

Recently Renovated Freestanding Restaurant for Sale

329 Lake Blvd,
Redding, CA 96003

JESS WHITLOW, CCIM

Broker/CEO

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CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



PROPERTY DESCRIPTION

Make your dreams of owning your own restaurant or bar a reality! Currently occupied by Karma's House of Spirits, operated by the building owner for limited hours. Real estate, including a 15' x 4' hood and 10' x 12' walk-in cooler, is available for sale for \$975,000. Easy upkeep, as major systems were recently replaced during the 2019-2020 Full Renovation - only 2 block walls remain from original structure! Business entity, Type 48 and 58 Liquor License, and FF&E are available for purchase separately.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	310	1,043	3,567
Total Population	668	2,166	7,608
Average HH Income	\$61,150	\$61,145	\$67,044

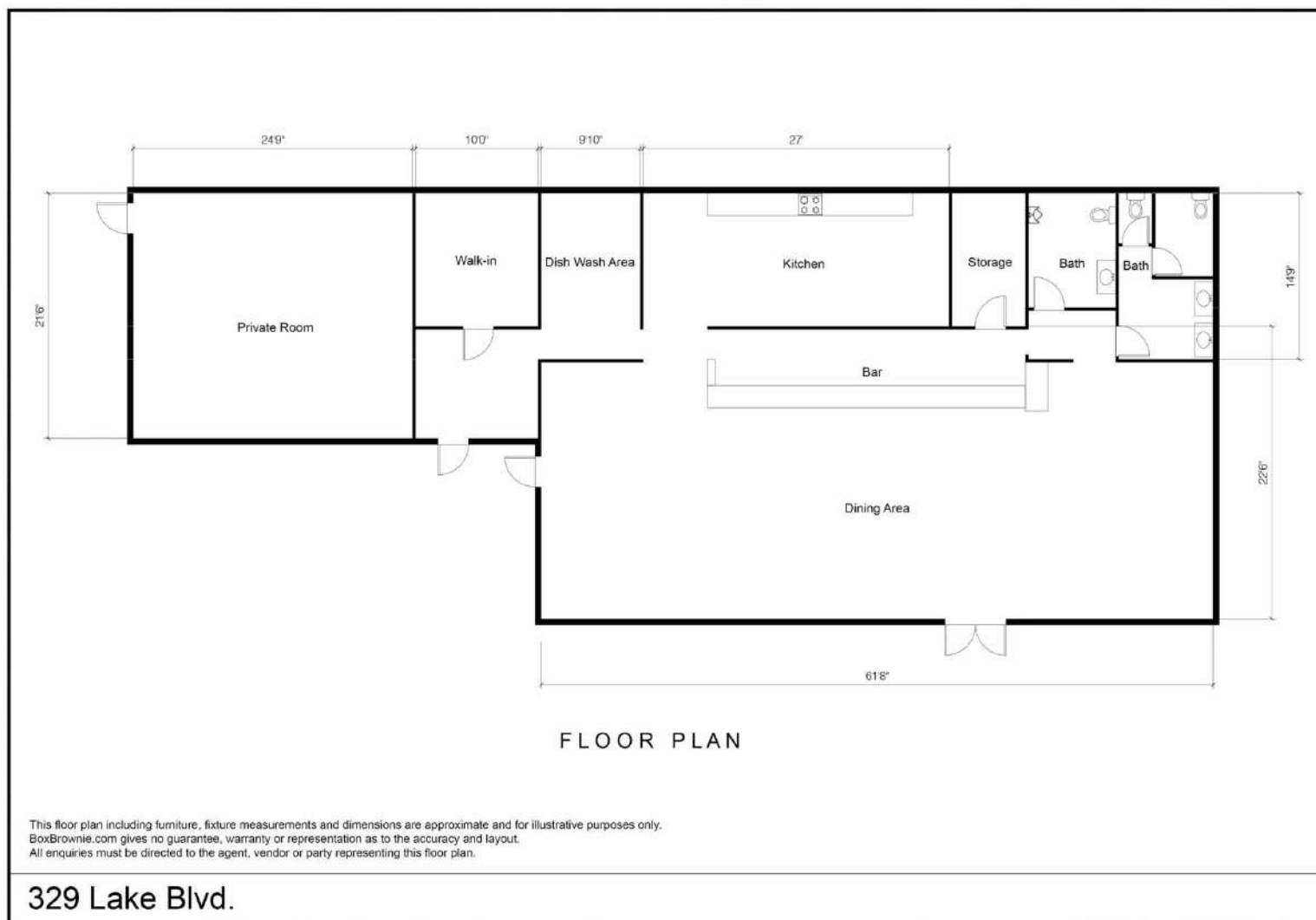
PROPERTY HIGHLIGHTS

- Completely remodeled 2019-2020
- 15' x 4' Hood
- 10' x 12' Walk-In Cooler
- 750 Gallon Grease Trap
- Private parking lot with 28 stalls
- Bldg Max Occupancy: 91
- Redding Electric Utility (REU) Water, Sewer, Trash and Electricity
- PG&E Gas
- CA Liquor license Type 48 and 58 - available for purchase separately
- Restaurant Furniture, Fixtures and Equipment - available for purchase separately
- Business entity available to transfer for ease and quick operation if desired

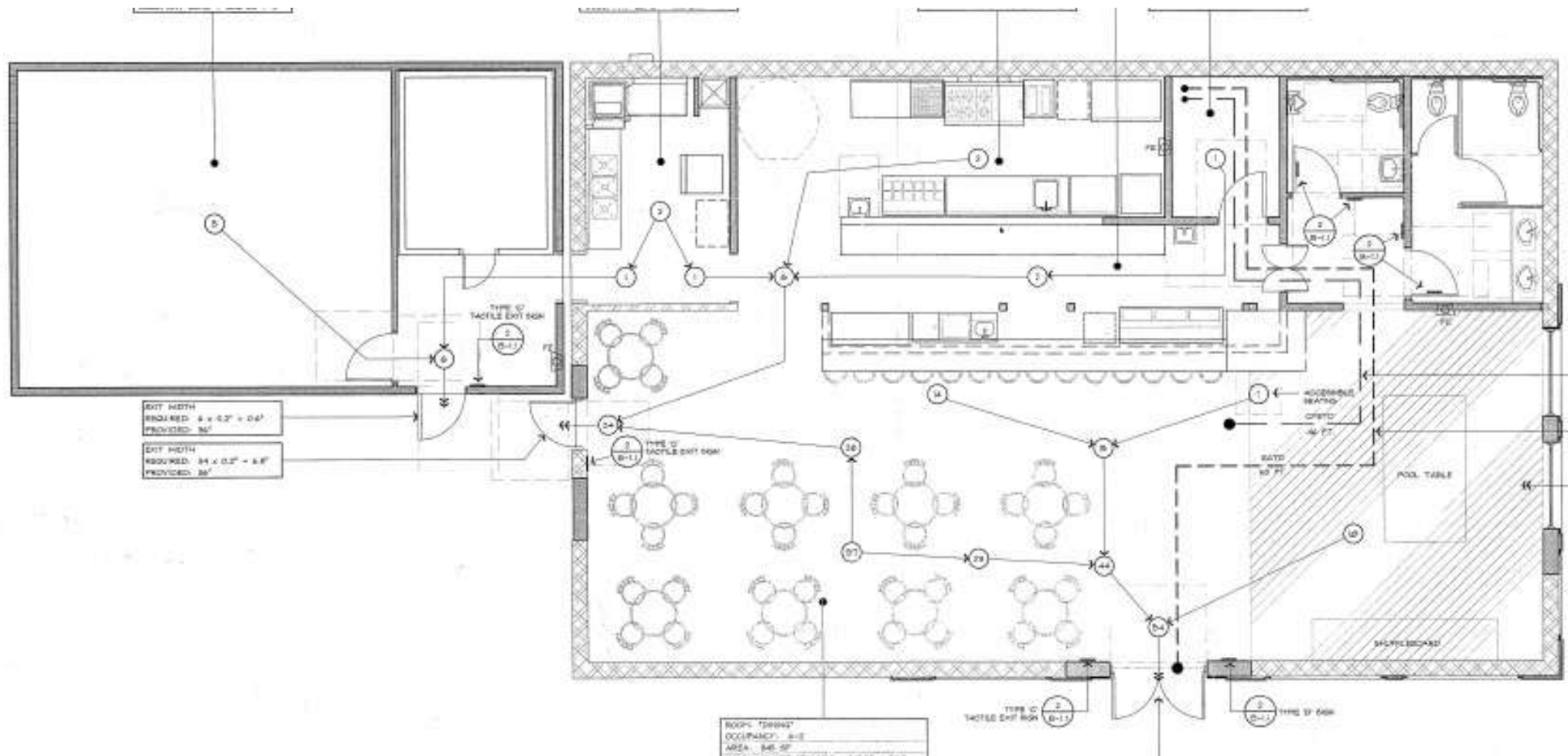
OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	25,308 SF
Building Size:	3,334 SF
Year Built:	1963
Zoning:	General Commercial
Parcel Number:	113-320-005

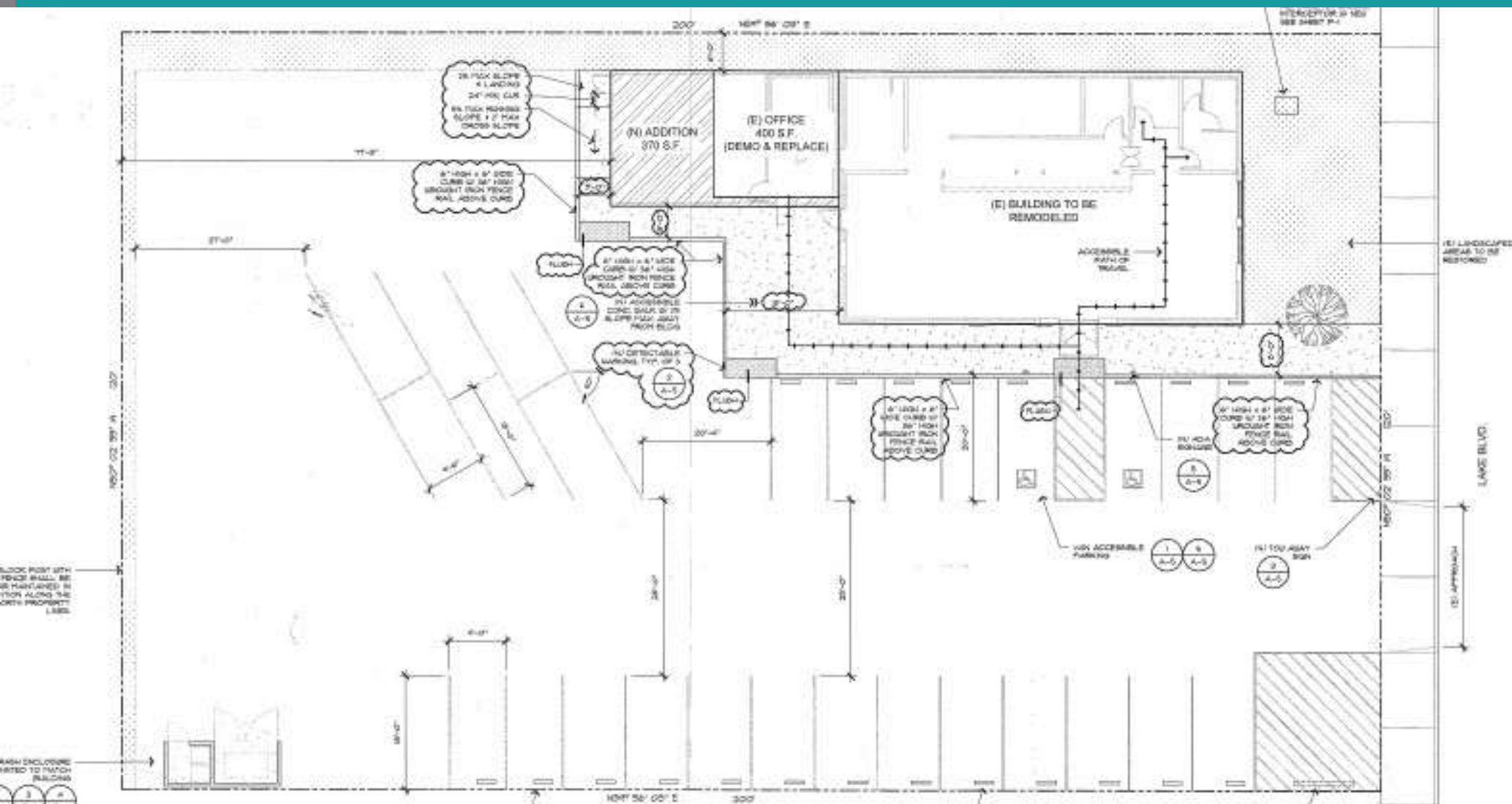
Floor Plan



Floor Plan



Site Plan



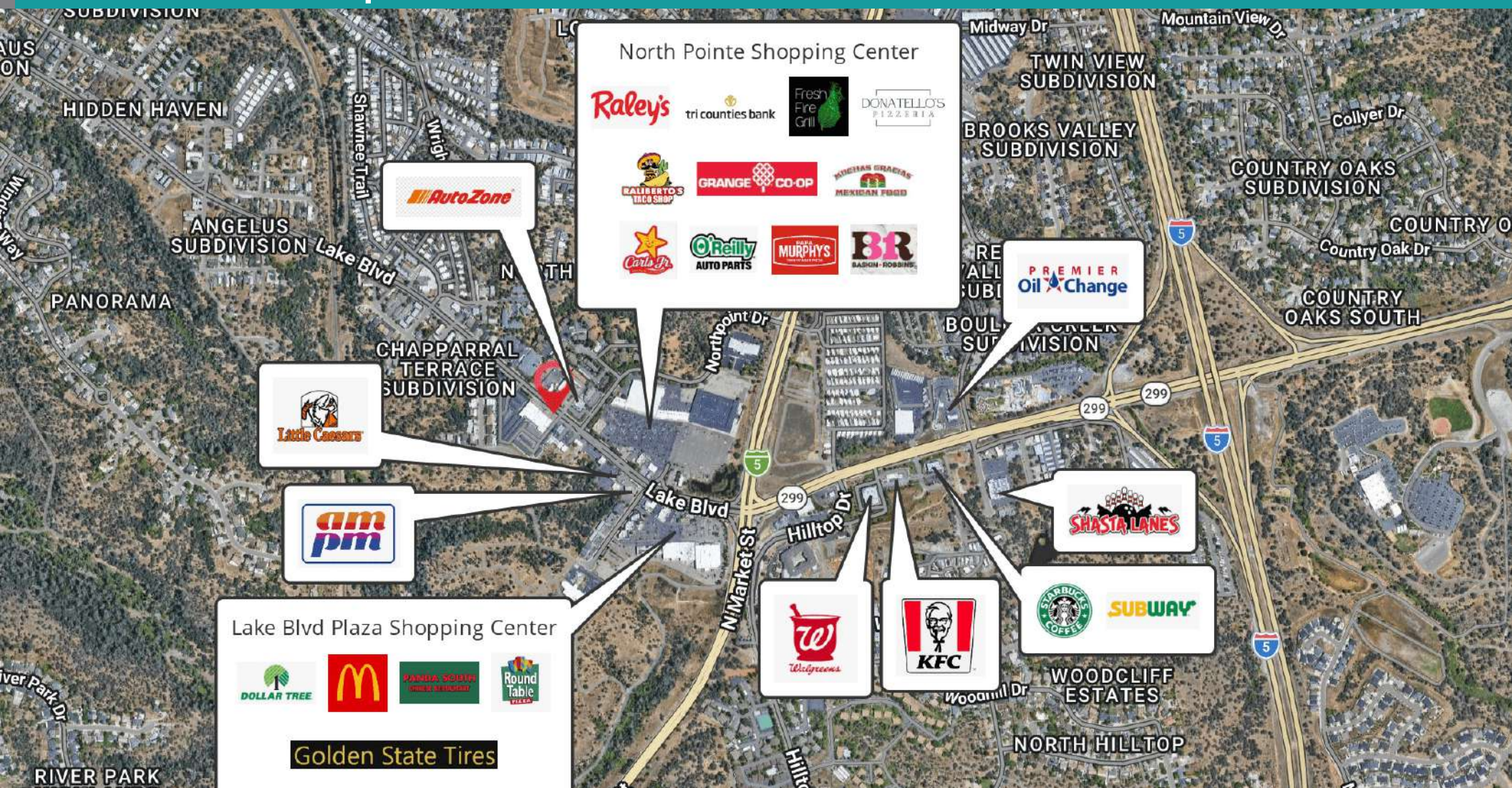
Exterior Photos



Interior Photos



Retailer Map

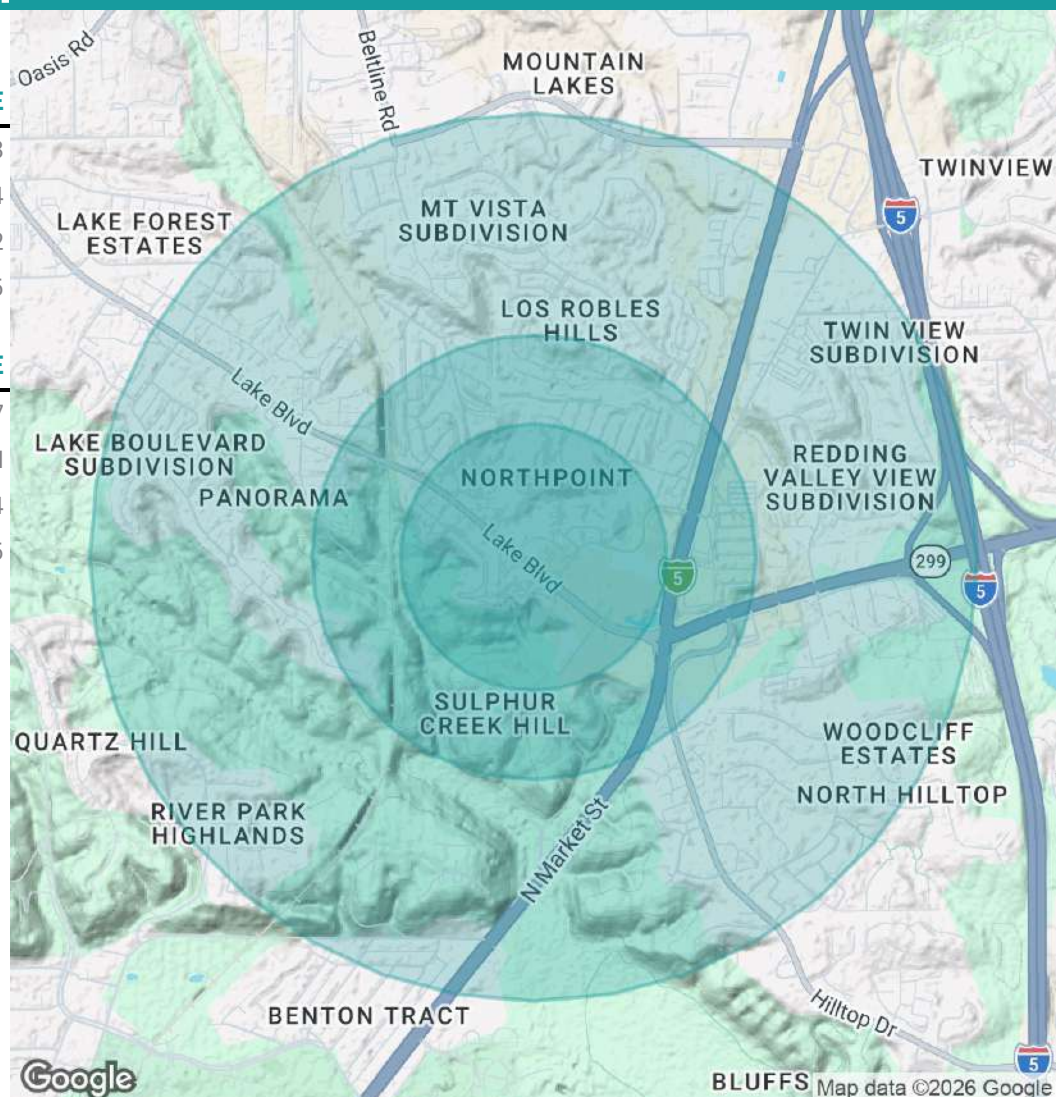




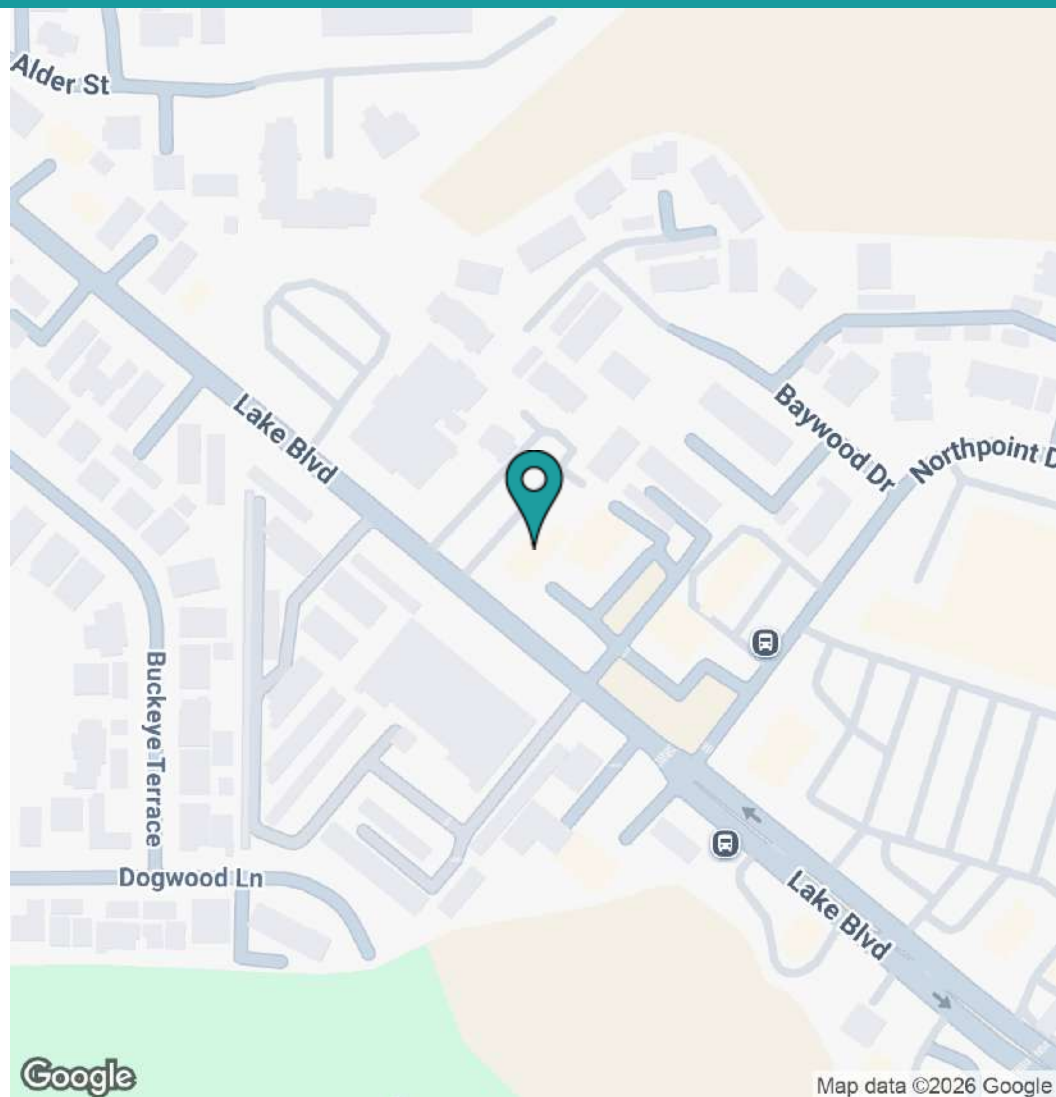
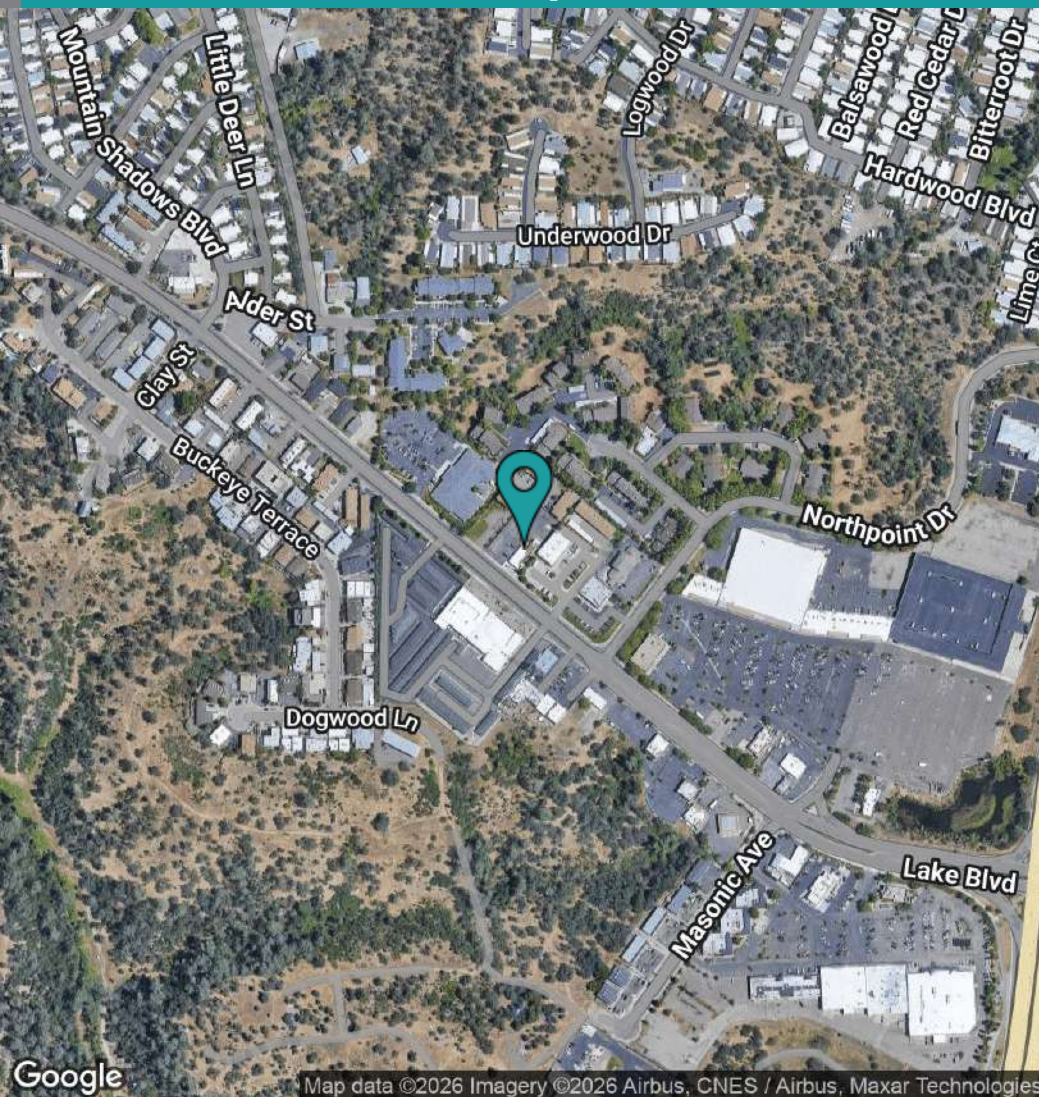
Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	668	2,166	7,608
Average Age	45	46	44
Average Age (Male)	42	44	42
Average Age (Female)	47	48	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	310	1,043	3,567
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$61,150	\$61,145	\$67,044
Average House Value	\$210,813	\$195,706	\$253,075

2020 American Community Survey (ACS)



Location Map



Meet the Broker



JESS WHITLOW, CCIM

Broker/CEO

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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.

Whitlow Commercial Real Estate Inc.

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