



FREESTANDING OFFICE BUILDING DOWNTOWN REDDING

1936 SHASTA ST, REDDING, CA 96001

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PROPERTY SUMMARY

1936 SHASTA ST, REDDING, CA 96001



PROPERTY DESCRIPTION

Owner Occupy or purchase as investment - 100% occupied multi-tenant office building in downtown Redding. All current tenants 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:	\$345,000
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

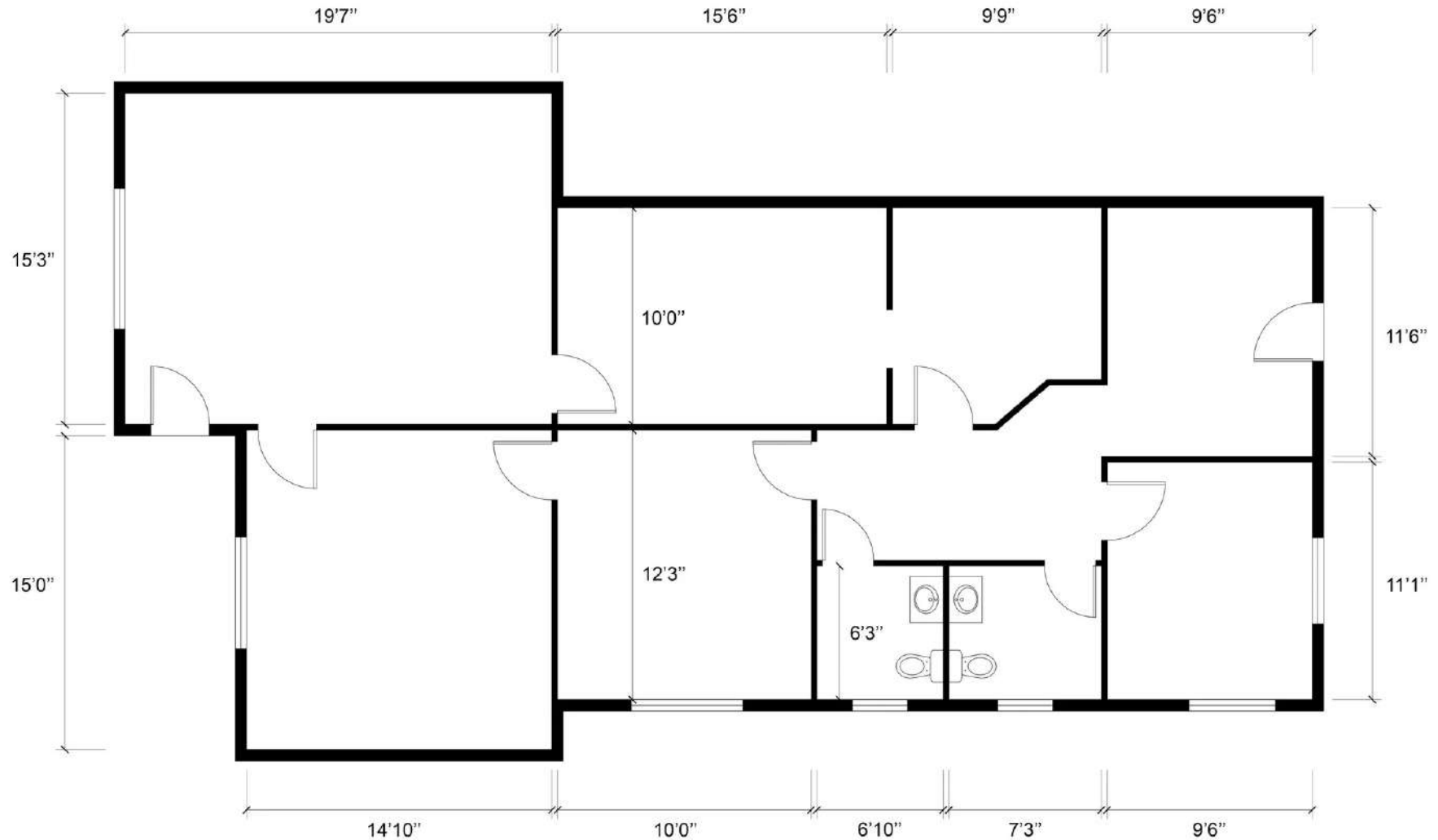
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FLOOR PLAN

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OFFICE BUILDING FOR SALE

PROPERTY PHOTOS

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OFFICE BUILDING FOR SALE

PROPERTY PHOTOS

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OFFICE BUILDING FOR SALE

RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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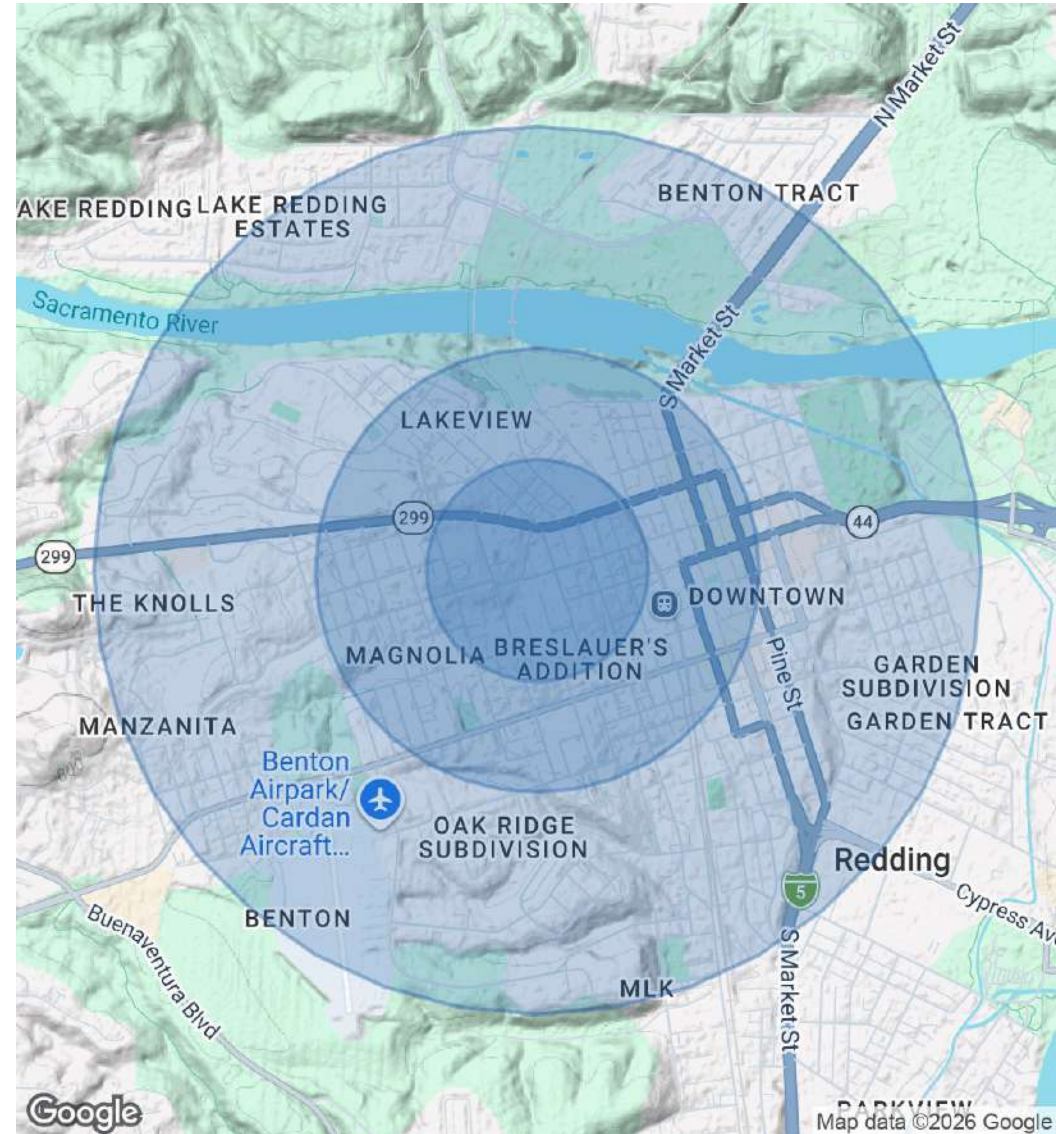
POPULATION

	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

2023 American Community Survey (ACS)



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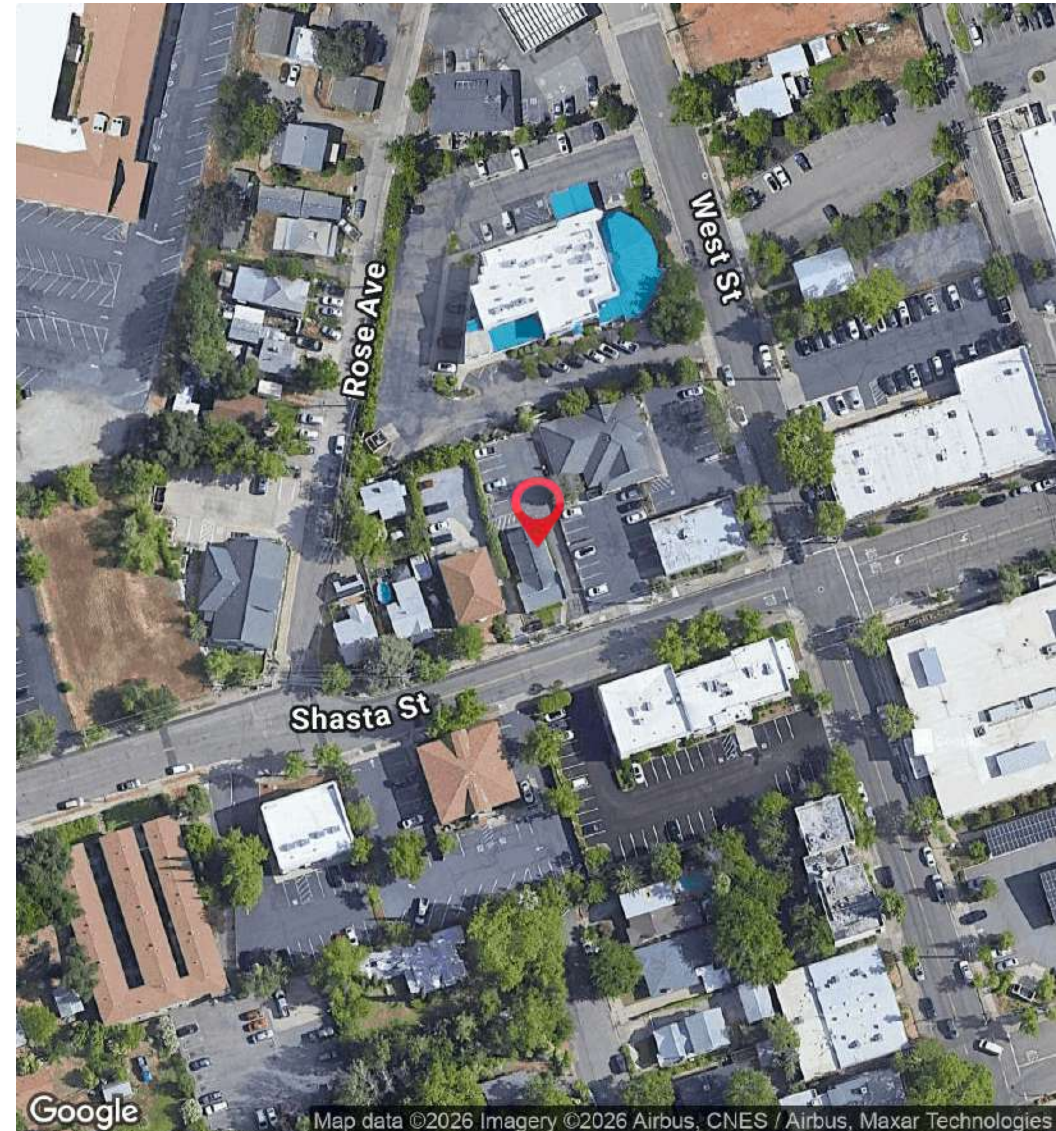
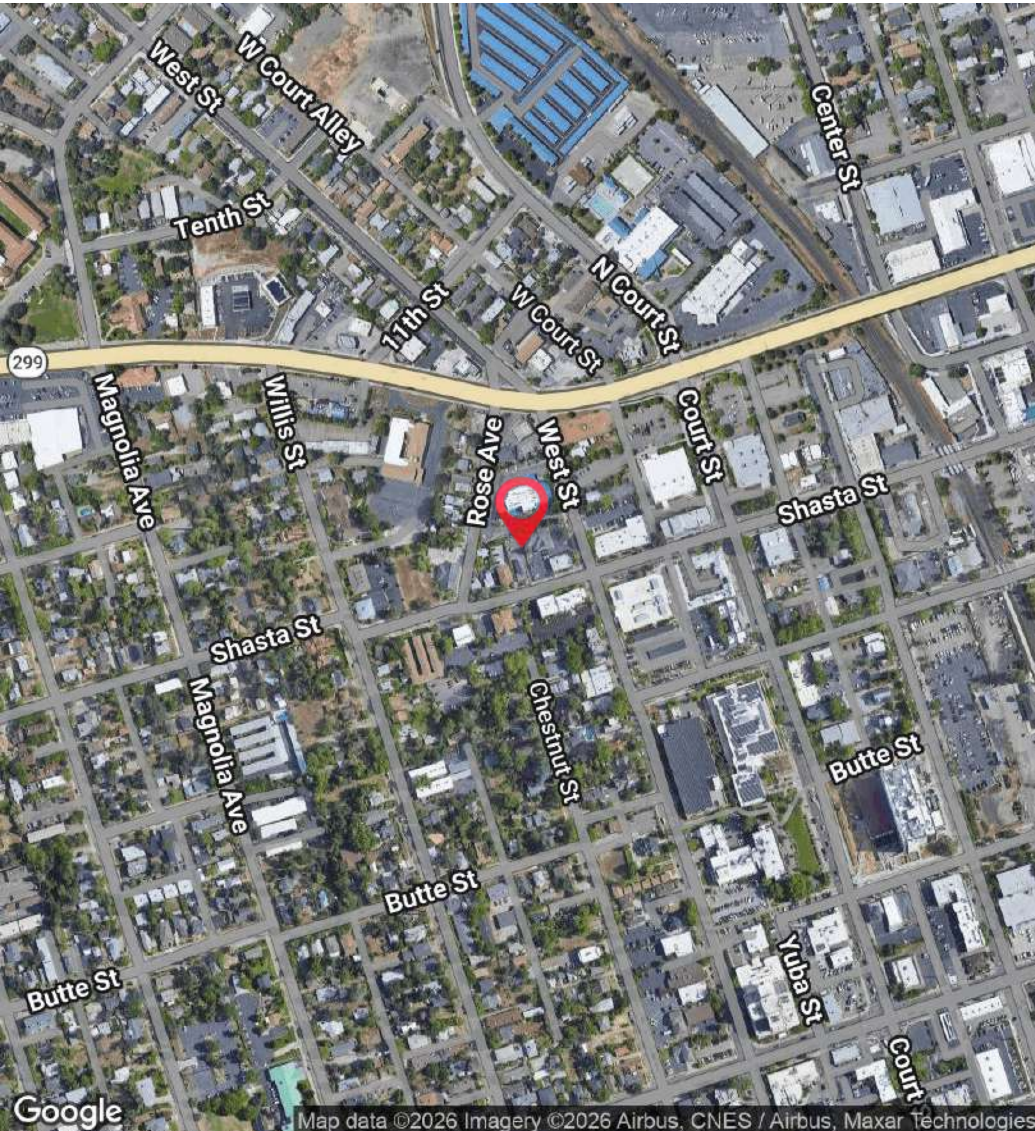
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LOCATION MAP

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MEET THE BROKER

1936 SHASTA ST, REDDING, CA 96001



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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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