

Iconic Mixed Use Property Coffee shop and residential short-term rental units

2085 Pine Street,
Redding, CA 96001

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	3951 SF
Lot Size:	0.23 Acres
Year Built:	2013
Parcel Number:	101-690-035
Zoning:	DMUD-SP-BH

PROPERTY DESCRIPTION

Unique opportunity to own an iconic mixed-use property in downtown Redding, CA. Evergreen Coffee Shop currently occupies the ground-level 1,893 SF space, including a cafe and storage space, with a lease expiring on 2/1/2027 and interest in extending. The upper floor contains two modern, inviting 1,029 SF residential units permitted by the City of Redding for short-term rental use.

PROPERTY HIGHLIGHTS

- Opportunity to own and/or occupy commercial space, residential space, or both!
- Two-story mixed-use building
- Ground Floor - Occupied by Evergreen Coffee
- Upstairs - 2 residential units permitted by the City of Redding for short-term rental use
- High visibility location in Downtown Redding
- Iconic architecture shared with sister building occupied by Trilogy Architecture
- 1250 Gal Grease Trap
- Ground floor tenant rent: \$36,000/year
- Short-Term Rental Income with full-time availability projections: \$4000-\$5000/month

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Exterior Photos



Evergreen Coffee Photos



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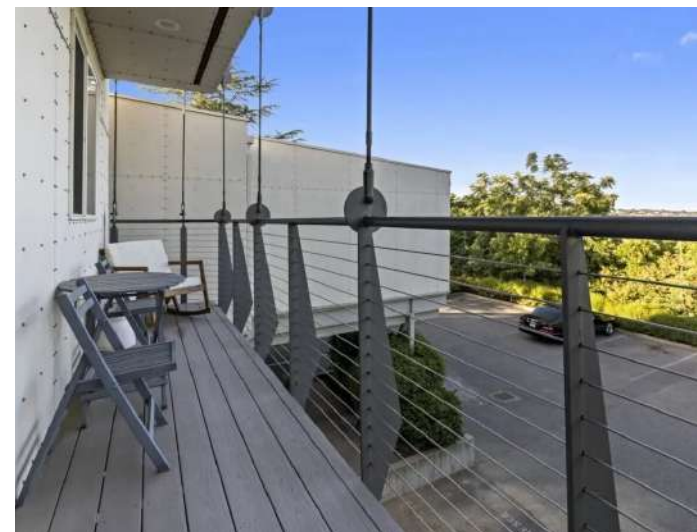
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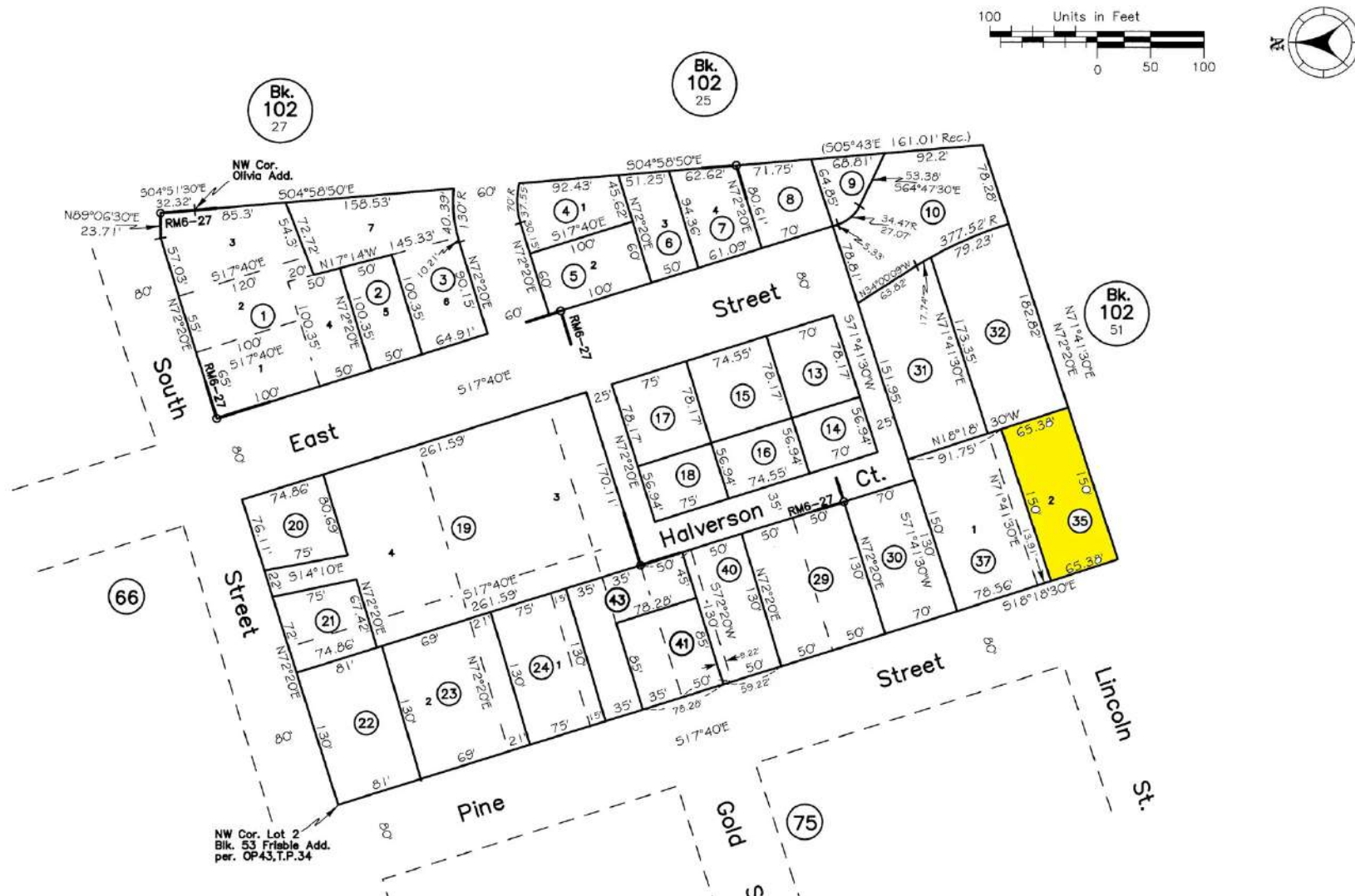
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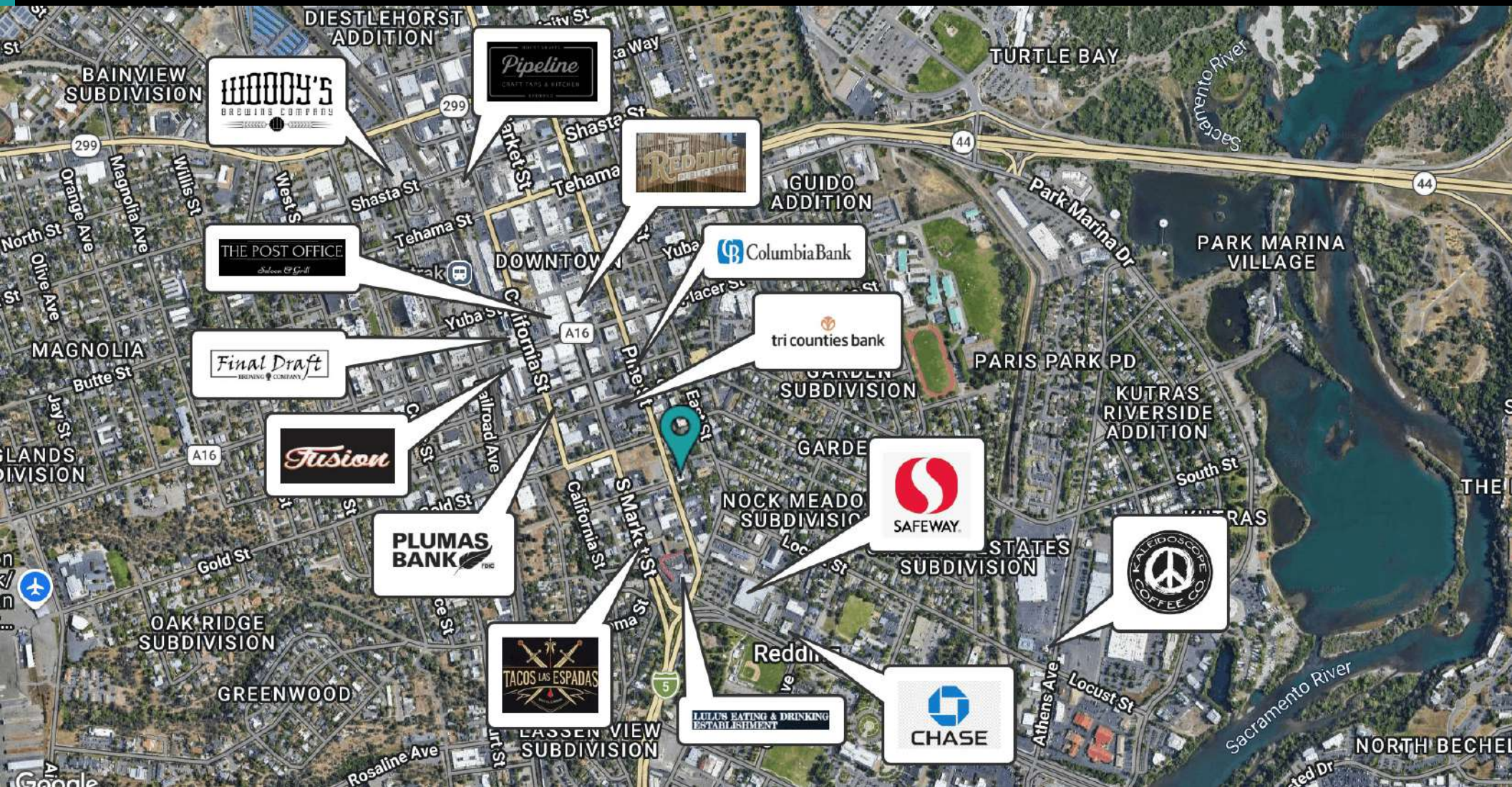
AirBNB Photos



Parcel Map



Retail Map



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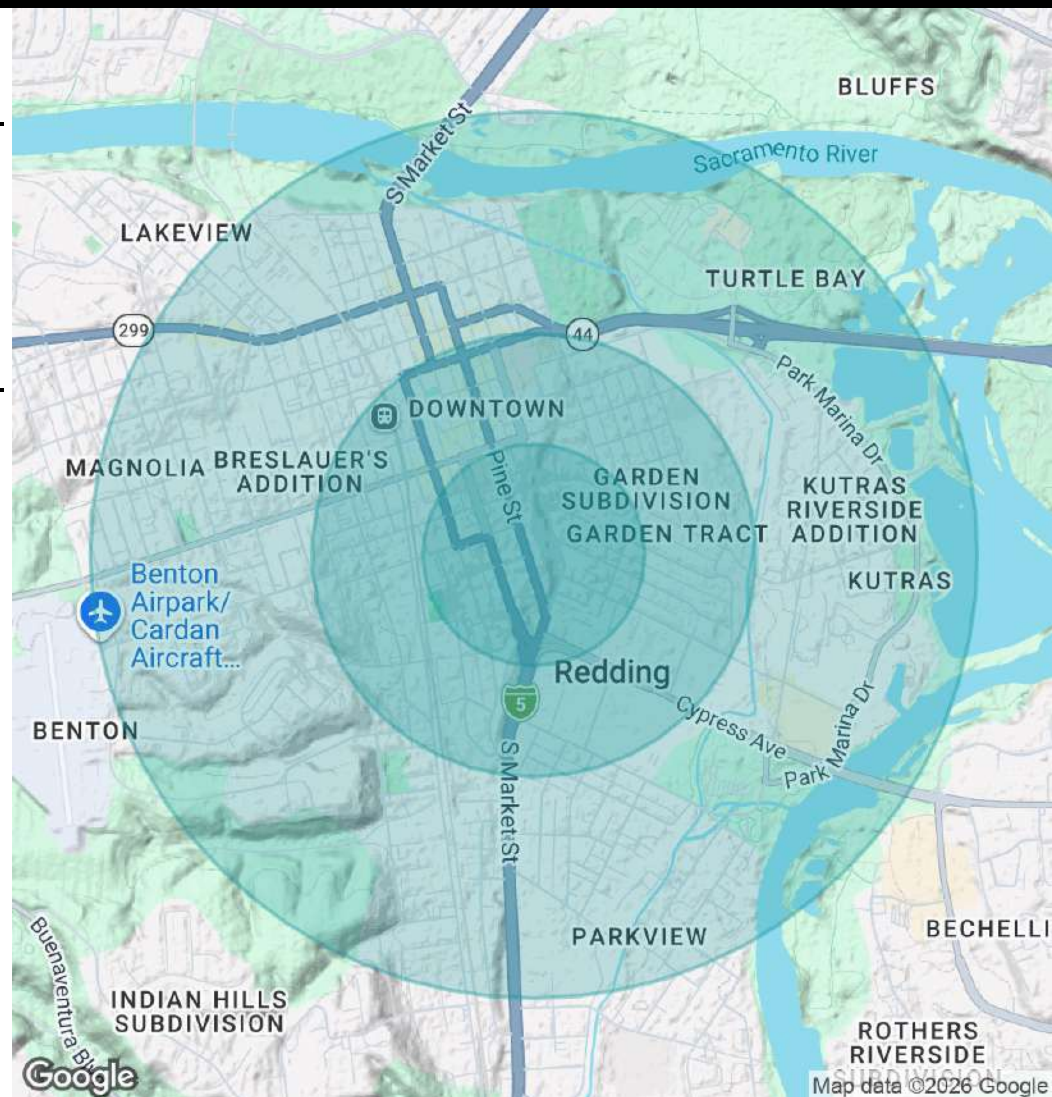
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	707	2,849	9,244
Average Age	38.1	36.8	38.5
Average Age (Male)	29.2	31.1	36.0
Average Age (Female)	44.8	41.3	41.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	317	1,155	3,735
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$68,835	\$68,762	\$67,242
Average House Value	\$264,493	\$366,041	\$458,184



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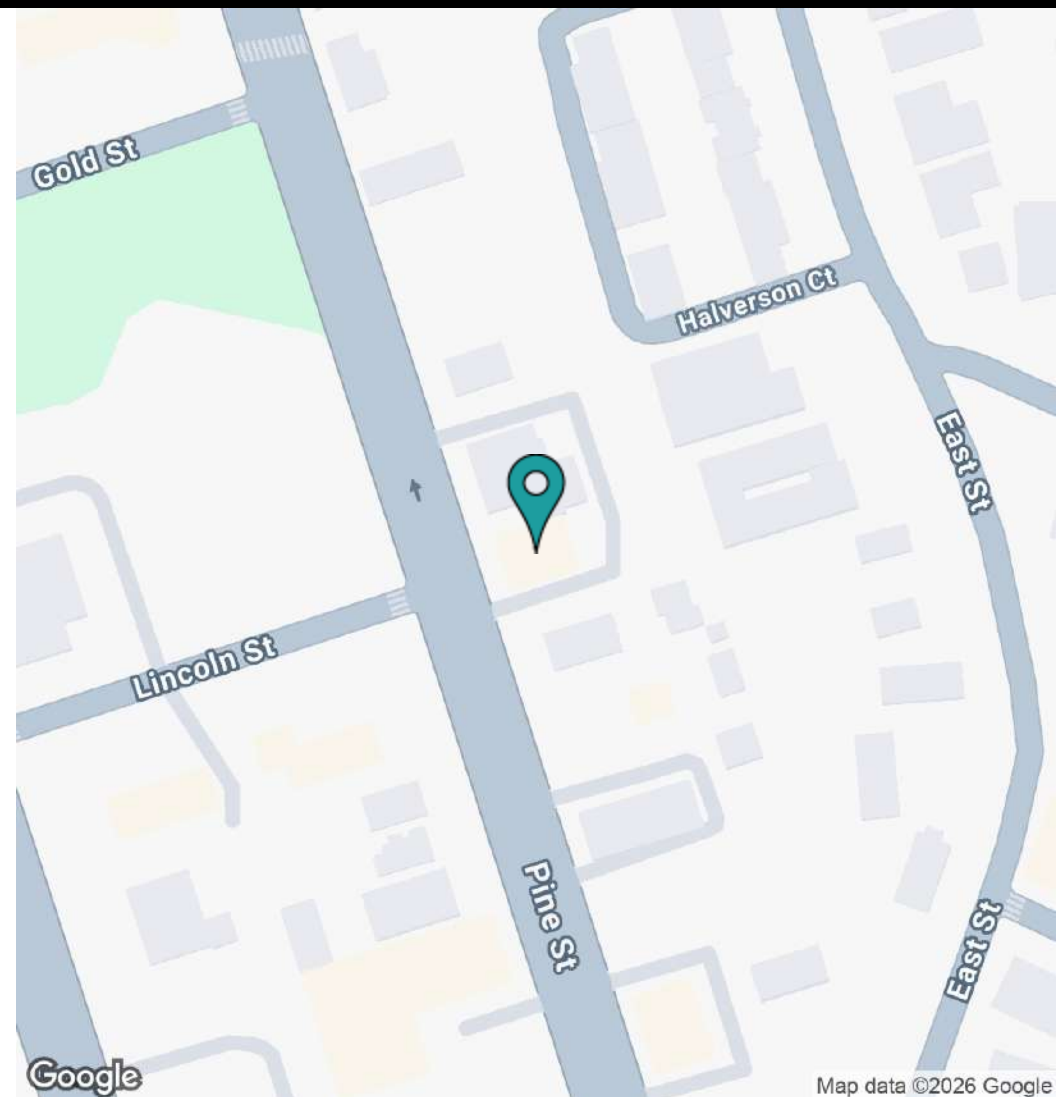
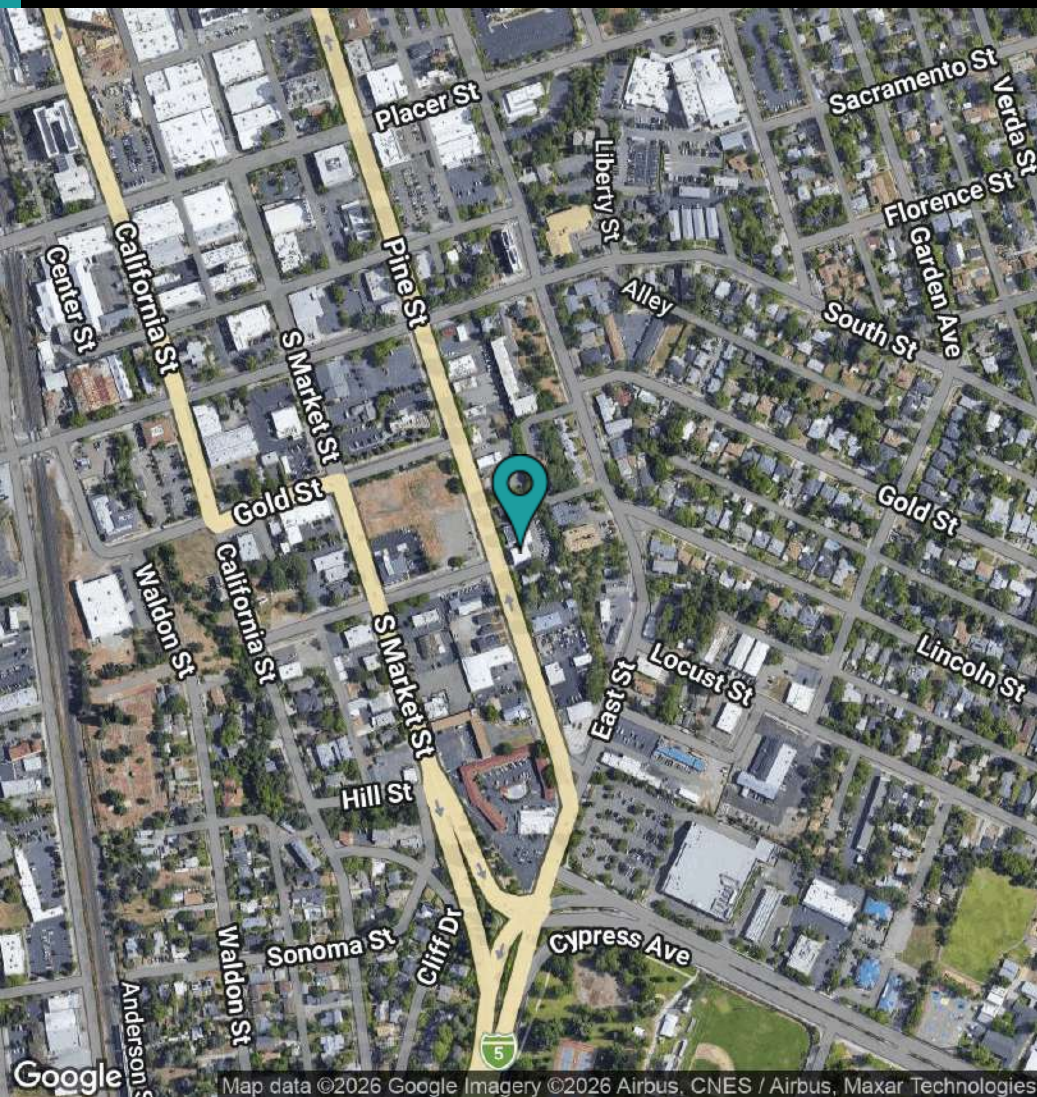
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Location Map



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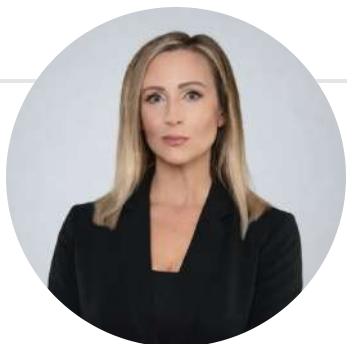
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Meet the Broker



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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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