



WESTWOOD VILLAGE

6400-6536 WESTSIDE RD, REDDING, CA 96001

Jess Whitlow, CCIM
Broker Associate/Consultant
530.605.5169
jess@coxrec.com
coxrec.com

PROPERTY SUMMARY

6400-6536 WESTSIDE RD, REDDING, CA 96001



PROPERTY DESCRIPTION

Inline retail space available at Westwood Village in south Redding! This center is currently undergoing renovations for a new and exciting exterior look. Join existing tenants Val-U Mart, Dollar Tree, O'Reilly Auto Parts, Waffle Bite, Carl's Jr, Round Table Pizza, Pearl Panda, and more!

PROPERTY HIGHLIGHTS

- 1074 FT of frontage on Hwy 237/South Market
- 22,696 CPD
- Convenient access to downtown and central Redding, CA, and Anderson, CA

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	203	734	1,727
Total Population	530	1,921	4,563
Average HH Income	\$78,873	\$80,181	\$90,762

TRAFFIC COUNTS AADT

Hwy 273 & Westwood Ave	43,500
Westwood Ave & Westside Rd	4,397



OFFERING SUMMARY

Lease Rate:	\$0.90 - 1.25 SF/month (NNN)
Available SF:	1,217 - 30,000 SF
Lot Size:	9.43 Acres
Building Size:	99,133 SF
Year Built/Renovated:	1979 / 2015
Parcel Numbers:	049-500-001, 002, 003, 004, 005, 007
Zoning:	SC - Shopping Center

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,217 - 30,000 SF	Lease Rate:	\$0.90 - \$1.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6392 B	Available	1,500 SF	NNN	\$1.15 SF/month	1500 SF Open retail space with a single private restroom ready for your business. This suite is between Metro by T-Mobile and VIP Nails, only 2 doors down from the anchor grocery store, Valu Mart.
6392 F	Available	1,217 SF	NNN	\$1.15 SF/month	1217 SF store front retail space with open floor plan and a single restroom is AVAILABLE NOW for your business! Adjacent to the available former bank location and can be combined for a total of 4287 SF end cap unit with drive-thru!
6392 G	Available	3,070 SF	NNN	\$1.20 SF/month	This 3070 SF end cap location with a drive-thru was formerly a bank. Current floor plan includes a large open lobby, teller line with ** stations, drive-thru teller window, vault, conference room, break room, two restrooms, and storage room. The owner is open to redesigning to meet the new tenant's vision. This unique opportunity could be an amazing fit for a coffee, juice, boba, or other drive-thru fast food location!
6446A	Available	1,500 SF	NNN	\$1.25 SF/month	1500 SF former Subway location has plumbing for a three-basin sink, etc., and two single-stall restrooms. Located between high-traffic tenants Dollar Tree and O'Reilly's Auto Parts. Space is AVAILABLE NOW and ready for your business!
6478 B	Available	1,600 SF	NNN	\$1.15 SF/month	1600SF Storefront space AVAILABLE NOW! Located between Dollar Tree and Kwik Kuts Hair Salon.
6512C	Available	2,410 SF	NNN	\$1.10 SF/month	2410 SF former spa location AVAILABLE NOW! Located between Advantage Physical Therapy offices and Dotson Orthopedics office. Current configuration contains multi-stall men's and women's restrooms with showers, changing areas, private treatment rooms, and an open studio floor plan. Uniquely set up for a large-scale wellness spa, fitness concept, or ??? The owner is open to improvements to reconfigure for your needs!
6536	Available	30,000 SF	NNN	\$0.90 SF/month	This former Sav Mor Grocery footprint offers tremendous possibilities for any large-scale concept. The owner is willing to split the space for the right tenant. Tell us how much space you need! (Interior Ceiling Deck Height)

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RETAIL PROPERTY FOR LEASE

SITE PLAN

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It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the **Media Tab** or
"Publish on Website and Docs" in the **Plans Tab**)

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RETAIL PROPERTY FOR LEASE

6392 B PHOTOS

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RETAIL PROPERTY FOR LEASE

6392 B FLOOR PLAN

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It turns out. you don't have any Floor Plans Published!

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6392 F PHOTOS

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RETAIL PROPERTY FOR LEASE

6446 A PHOTOS

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RETAIL PROPERTY FOR LEASE

6478 B PHOTOS

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6512 C PHOTOS

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6512 C FLOOR PLAN

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RETAIL PROPERTY FOR LEASE

6536 PHOTOS

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RETAIL PROPERTY FOR LEASE

RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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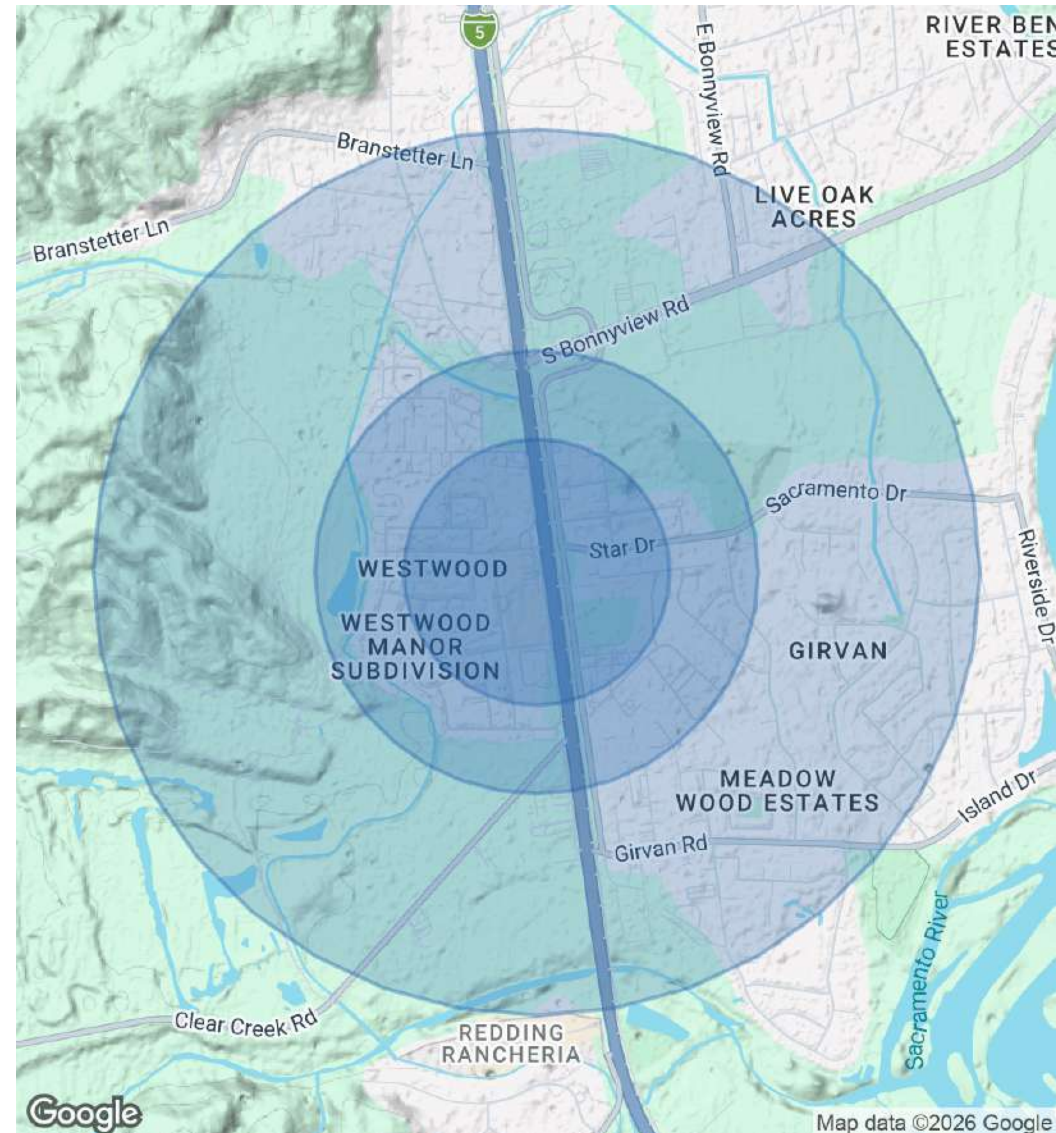
**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	530	1,921	4,563
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	203	734	1,727
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$78,873	\$80,181	\$90,762
Average House Value	\$386,505	\$387,894	\$399,212

2020 American Community Survey (ACS)

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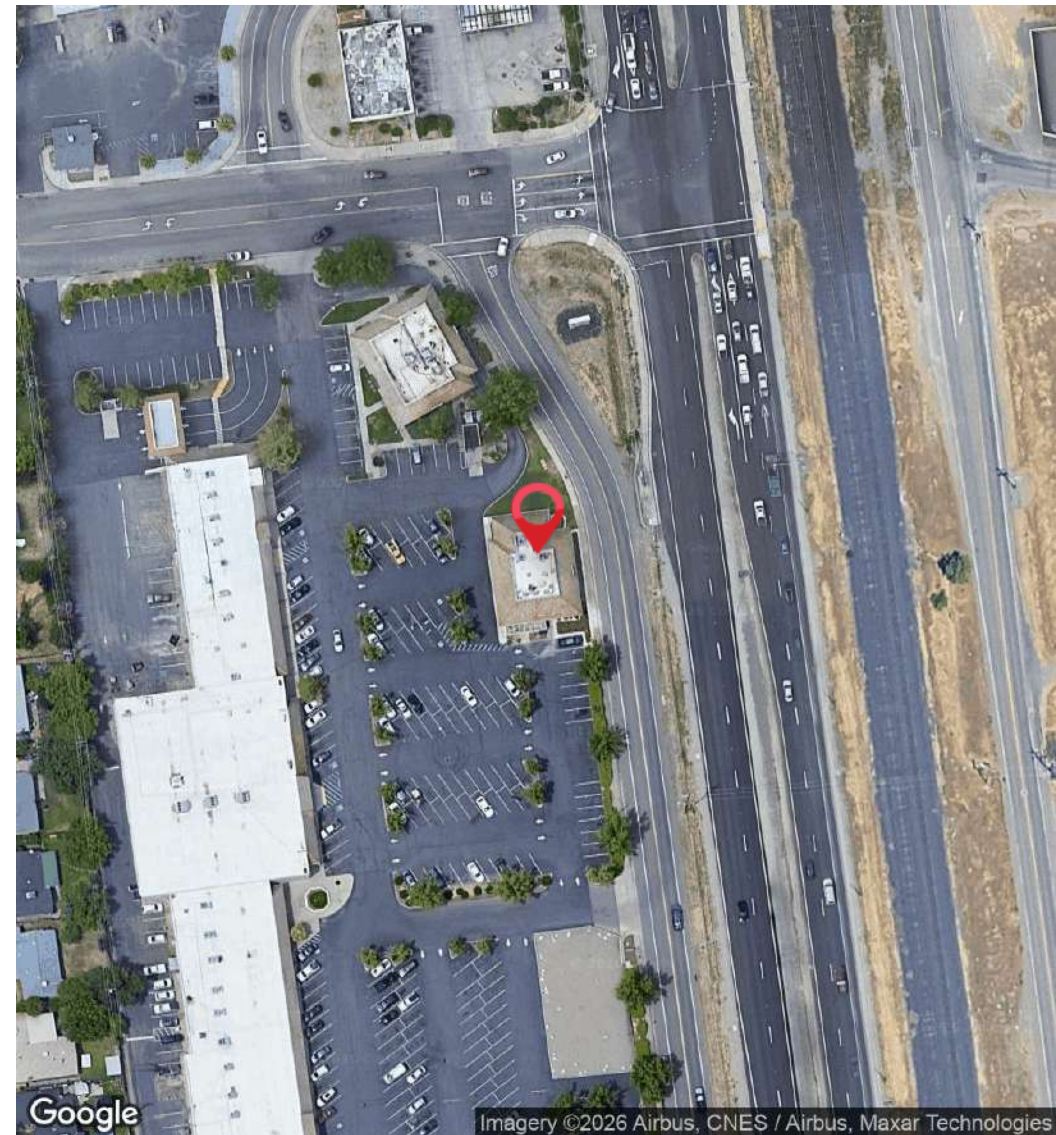
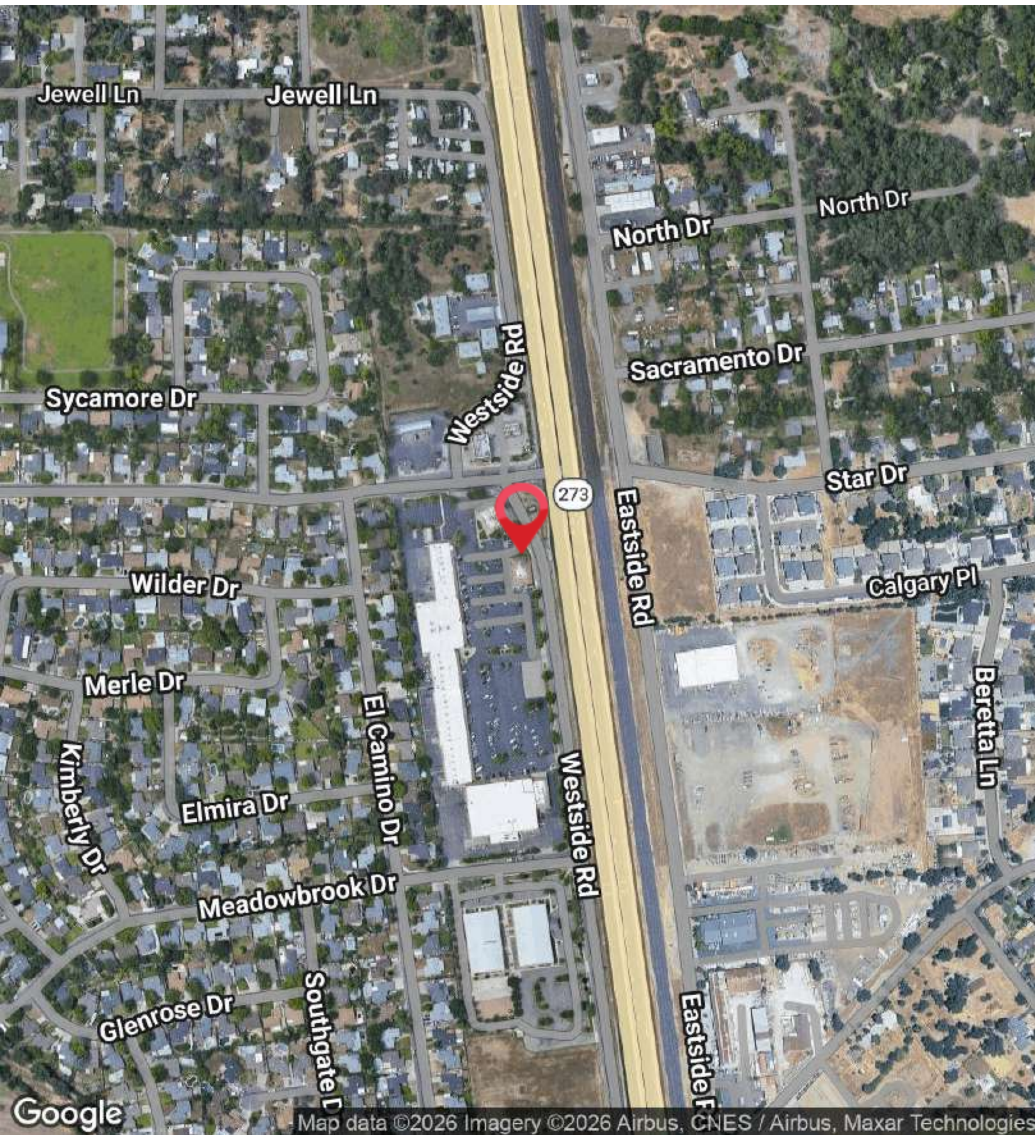
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LOCATION MAP

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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.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

Cox Real Estate Consultants - Jess Whitlow

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