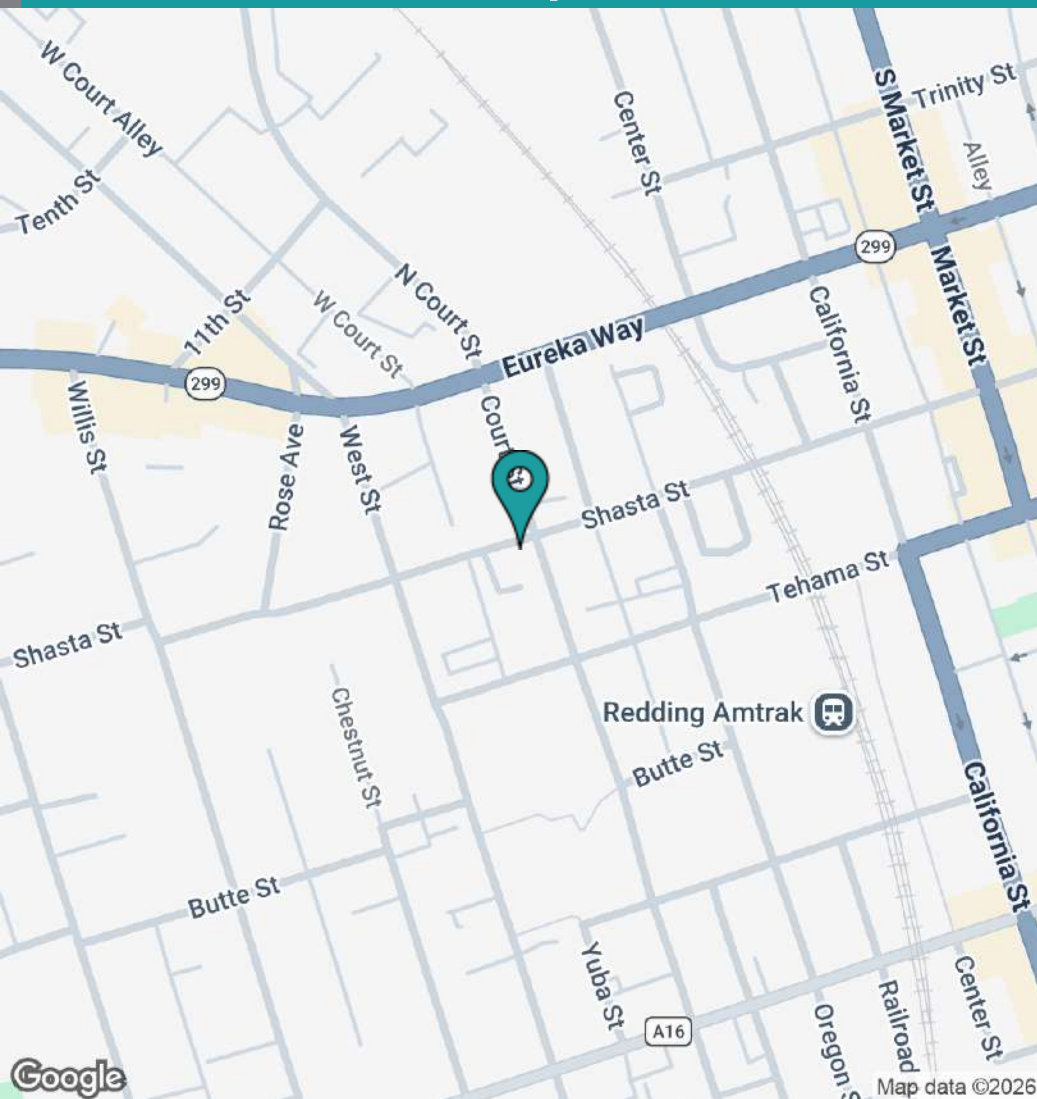
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Location Map



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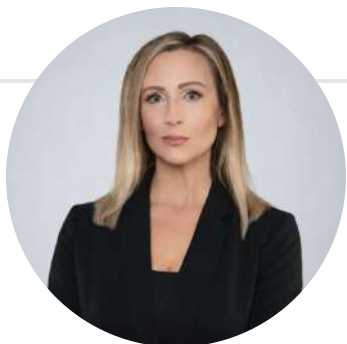
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Meet the Broker



JESS WHITLOW, CCIM

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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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