

Centrally
located
warehouse
with fenced
yard – Perfect
for
Contractors!

895 Market Street,
Redding, CA 96003

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



PROPERTY DESCRIPTION

3269 SF warehouse building with 2 roll-up doors on a 0.65-acre, fully fenced, flat, graveled lot. Perfect setup for contractors, tradesmen, or storage.

PROPERTY HIGHLIGHTS

- Fully fenced 0.65 Acre graveled lot
- 2700 SF warehouse with office and restroom
- 9' x 12' Roll-up door into ground-level section 1 of warehouse
- 8' x 10' Roll-up door into raised section 2 of warehouse
- 3-Phase 120/208, 200 Amp power supply
- Central and convenient location near the back side of Turtle Bay Arboretum

OFFERING SUMMARY

Lease Rate:	\$0.90 SF/month (MG)
Available SF:	3,269 SF
Lot Size:	0.65 Acres
Year Built:	1947
Parcel Number:	112-290-001

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	460	2,530
Total Population	200	1,071	5,632
Average HH Income	\$83,391	\$70,944	\$68,956

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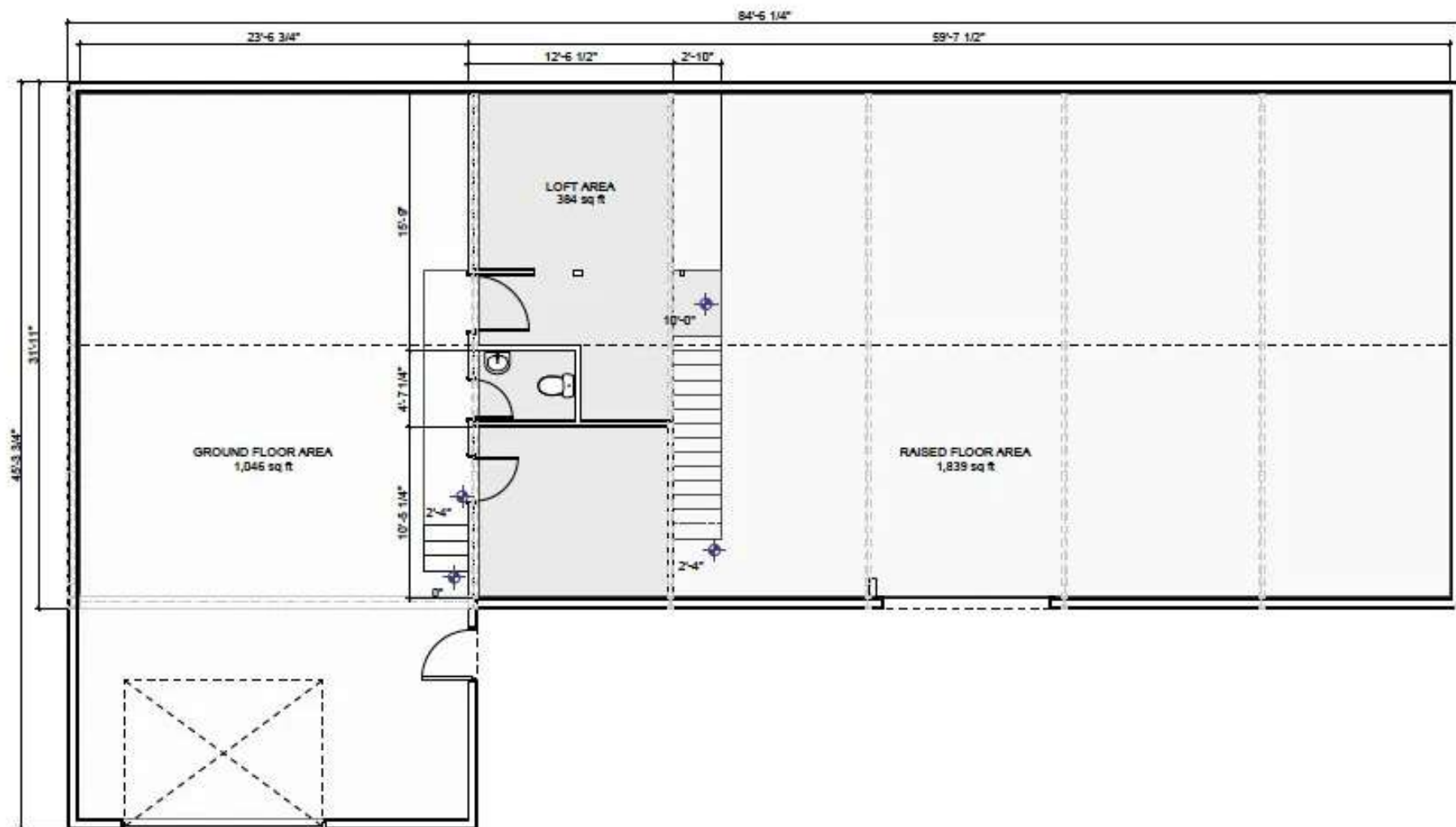
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Site Plans



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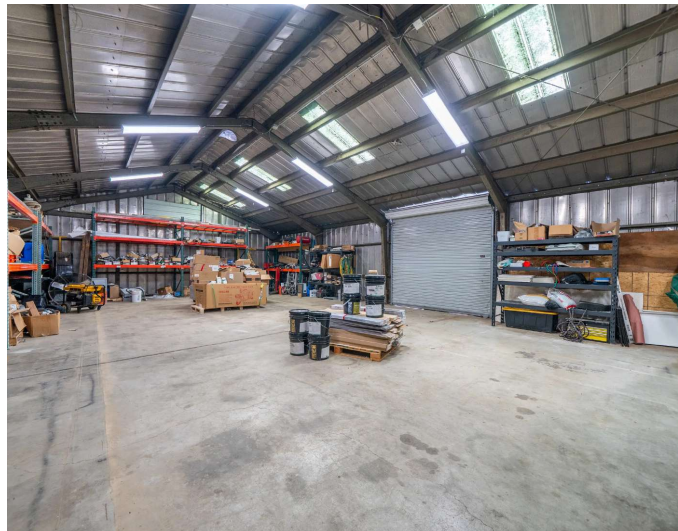
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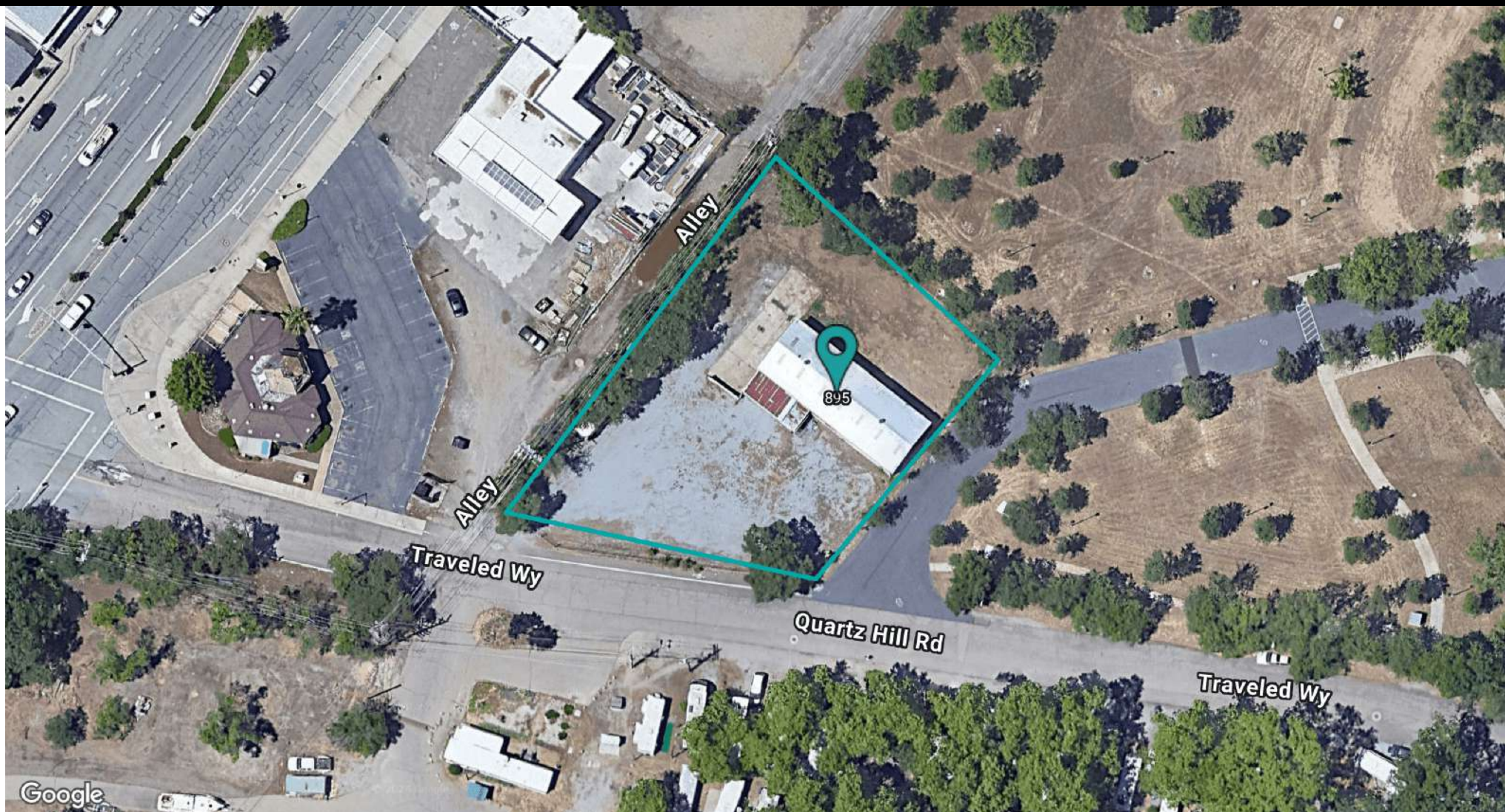
Exterior Photos



Interior Photos



Aerial Map



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Retail Map



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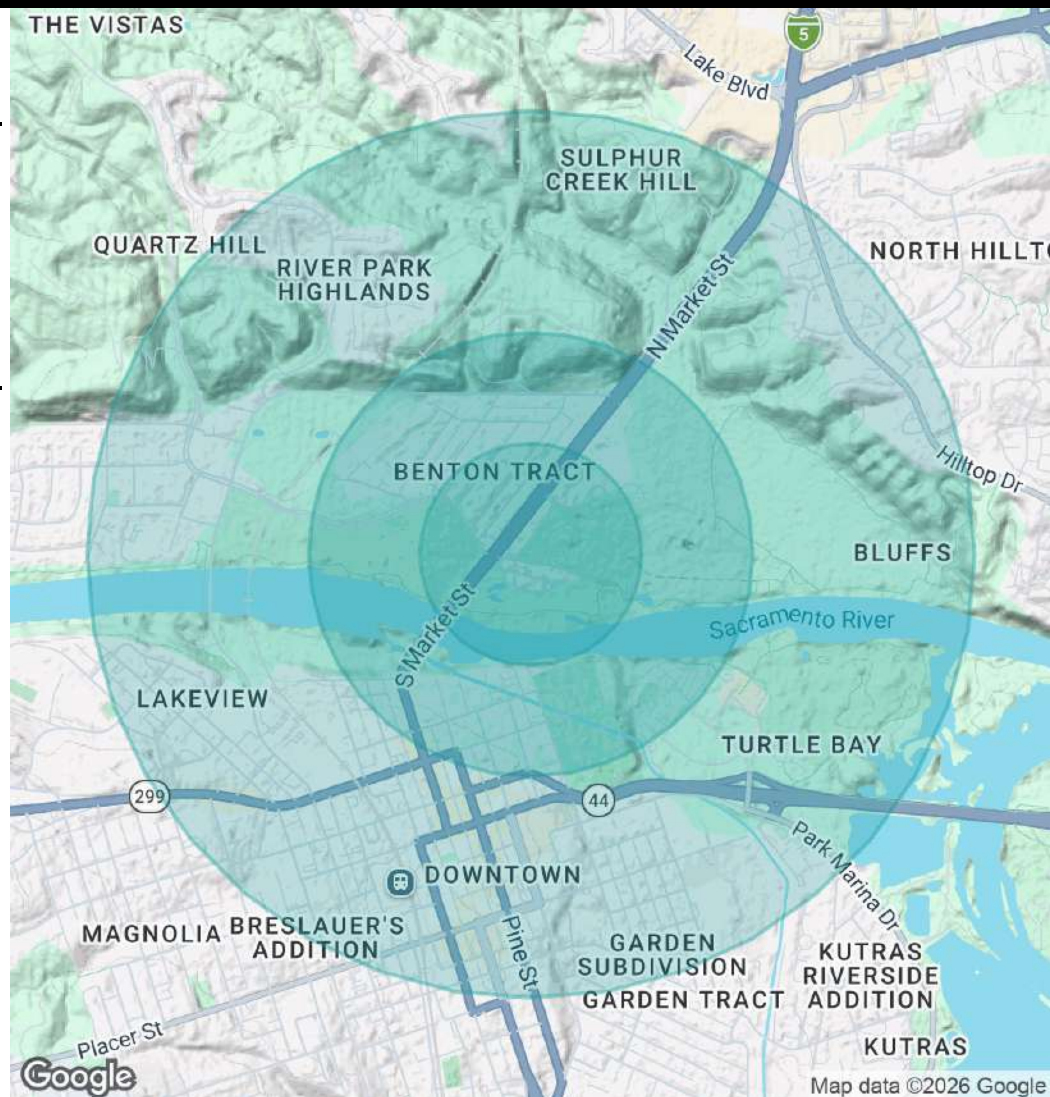
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	200	1,071	5,632
Average Age	39.8	39.3	39.1
Average Age (Male)	32.7	35.7	38.1
Average Age (Female)	42.6	40.7	40.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	460	2,530
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$83,391	\$70,944	\$68,956
Average House Value	\$541,745	\$488,481	\$419,546



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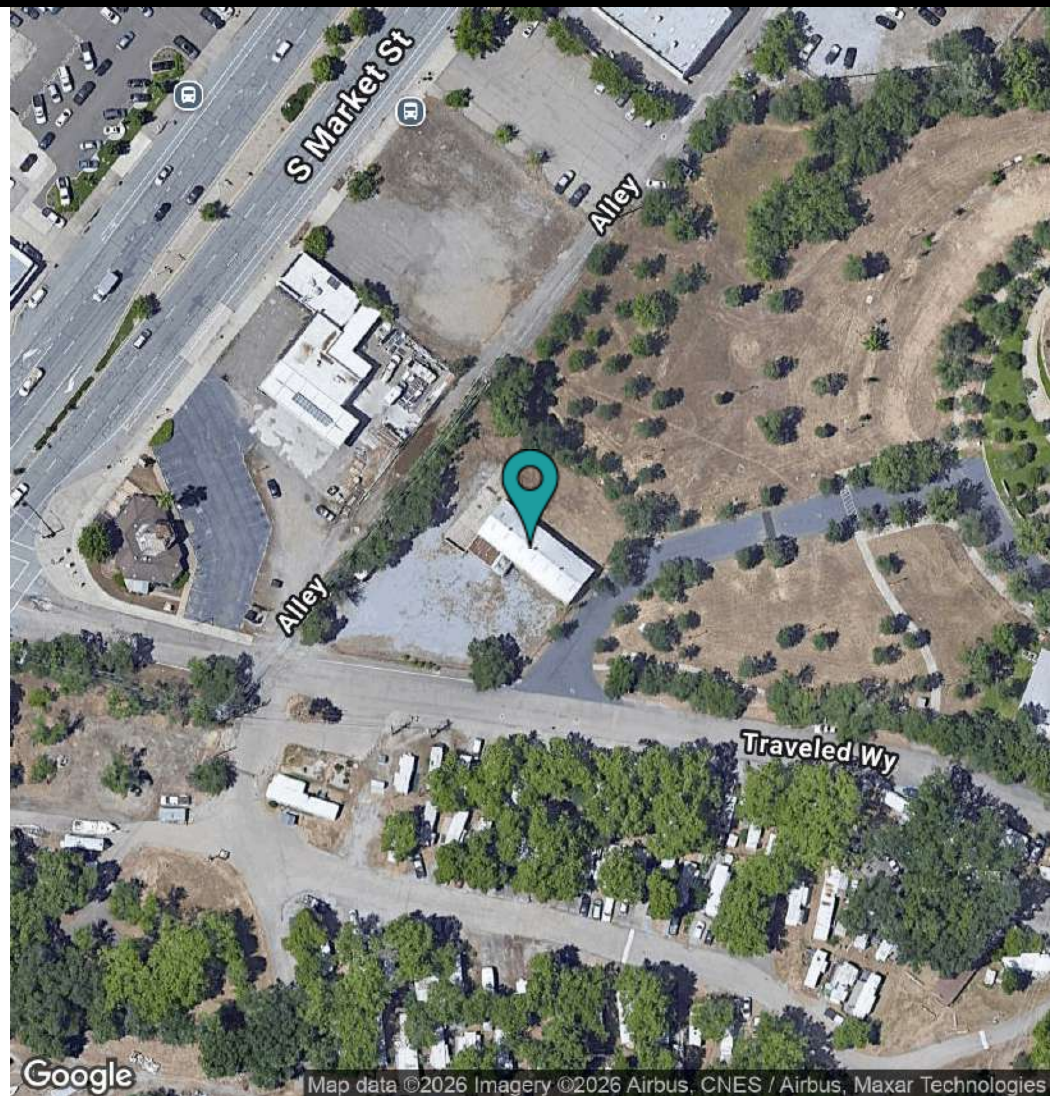
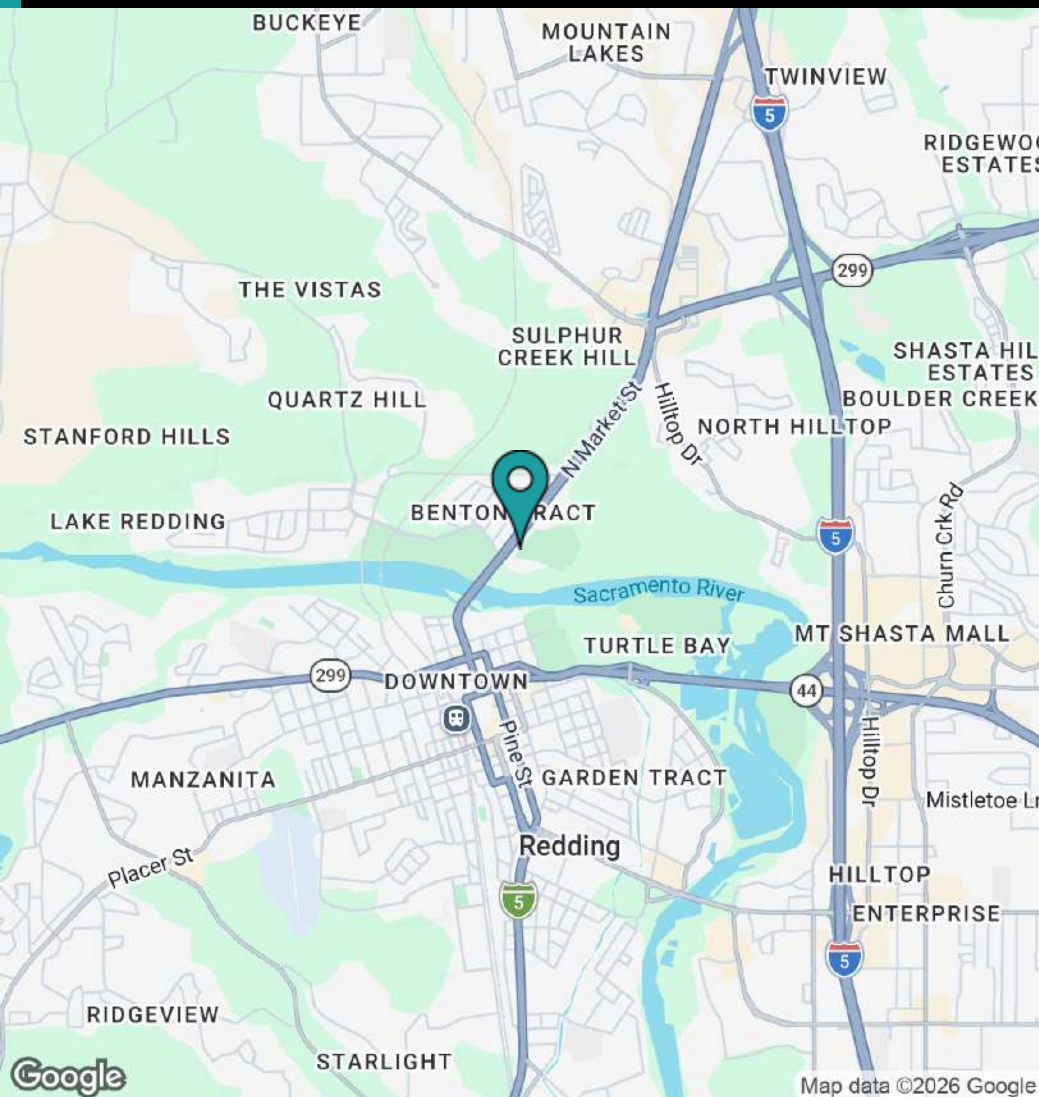
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Location Map



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Meet the Broker



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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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