

Office Space for Lease at Mountain Lakes Center

4300-4352

Caterpillar Road,
Redding, CA 96003

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



PROPERTY DESCRIPTION

Discover the perfect open office space for your business at Mountain Lakes Center. With sizes ranging from 2,004 to 8,143 square feet, these spacious open offices cater to diverse needs, including collaborative open work space, cubicle-style work environments, call centers, or meetings and trainings. Situated in a conveniently accessible location near I-5 and Hwy 273, this center boasts ample parking for convenience. Fire sprinkler system and large multi-stall restrooms provide support for a large number of meeting attendees or employees. Schedule a tour today!

PROPERTY HIGHLIGHTS

- Convenient location with proximity to I-5
- Ample parking with 325 spaces total
- Co-tenants in the center include Southern Aluminum Finishing Co (SAF), the

OFFERING SUMMARY

Lease Rate:	\$0.70 - \$0.75 SF / month
Lease Type:	Modified Gross
Available SF:	2,356 - 8,143 SF
Zoning:	GI - General Industrial
Building Size:	32,000 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,849	6,524	13,771
Total Population	3,496	12,887	28,652
Average HH Income	\$52,321	\$60,264	\$64,280

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Lease Spaces

LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	2,356 – 8,143 SF	Lease Rate:	\$0.70 – \$0.75 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
4300 Caterpillar Rd, Suite J	2,356 SF	\$0.75 SF/month	Affordable office space with a break room area, private restroom, large office, conference room, and open workspace. Upstairs with both elevator and stair access.
4300 Caterpillar Rd, Suite K	5,787 SF	\$0.70 SF/month	Affordable large open office space ideal for cubicle work environments, meeting or training space or large collaborative teams. Lay out is primarily open with 2 four private offices and single gender multi stall restrooms. Upstairs with access via elevator or stairs.
4300 Caterpillar Rd, Suite J&K	8,143 SF	\$0.70 SF/month	Upstairs office or meeting space ideal for non-profit, call center or other office use. Large open workspaces, large conference rooms and private office mix. Common multi-stall restroom facilities, break room and entry foyer. Located on the second floor with elevator access.

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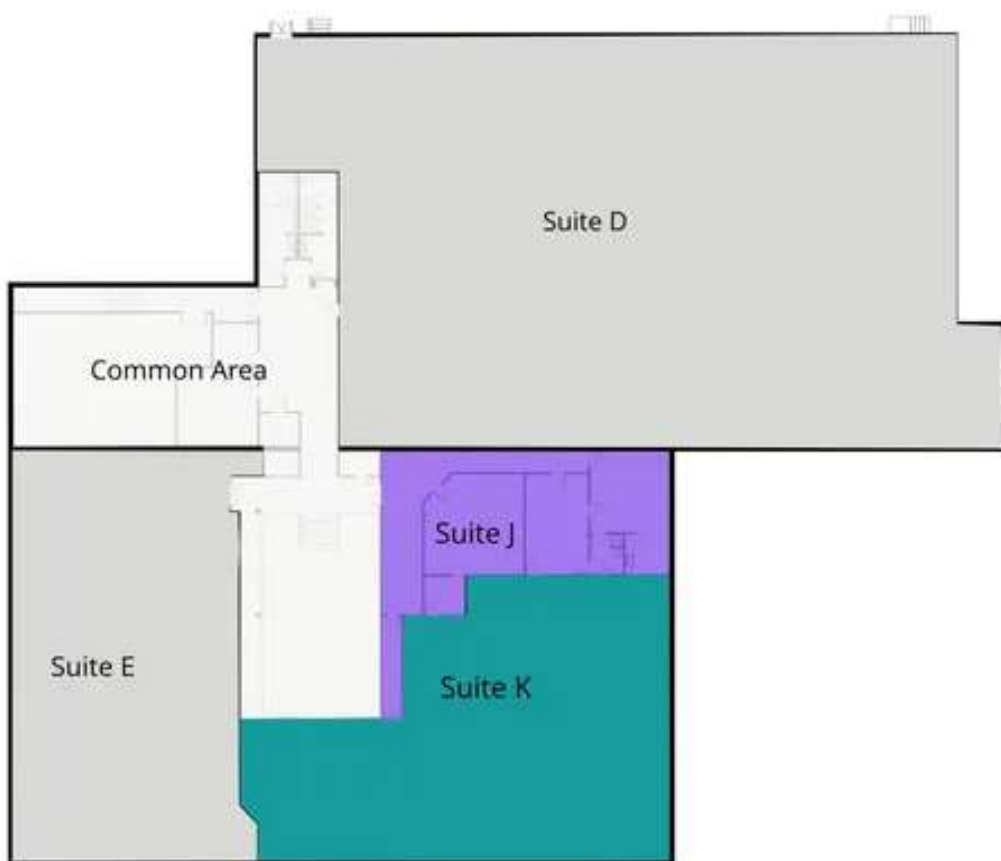
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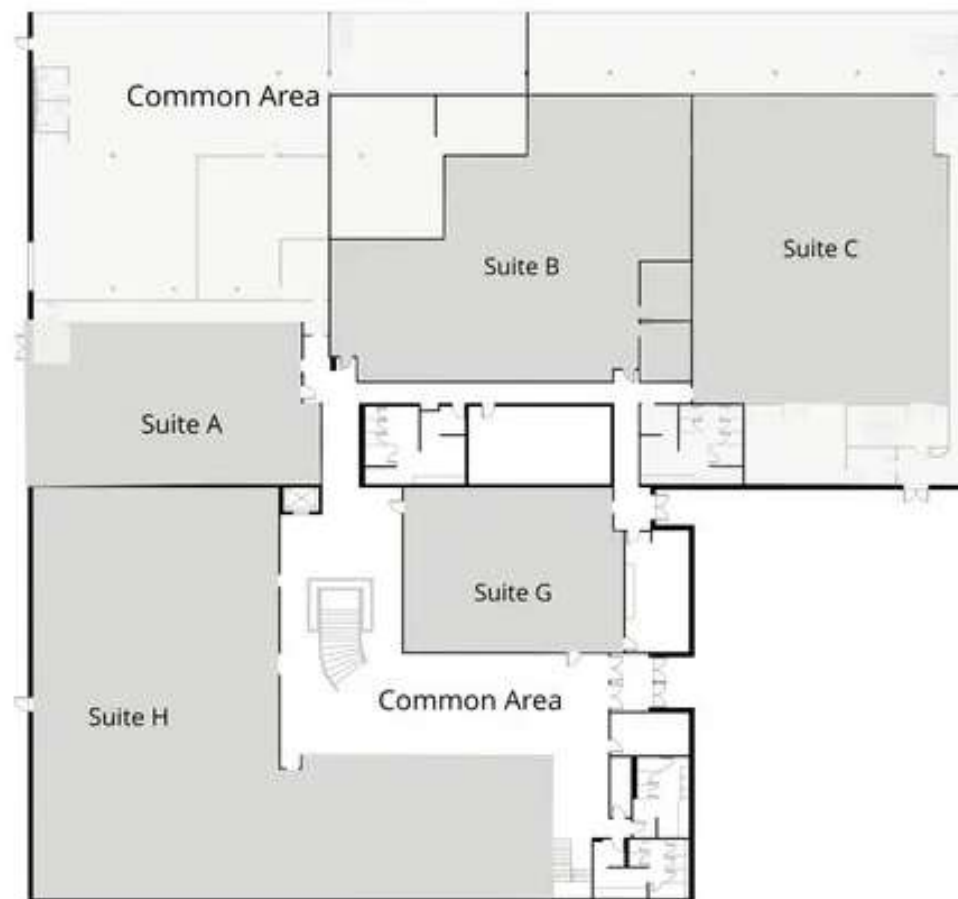
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4300 Caterpillar Rd floor plan



SECOND FLOOR



FIRST FLOOR

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Common area Photos





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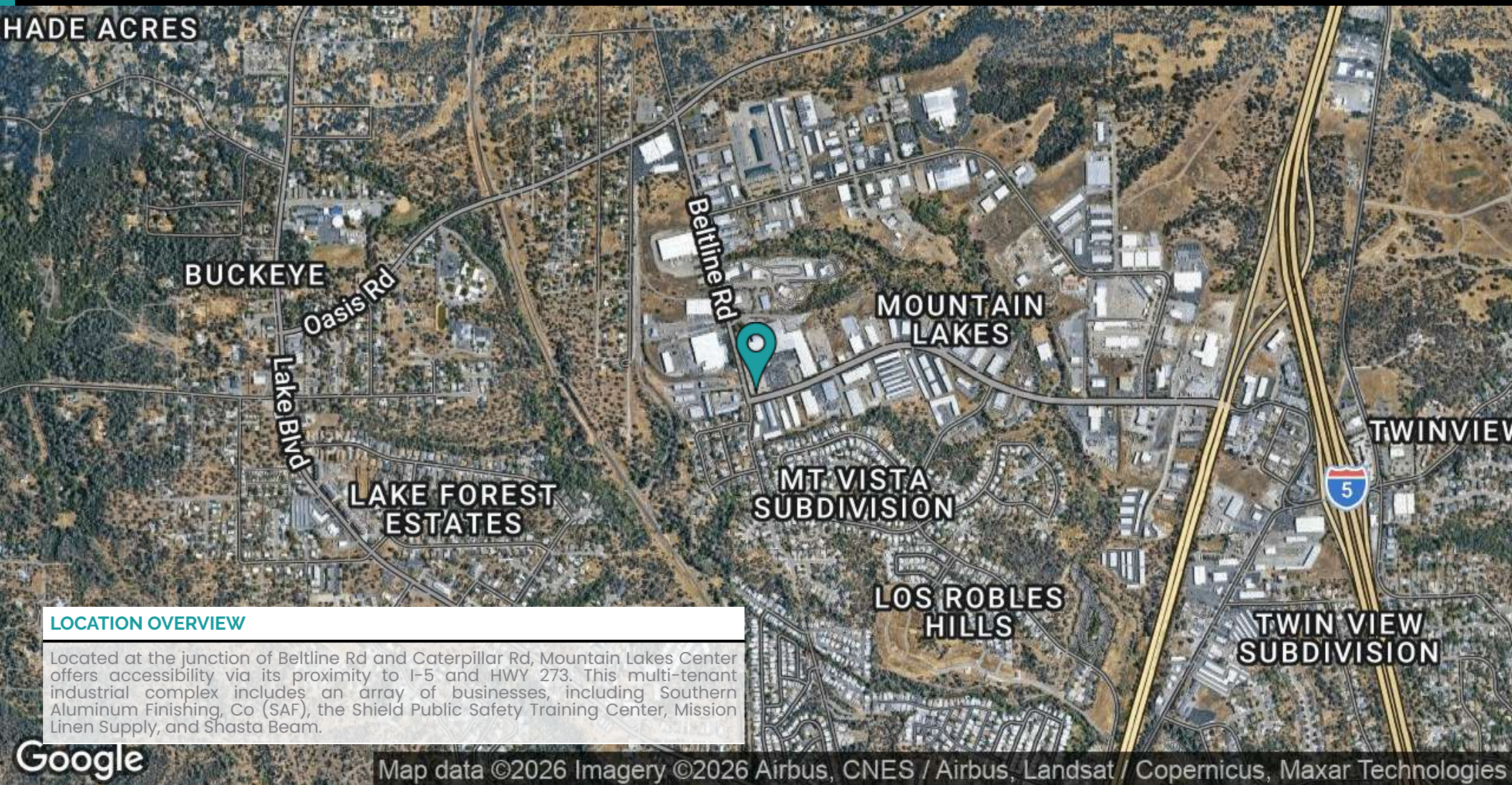
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Location overview



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Demographics Map & Report

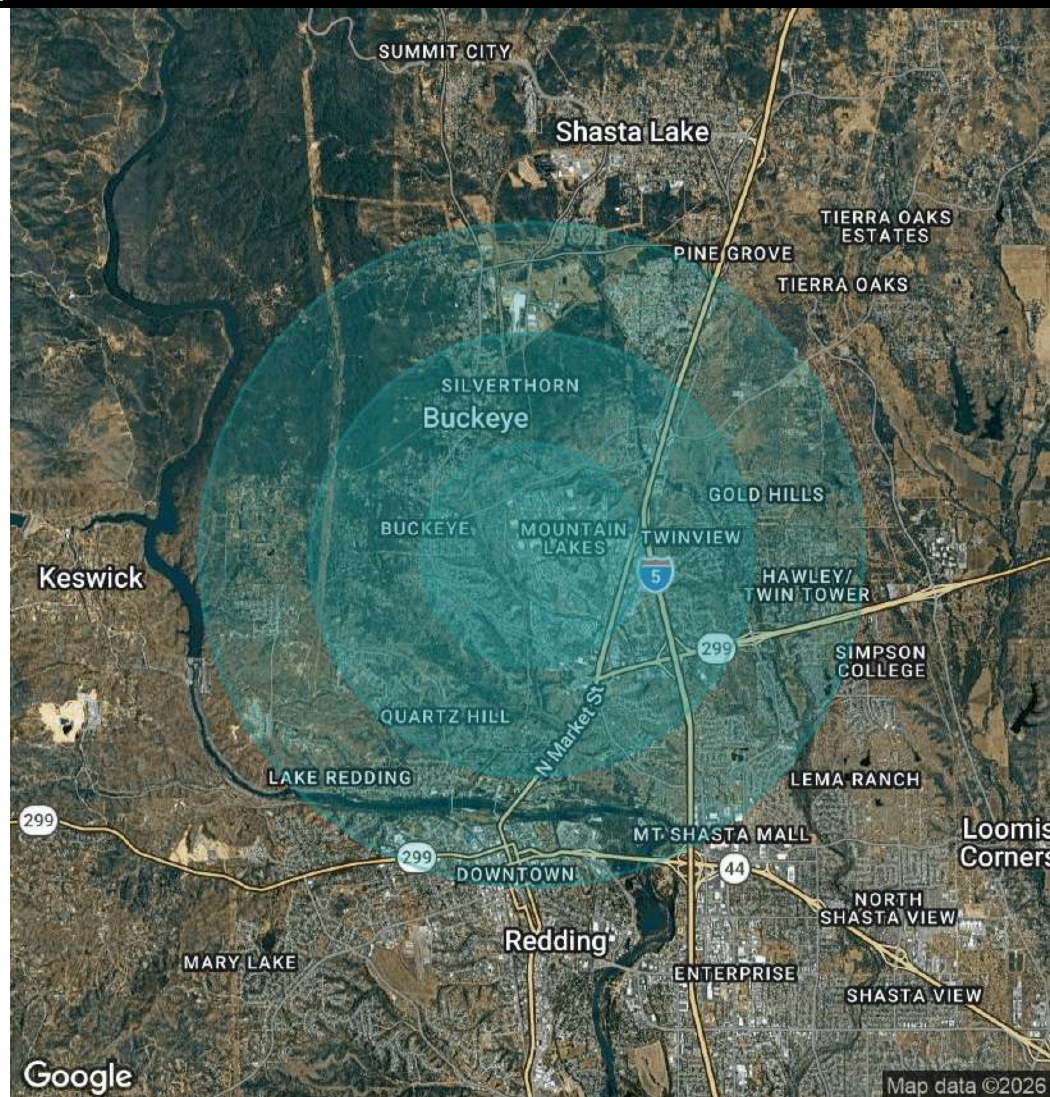
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,496	12,887	28,652
Average Age	49.6	44.4	41.6
Average Age (Male)	50.6	44.5	40.8
Average Age (Female)	47.1	43.9	42.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,849	6,524	13,771
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$52,321	\$60,264	\$64,280
Average House Value	\$133,450	\$202,626	\$243,199

2020 American Community Survey (ACS)



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Meet the Broker



JESS WHITLOW, CCIM

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Cell: **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.

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