

Freestanding Office Building Downtown Redding

1936 Shasta 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

Owner-occupy or purchase as an investment - Multi-tenant office building in downtown Redding. All current tenants are on an MTM arrangement with a 60-day notice-to-vacate requirement. Ideal opportunity for an Owner-Occupant looking to personally occupy up to 1,460 SF of office space, or an investor seeking an affordable entry point into commercial property investment!

PROPERTY HIGHLIGHTS

- Charming freestanding office building
- Private parking lot with 6 private parking spaces, including 1 ADA space
- Ideal location near West and Shasta St - Just exit Hwy 44 and keep going straight on Shasta.
- Near the new Shasta County Courthouse and both hospitals
- Downtown Redding's accessibility to restaurants and shops
- Quiet neighborhood for a peaceful work environment

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	447	1,378	3,452
Total Population	1,134	3,487	8,715
Average HH Income	\$47,200	\$49,982	\$64,431



OFFERING SUMMARY

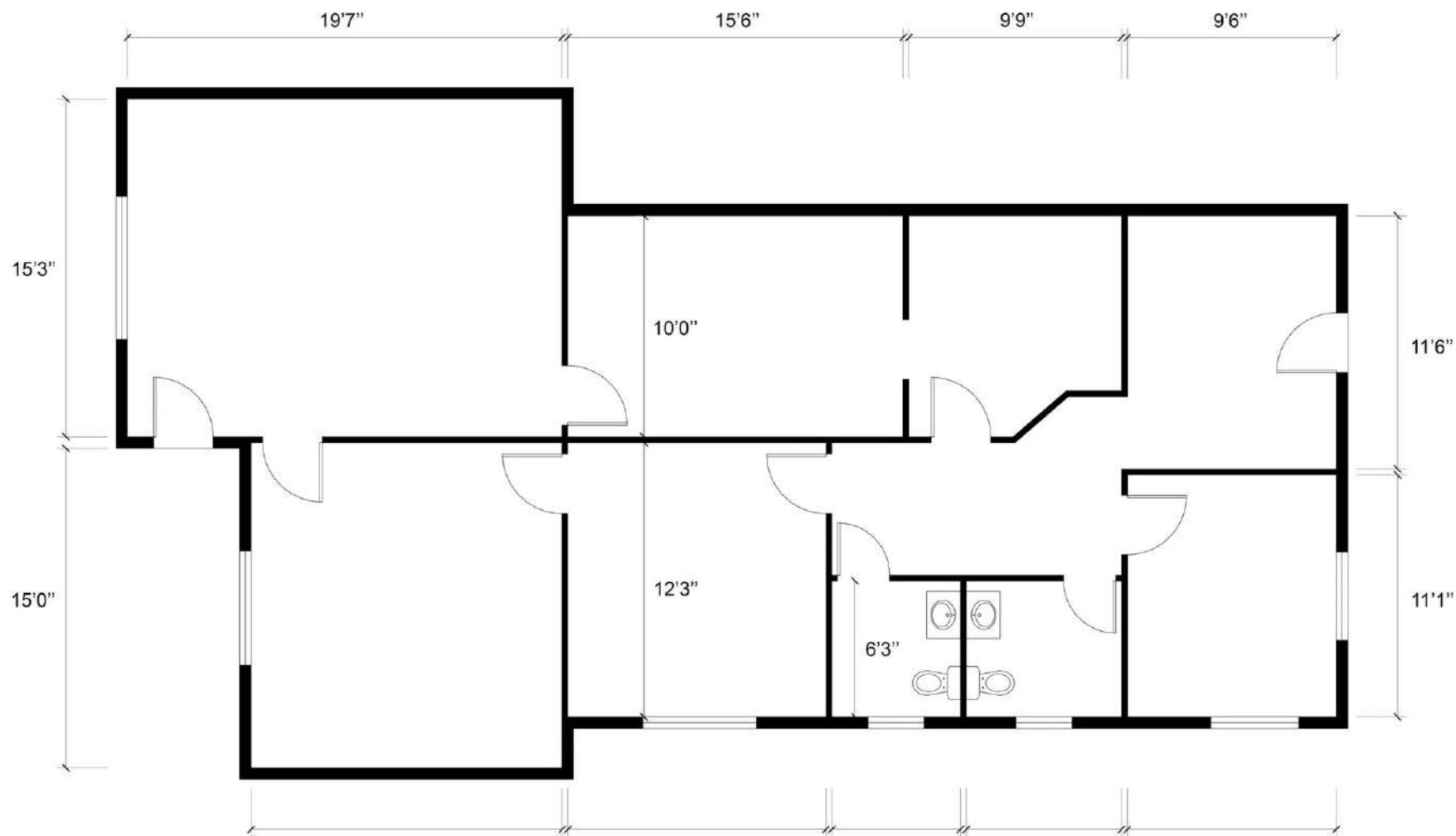
Sale Price:	\$315,000
Number of Units:	3
Lot Size:	7,026 SF
Building Size:	1,460 SF
Year Built/Renovated:	1936/1995
Parcel Number:	105-420-010
Zoning:	LO - Limited Office

JESS WHITLOW, CCIM

Broker/CEO | 01941996
530.605.5169
Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.
2155 Larkspur Ln. Suite C
Redding, CA 96002
www.whitlowcre.com

Floor Plan



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Property Photos



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Property Photos





1936 SHASTA ST, REDDING, CA 96001

Retailer Map



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

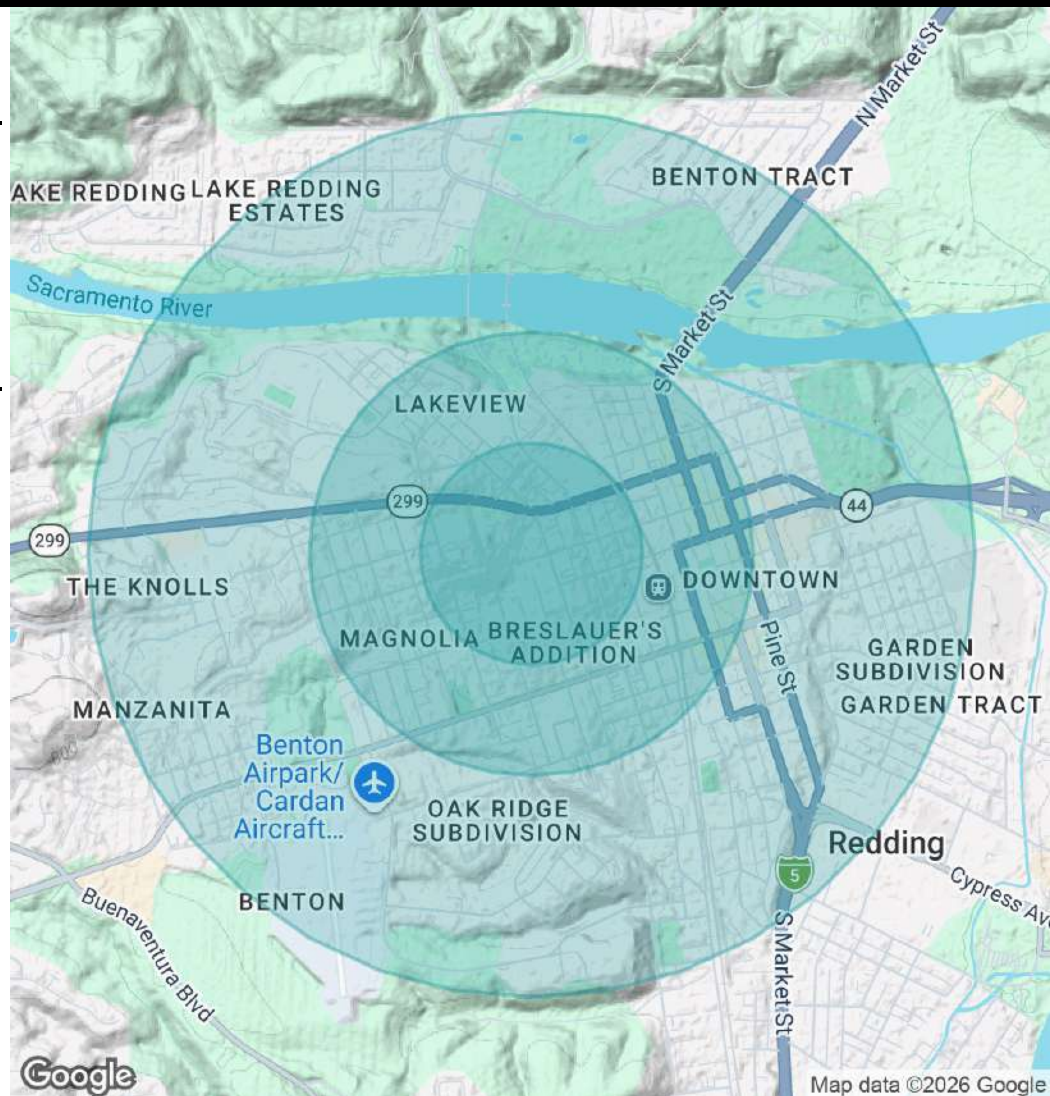
2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,134	3,487	8,715
Average Age	34.1	35.2	37.7
Average Age (Male)	39.4	39.8	38.4
Average Age (Female)	32.7	33.5	38.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	447	1,378	3,452
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$47,200	\$49,982	\$64,431
Average House Value	\$299,796	\$404,147	\$492,052



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

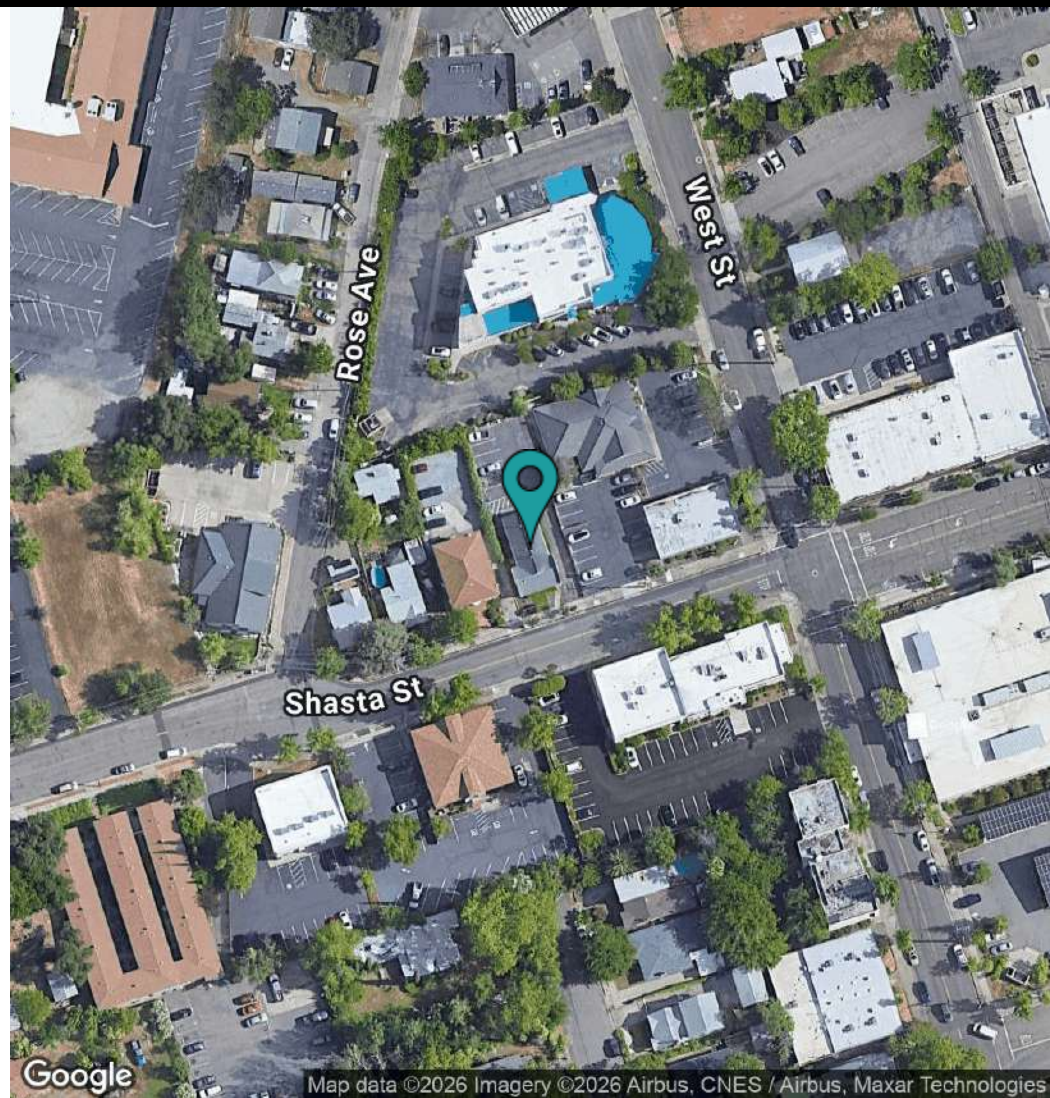
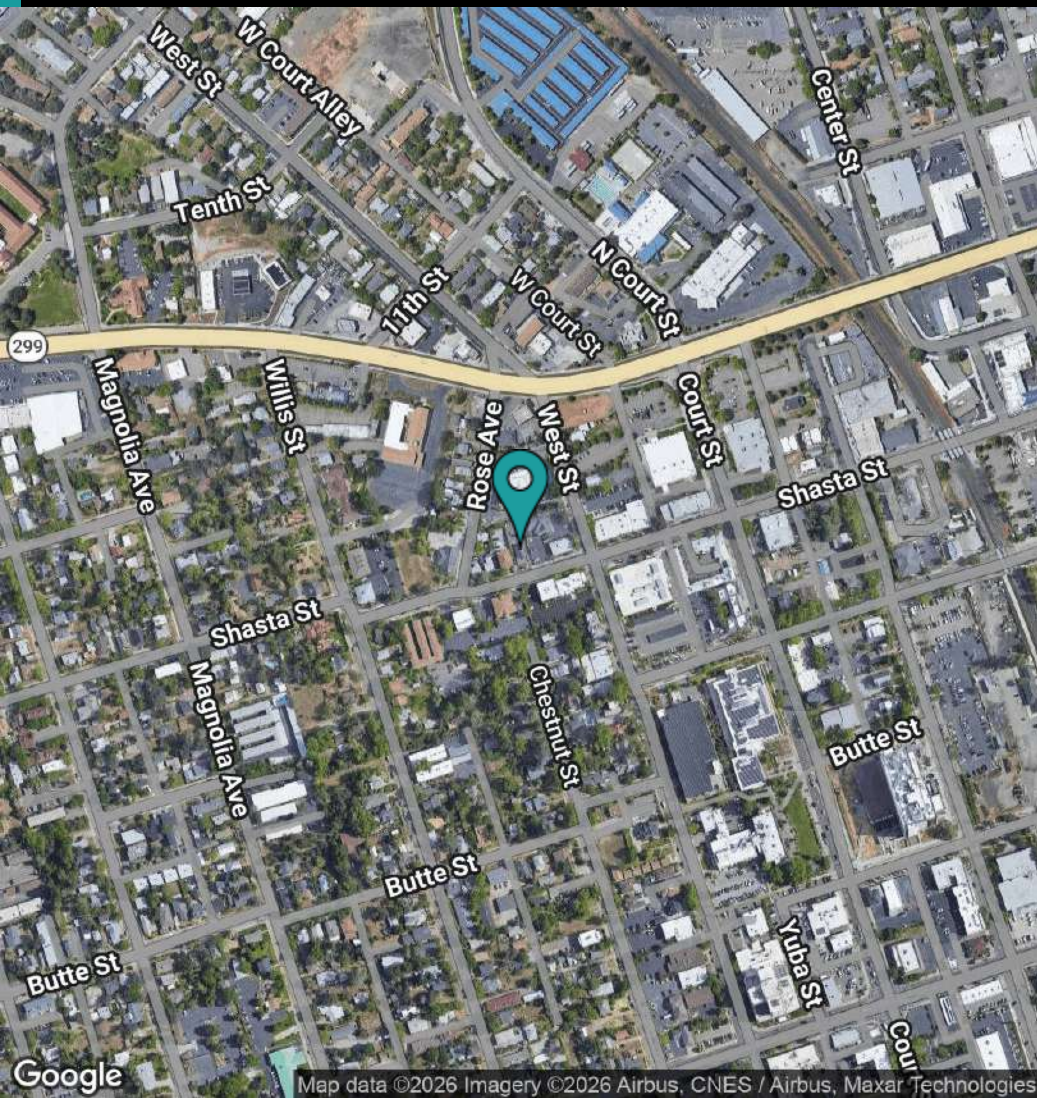
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Location Map



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Meet the Broker



JESS WHITLOW, CCIM

Broker/CEO

Jess@WhitlowCRE.com

Direct: **530.605.5169**

CalDRE #01941996

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.

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C,
Redding, CA 96002
530.319.2776

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com