

Professional Office Space For Lease

**1640 Tehama St ,
Redding, CA 96001**

JESS WHITLOW, CCIM

Broker/CEO

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CalDRE #01941996



Property Summary



PROPERTY DESCRIPTION

Beautiful West Redding office building shared with Upstate Hearing Instruments at the corner of Tehama St and Oregon St in downtown Redding. This functional office floor plan consists of a waiting and reception area, a very large executive office, a conference room, and 2nd large office, 2 private restrooms, a break room area, as well as access to the common foyer and restrooms.

PROPERTY HIGHLIGHTS

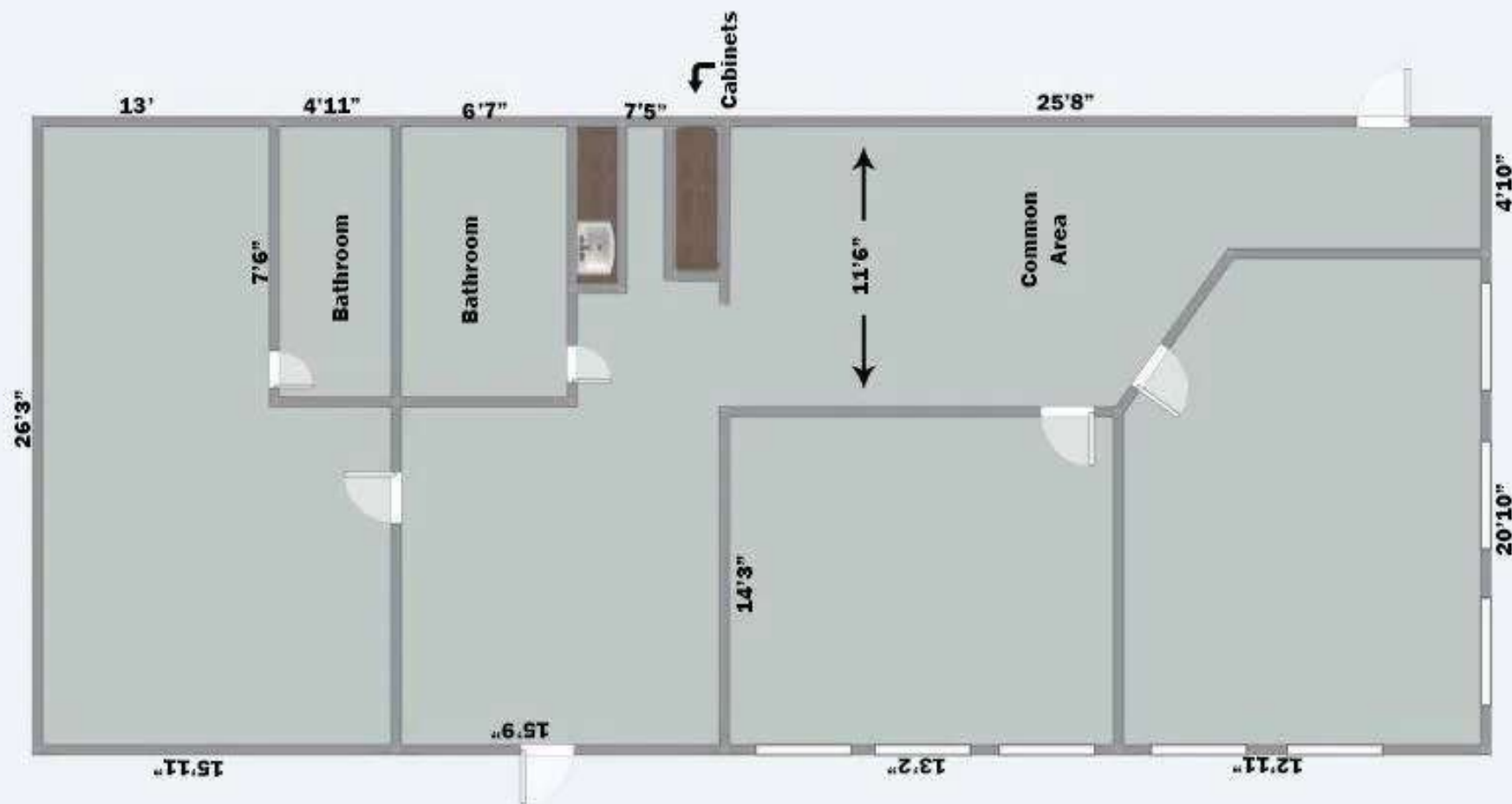
- Ideal Downtown Redding location with parking!
- Professional and well-maintained office building
- Large executive offices to accommodate meetings with clients

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/yr (MG)
Available SF:	1,800 SF
Building Size:	5,324 SF
Parcel Number:	101-480-023
Zoning:	DMUD-SP-BH

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	276	1,239	3,566
Total Population	775	3,204	8,884
Average HH Income	\$40,331	\$47,990	\$62,744

Floor Plan



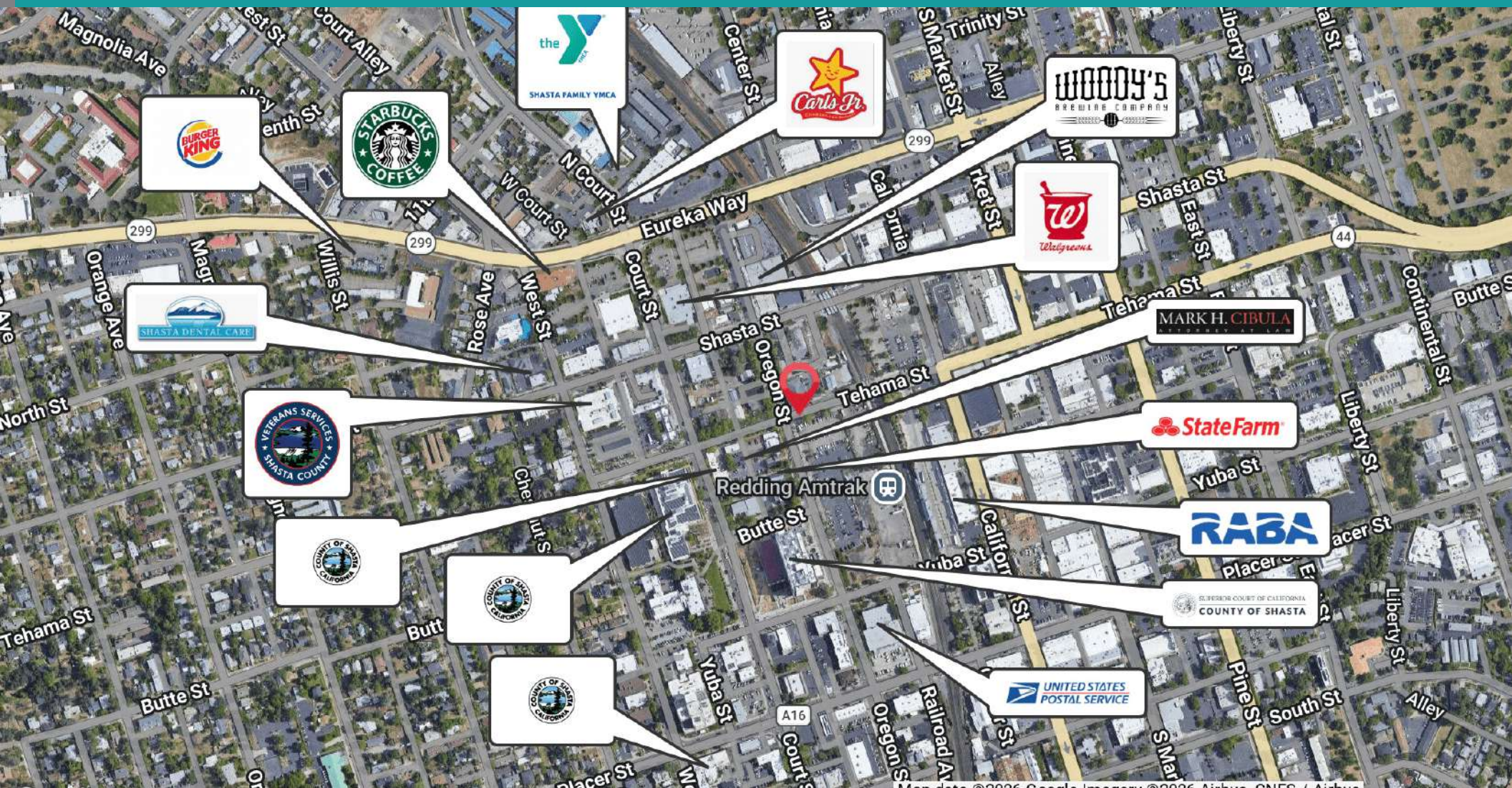
Exterior Photos



Interior Photos



Nearby Businesses

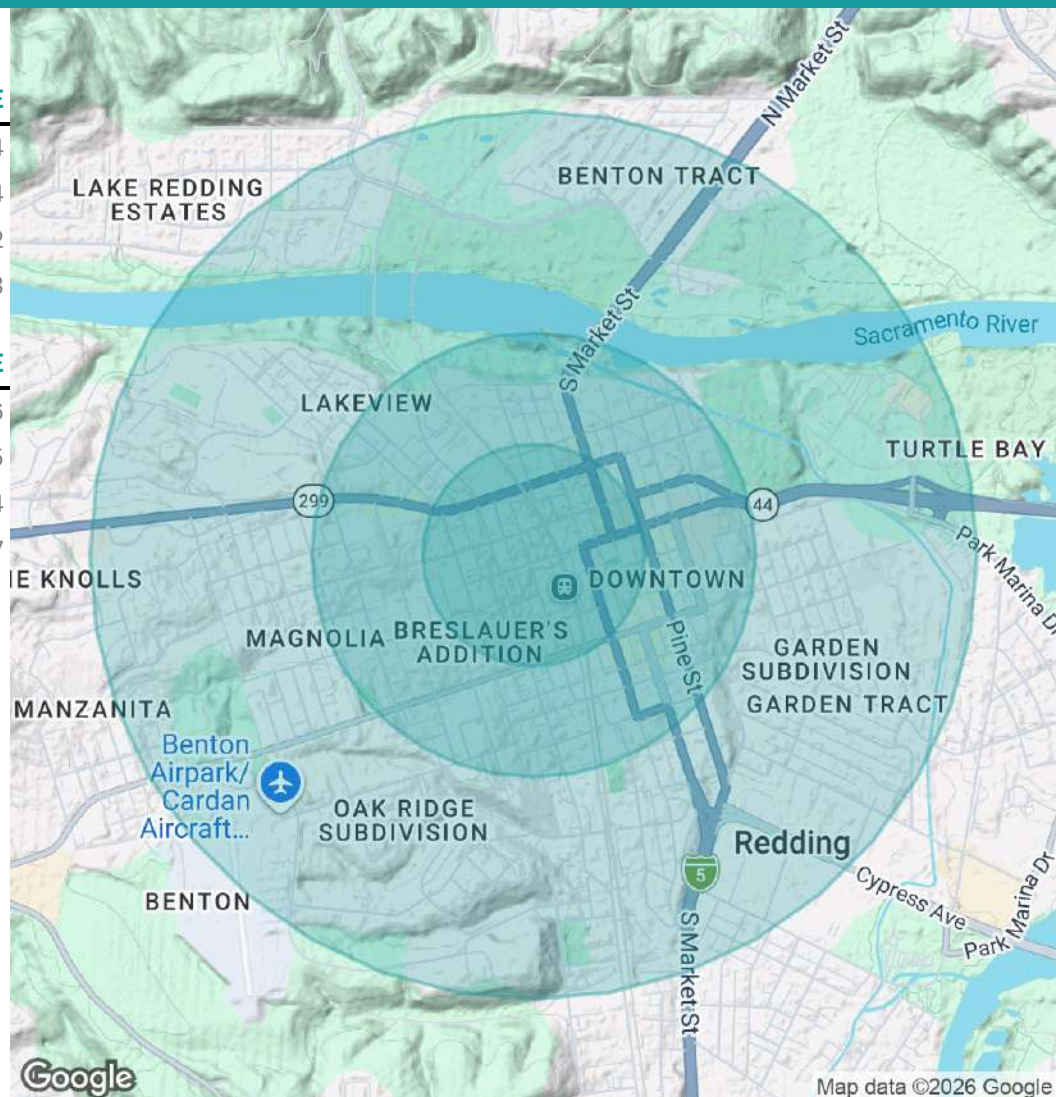


Demographics Map & Report

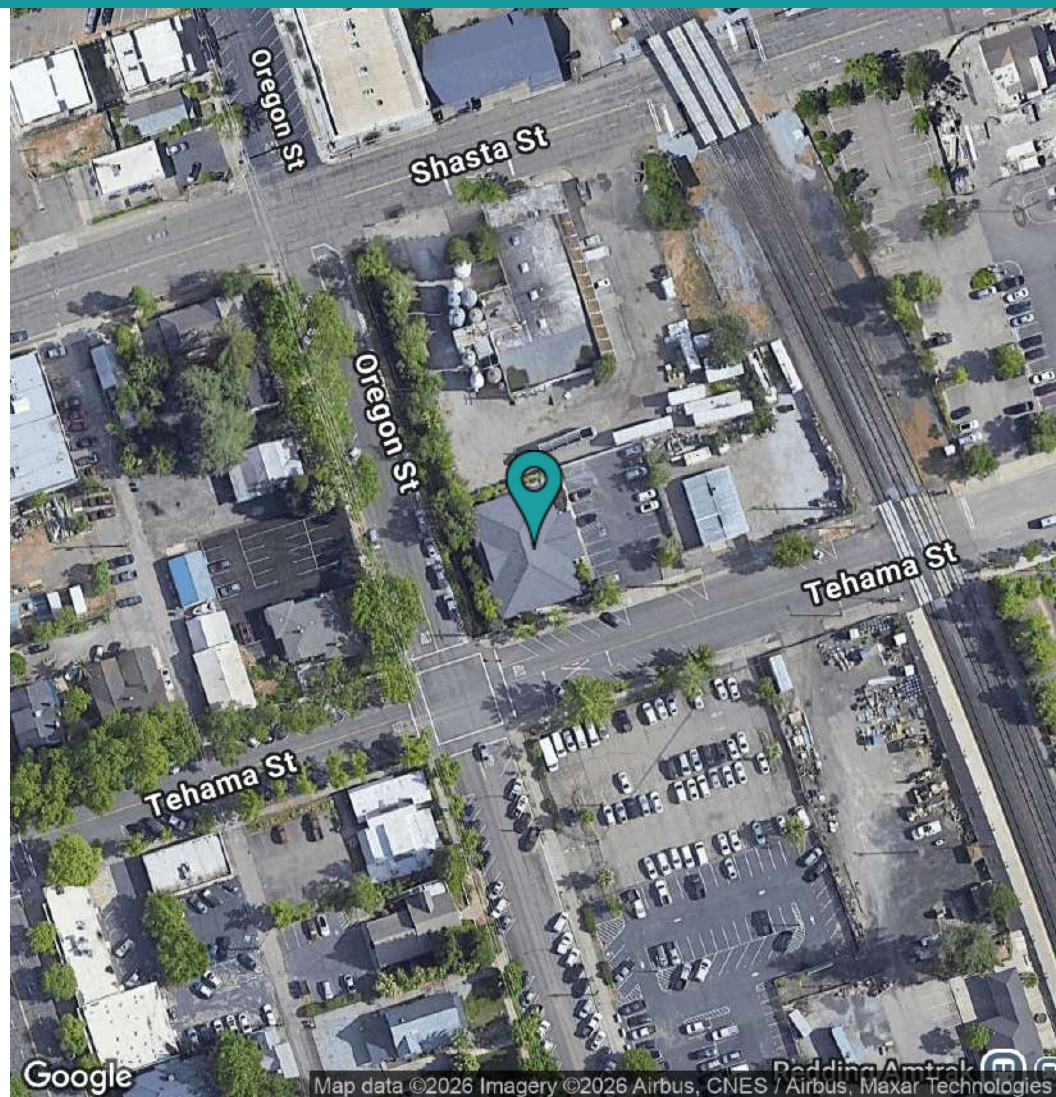
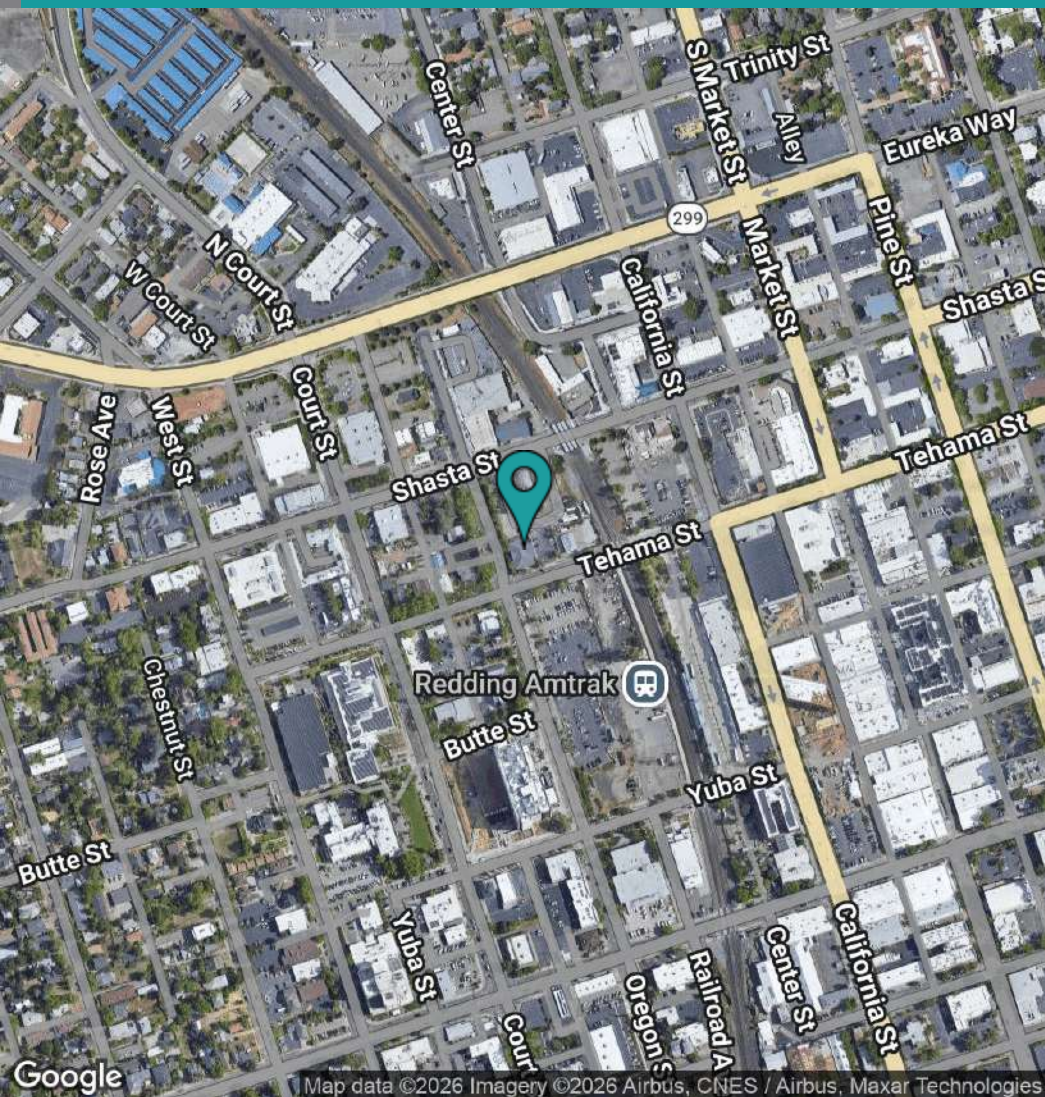
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	775	3,204	8,884
Average Age	33.8	36.1	37.4
Average Age (Male)	35.9	38.7	37.2
Average Age (Female)	32.0	35.1	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	276	1,239	3,566
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$40,331	\$47,990	\$62,744
Average House Value	\$313,474	\$428,363	\$465,447

2023 American Community Survey (ACS)



Location Map



Meet the Broker



JESS WHITLOW, CCIM

Broker/CEO

Jess@WhitlowCRE.com

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.

Whitlow Commercial Real Estate Inc.

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