



## **BONNYVIEW PLAZA**

**2400 S. BONNYVIEW RD., REDDING, CA 96001**

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# PROPERTY SUMMARY

2400 S. BONNYVIEW RD., REDDING, CA 96001



## PROPERTY DESCRIPTION

Retail Strip Center in a fast-growing area of Redding, CA! Current tenants include Starbucks with lease through 2033 and Baja Burrito. Two vacant suites ready for their next tenants! Opportunity for owner-occupant of up to 2165 SF or investor looking for new opportunities! New shopping center developments on S. Bonnyview of River Crossings Marketplace, anchored by Costco, and Churn Creek Marketplace, anchored by Sav Mart, are drawing more traffic than ever to this area of Redding!

## PROPERTY HIGHLIGHTS

- Opportunity for investor or owner occupant!
- Approximately 19,719 AADT on S. Bonnyview
- Approximately 35,800 AADT on Hwy 273
- Located in south west Redding CA on primary path of travel for West Redding residents
- Long-term Starbucks Lease with drive-thru to anchor center

## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,675,000 |
| Lot Size:      | 1.1 Acres   |
| Building Size: | 5,540 SF    |

## DEMOGRAPHICS

|                   | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 87         | 373       | 1,420     |
| Total Population  | 262        | 1,076     | 3,952     |
| Average HH Income | \$100,152  | \$97,026  | \$100,114 |

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# SITE PLANS

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RETAIL PROPERTY FOR SALE

# PROPERTY PHOTOS

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# RETAILER MAP

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# DEMOGRAPHICS MAP & REPORT

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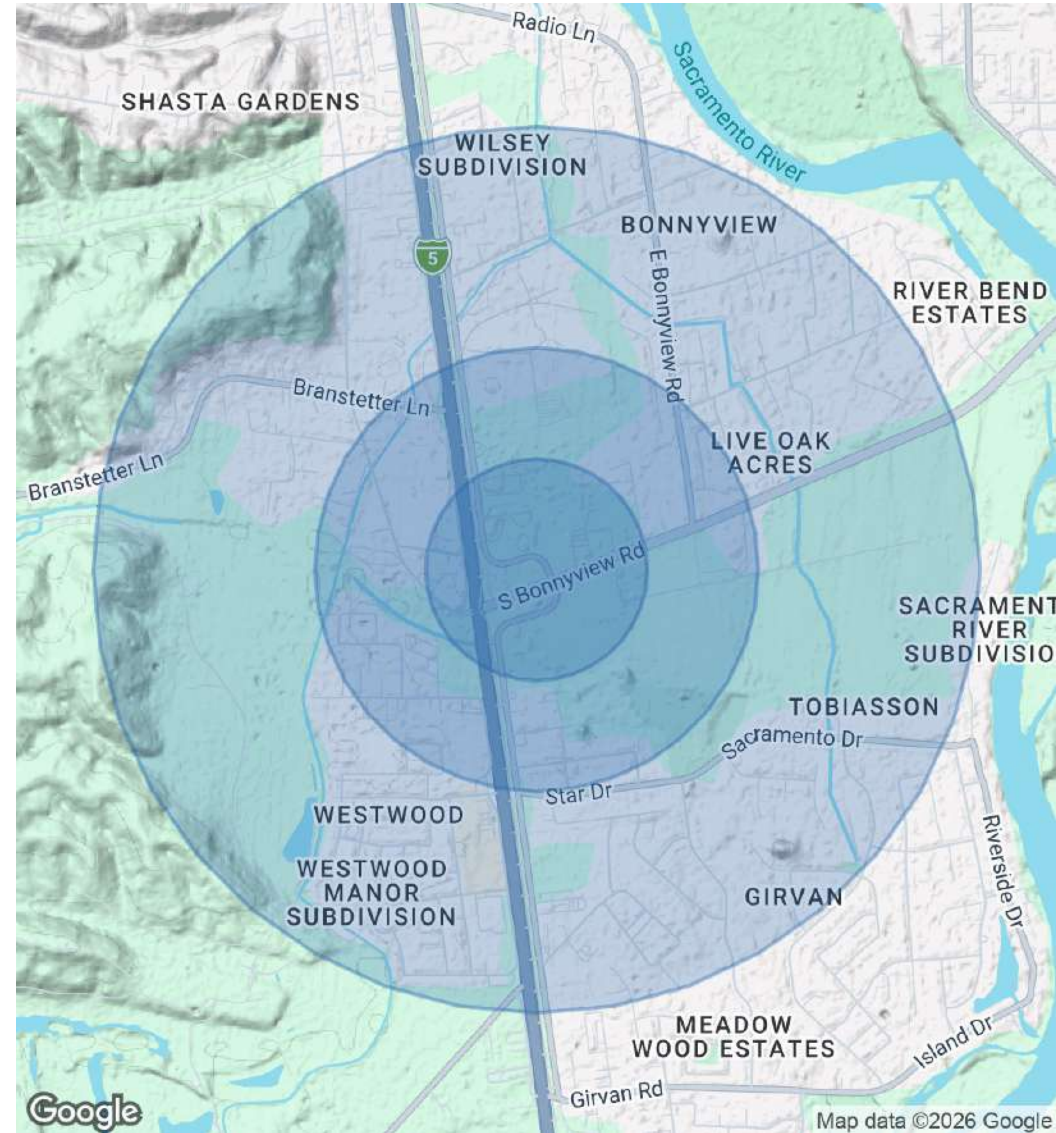
## POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 262        | 1,076     | 3,952  |
| Average Age          | 38.4       | 38.5      | 40.0   |
| Average Age (Male)   | 36.5       | 36.6      | 38.0   |
| Average Age (Female) | 40.5       | 40.0      | 40.9   |

## HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 87         | 373       | 1,420     |
| # of Persons per HH | 3.0        | 2.9       | 2.8       |
| Average HH Income   | \$100,152  | \$97,026  | \$100,114 |
| Average House Value | \$362,027  | \$352,237 | \$349,844 |

2023 American Community Survey (ACS)



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# RENT ROLL

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| SUITE           | TENANT NAME  | SIZE SF         | % OF BUILDING  | PRICE / SF / YEAR | ANNUAL RENT      | LEASE START | LEASE END |
|-----------------|--------------|-----------------|----------------|-------------------|------------------|-------------|-----------|
| 100             | Starbucks    | 2,100 SF        | 37.91%         | \$37.76           | \$79,296         | 3/12/2011   | 5/31/2033 |
| 110             | Baja Burrito | 1,170 SF        | 21.12%         | \$33.75           | \$39,488         | 3/1/2009    | 2/28/2027 |
| 120             | Vacant       | 915 SF          | 16.52%         | -                 | -                | -           | -         |
| 130-140         | Vacant       | 1,250 SF        | 22.56%         | -                 | -                | -           | -         |
| Mechanical Room | N/A          | 105 SF          | 1.90%          | -                 | -                | -           | -         |
| <b>TOTALS</b>   |              | <b>5,540 SF</b> | <b>100.01%</b> | <b>\$71.51</b>    | <b>\$118,784</b> |             |           |

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# INCOME & EXPENSES

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## INCOME SUMMARY

Vacancy Cost (\$59,604)

**GROSS INCOME \$166,781**

## EXPENSES SUMMARY

Fire Monitoring and Servicing \$5,016

Landscape Maintenance and Repair \$12,696

Parking Lot Sweeping and Repairs \$5,860

General Repairs and Maintenance \$18,000

Roof Repair \$2,320

Property Management \$3,615

Steam Cleaning \$3,800

Utilities \$24,180

Insurance \$3,600

Taxes \$18,425

**OPERATING EXPENSES \$97,512**

**NET OPERATING INCOME \$69,269**

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# FINANCIAL SUMMARY

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## INVESTMENT OVERVIEW

|              |             |
|--------------|-------------|
| Price        | \$1,675,000 |
| Price per SF | \$302       |
| GRM          | 11.57       |
| CAP Rate     | 4.14%       |

## OPERATING DATA

|                        |           |
|------------------------|-----------|
| Gross Scheduled Income | \$144,756 |
| Other Income           | \$81,629  |
| Total Scheduled Income | \$226,385 |
| Vacancy Cost           | \$59,604  |
| Gross Income           | \$166,781 |
| Operating Expenses     | \$97,512  |
| Net Operating Income   | \$69,269  |

## FINANCING DATA

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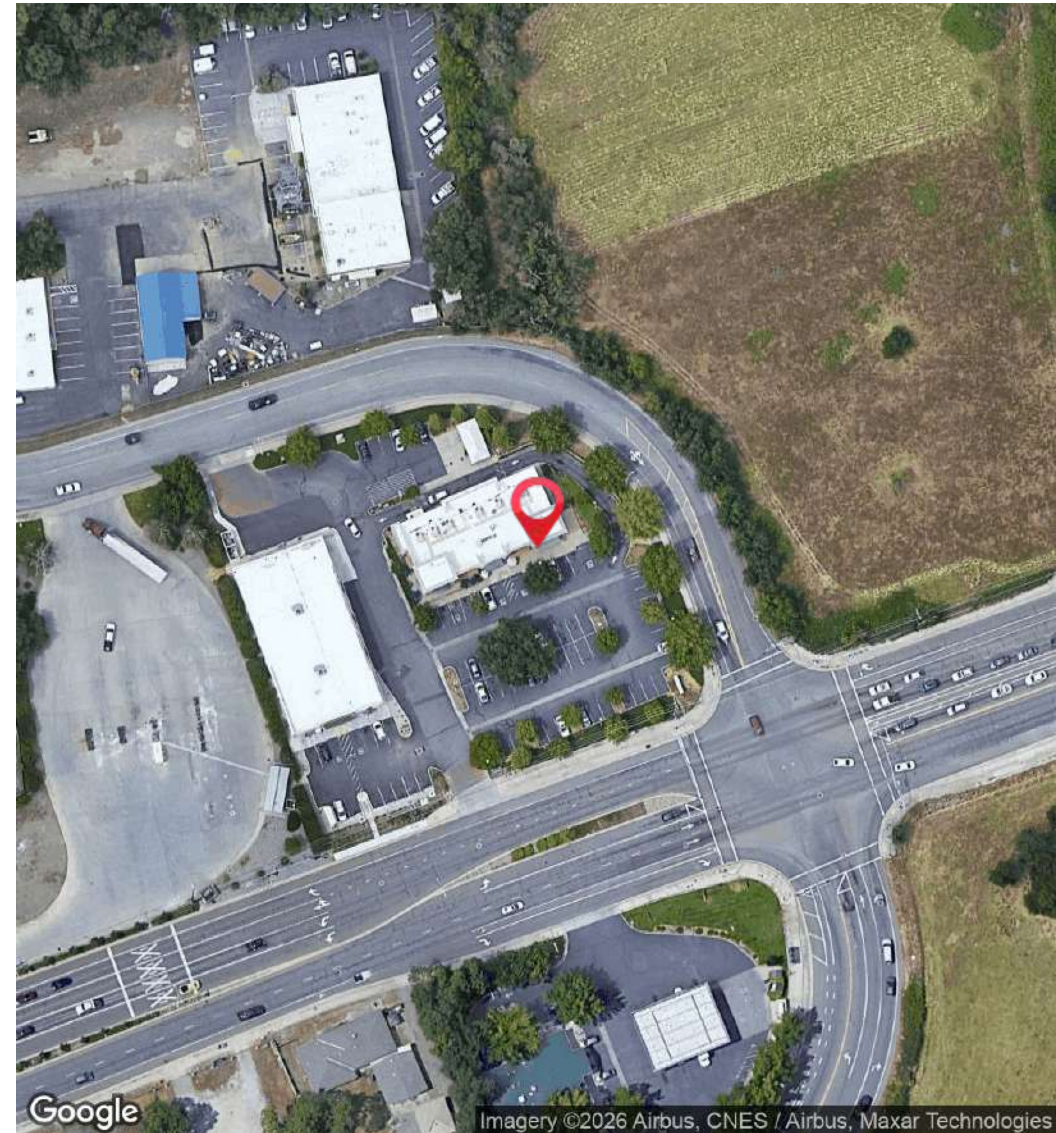
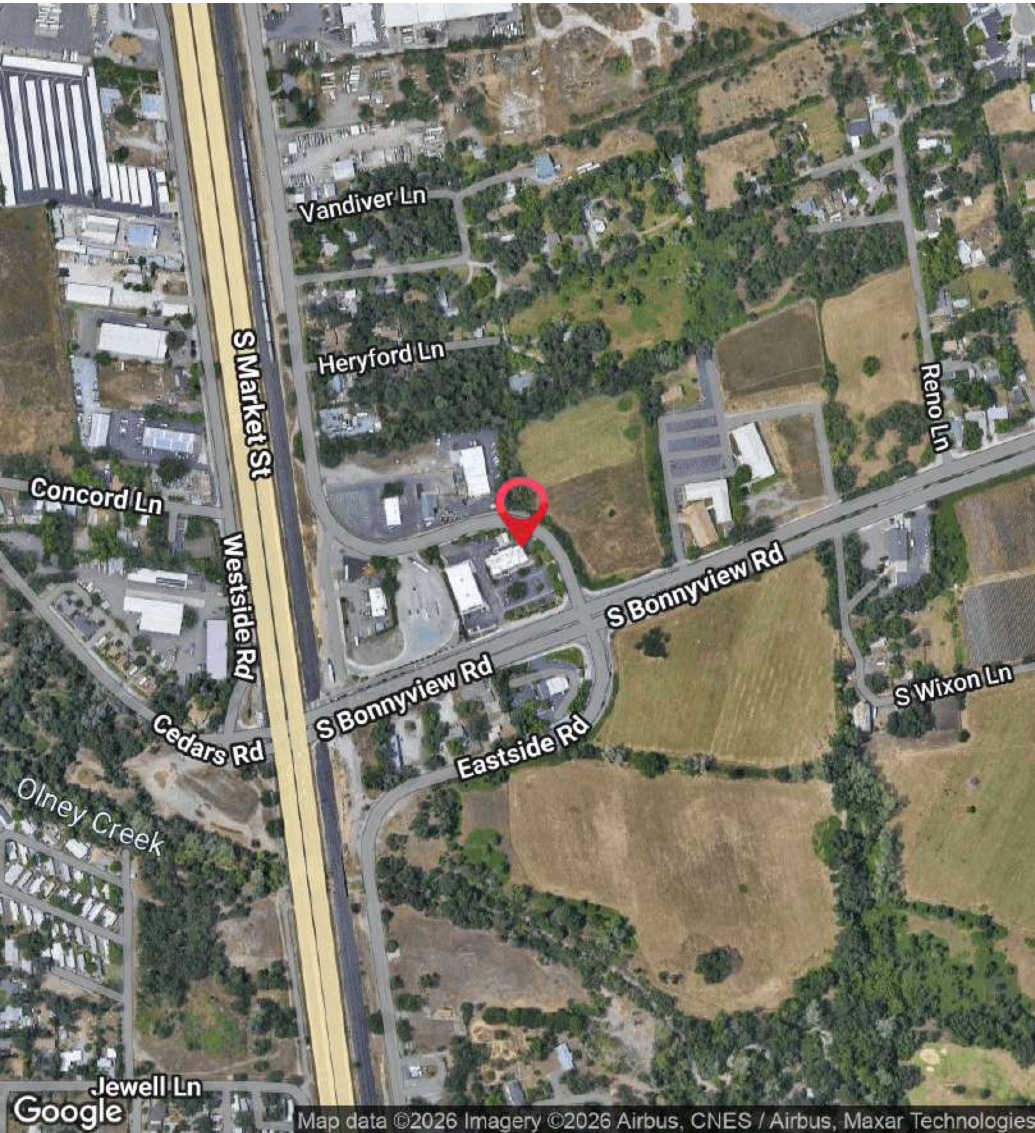
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RETAIL PROPERTY FOR SALE

# LOCATION MAP

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# MEET THE BROKER

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## JESS WHITLOW, CCIM

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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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