

Point West Professional Office Building

3951 S Bonnyview Rd,
Redding, CA 96001

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



PROPERTY DESCRIPTION

Looking for the perfect blend of location, flexibility, and breathtaking views? Look no further than 3951 S Bonnyview Road situated conveniently near I-5 in Redding, California. Boasting panoramic vistas of the majestic Sacramento River, this space offers not just a workplace, but an inspiring environment where productivity thrives.

With the building currently in shell condition and offering an array of size options to suit your needs, this location is a perfect blank canvas awaiting your creative touch. The landlord is ready to collaborate with you to bring your dream or ideal floorplan to life, whether it's an open-concept layout, private offices, or collaborative spaces. Tell us what you need, and we'll make it happen!

PROPERTY HIGHLIGHTS

- Spectacular Sacramento River views
- Convenient location near I-5 allows easy travel from all areas of the city
- The building is in shell condition offering a blank canvas for you to envision and create your dream office space
- Flexible size options from 3,660 - 11,564 SF
- River Crossing Marketplace (New Costco Location) just across the street
- Churn Creek Marketplace (Savemart Shopping center) just on the other side of I-5
- Modern architectural design

OFFERING SUMMARY

Lease Rate:	\$2.30 - 2.50 SF/month
Available SF:	3,660 - 11,564 SF
Lease Type:	Modified Gross
Lot Size:	1.3 Acres
Building Size:	16,922 SF
Zoning:	General Commercial

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available Spaces/configurations

LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	3,660 – 11,564 SF	Lease Rate:	\$2.30 – \$2.45 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
First Floor	3,660 SF	\$2.40 SF/month	Indulge in the entirety of the first floor each offering ample room for growth and productivity.
Second Floor	3,952 SF	\$2.40 SF/month	Lease the second floor of customizable space, perfect for a dynamic work environment with river views.
Third Floor	3,952 SF	\$2.45 SF/month	Lease the entire third floor which boasts some of the best views of the Sacramento River.
First and Second Floor	7,612 SF	\$2.40 SF/month	Combine the first and second floors for an expansive layout designed to accommodate your expanding business ambitions.
Entire Building	11,564 SF	\$2.30 SF/month	Take advantage of the entire building, providing a spacious canvas to bring your vision to life and cultivate a thriving workspace for your team.

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Concept floorplan



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Concept floorplan



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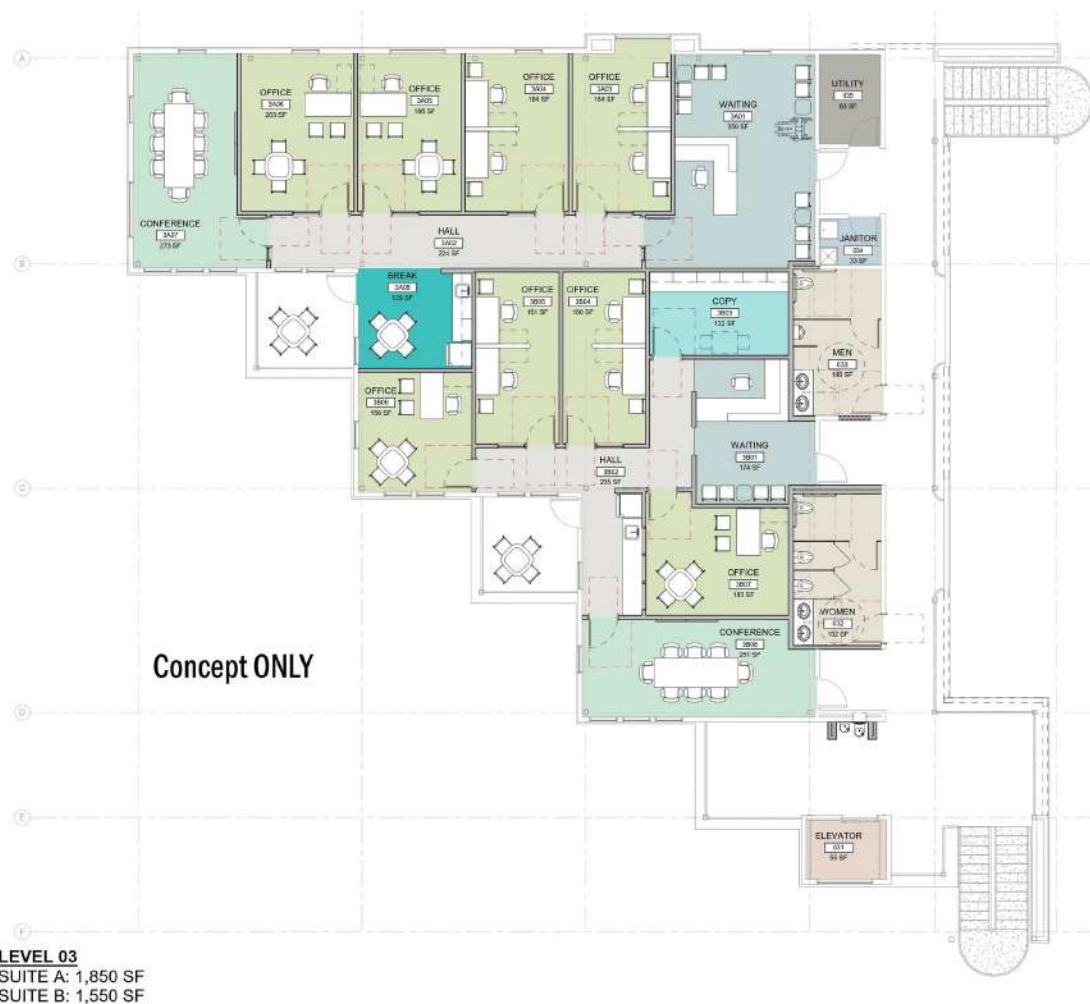
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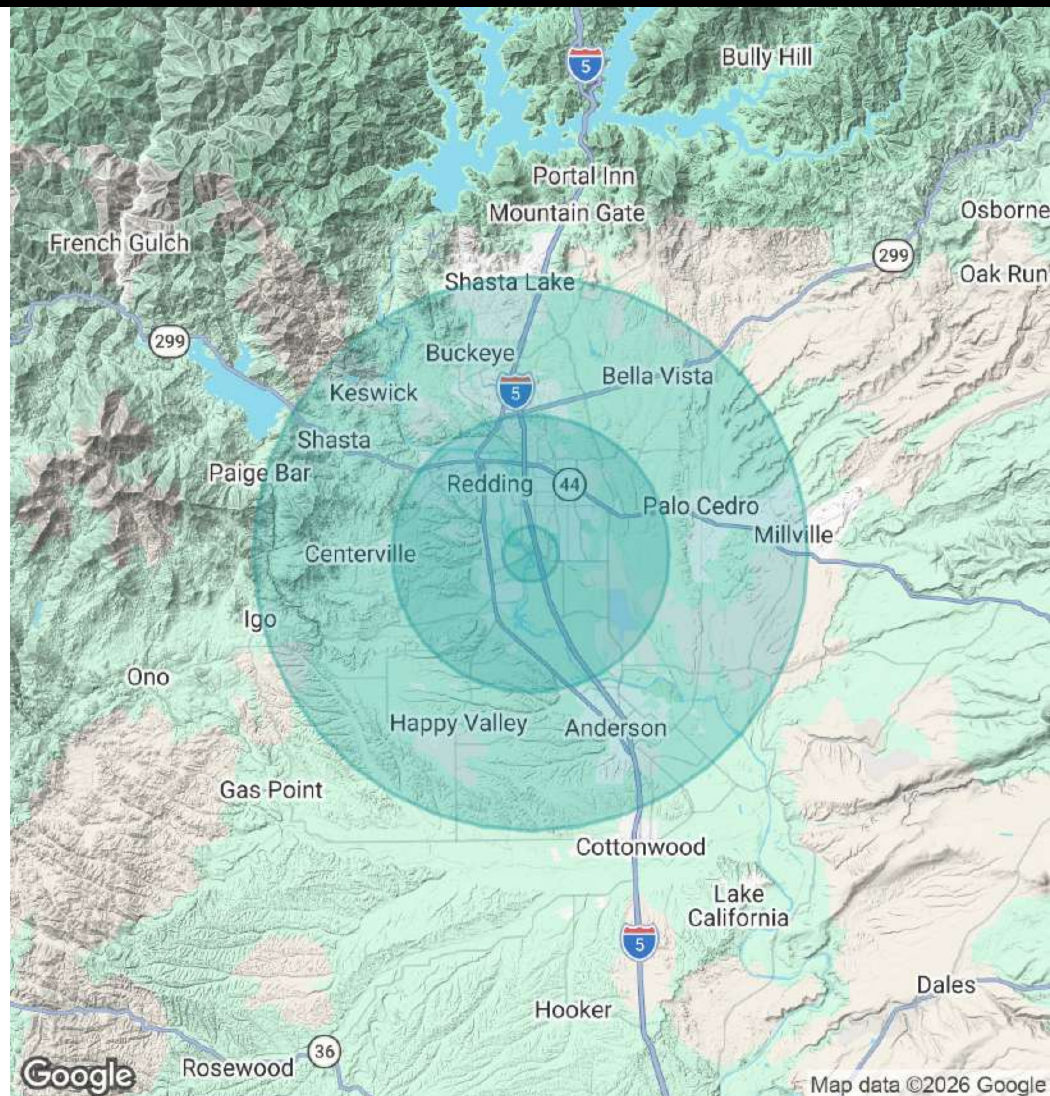
Exterior Photos



Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,735	84,862	142,296
Average Age	40.5	39.5	41.0
Average Age (Male)	37.7	38.1	39.2
Average Age (Female)	42.9	40.4	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,942	35,407	59,822
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,006	\$70,501	\$71,678
Average House Value	\$296,317	\$277,654	\$271,888

2020 American Community Survey (ACS)



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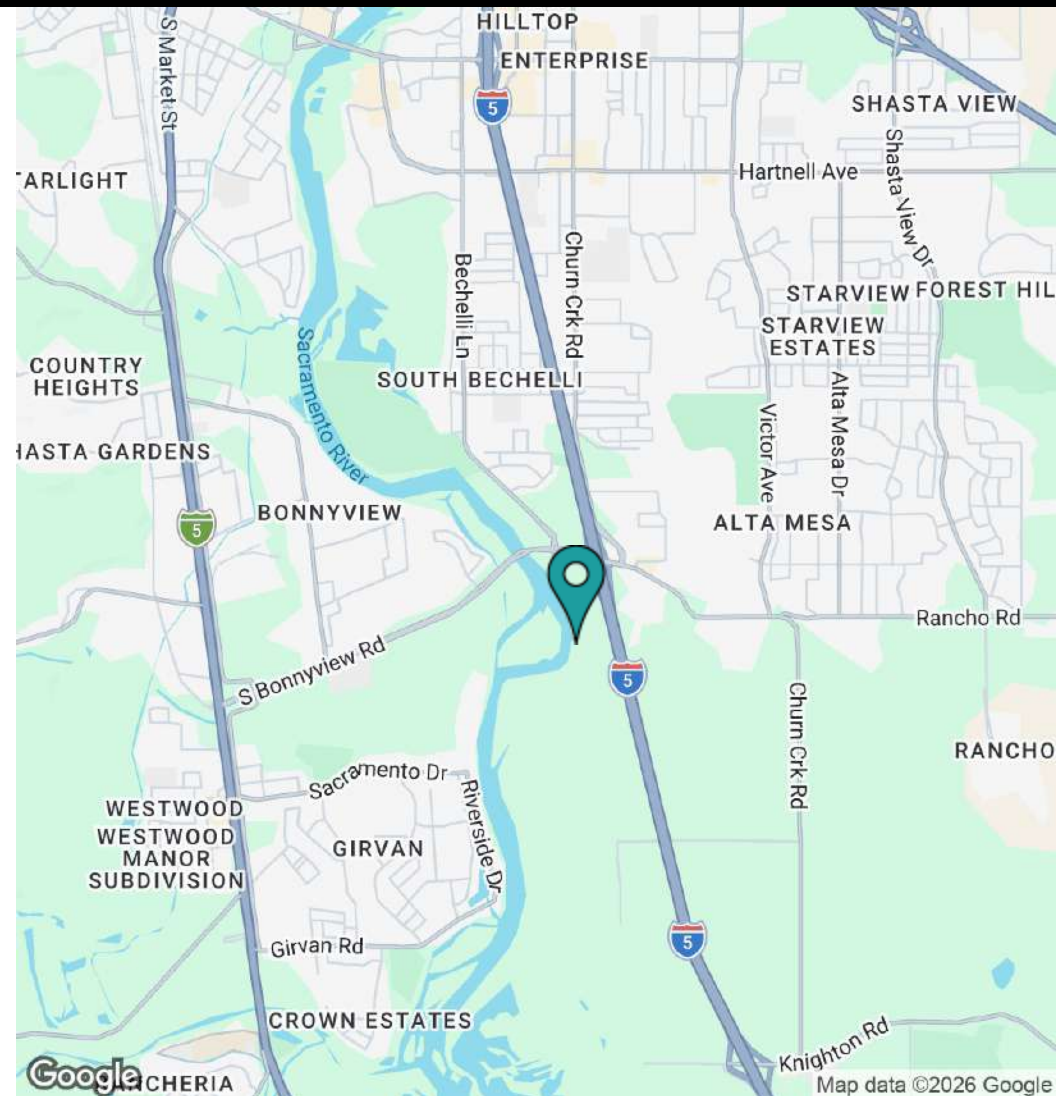
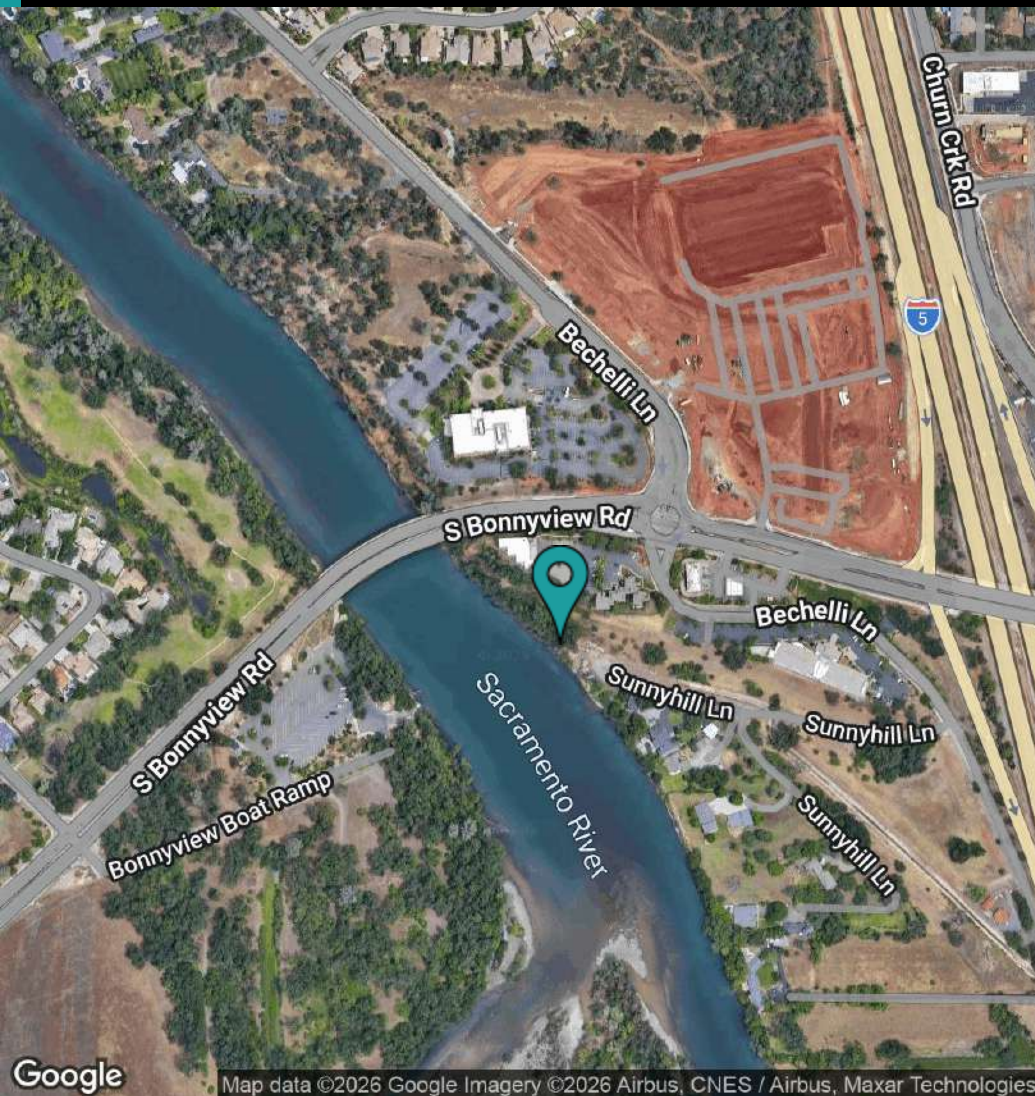
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Location Map



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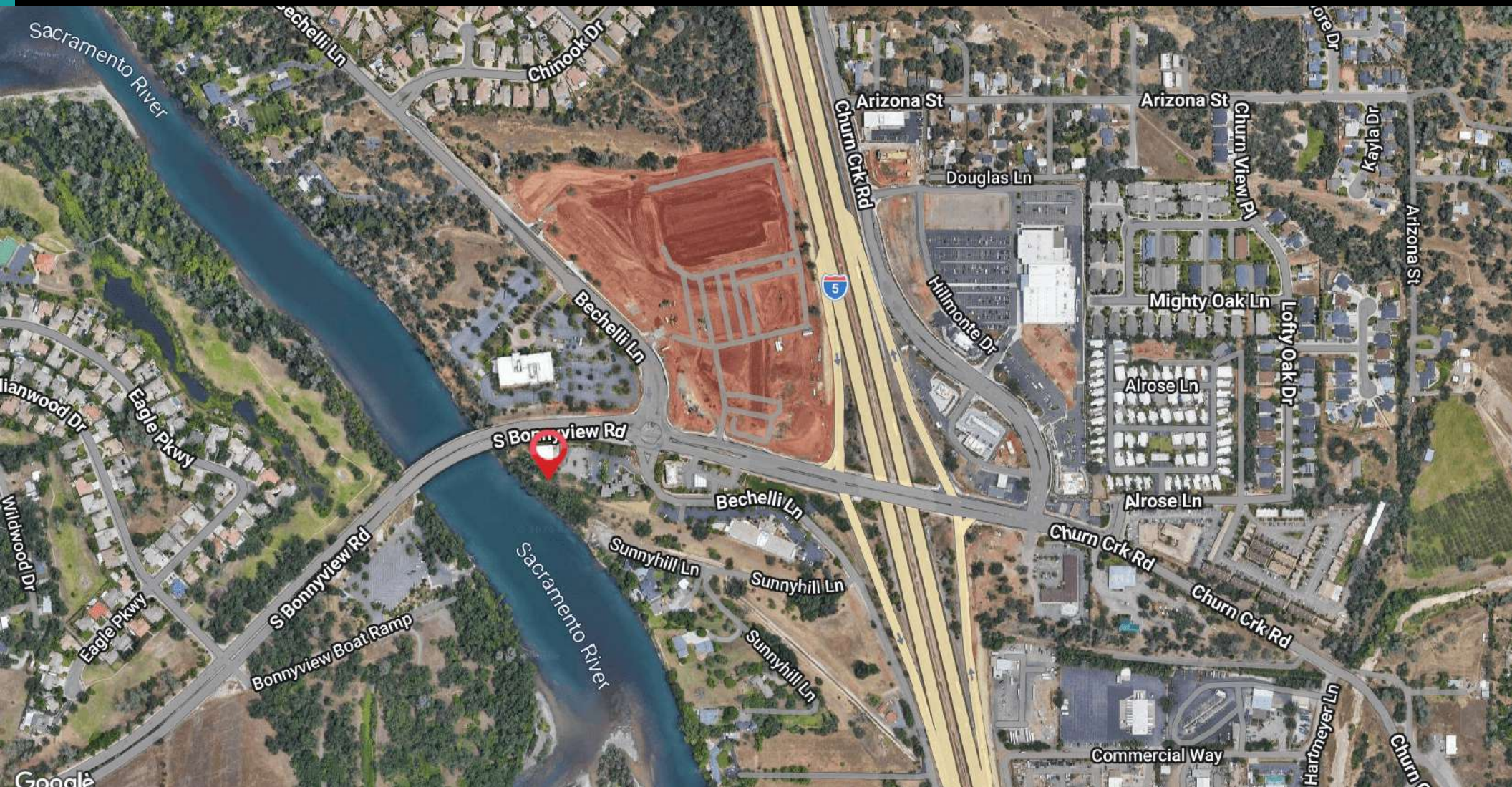
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Retailer Map



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Meet the Broker



JESS WHITLOW, CCIM

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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.

EDUCATION

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