

Bonnyview Plaza

2400 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

Retail Strip Center in a fast-growing area of Redding, CA! Current tenants include Starbucks with lease through 2033, Baja Burrito and MK Nails opening Fall 2026. One 915 SF vacant suite to lease! Great opportunity for an investor looking for new opportunities to backfill the last space available! New shopping center developments on S. Bonnyview of River Crossings Marketplace, anchored by Costco, and Churn Creek Marketplace, anchored by Sav Mart, are drawing more traffic than ever to this area of Redding!

OFFERING SUMMARY

Sale Price:	\$1,675,000
Lot Size:	1.1 Acres
Building Size:	5,540 SF

PROPERTY HIGHLIGHTS

- Opportunity for investor or owner occupant!
- Approximately 19,719 AADT on S. Bonnyview
- Approximately 35,800 AADT on Hwy 273
- Located in south west Redding CA on primary path of travel for West Redding residents
- Long-term Starbucks Lease with drive-thru to anchor center
- Only one vacant space left - 915 SF former Edward Jones location with 3 offices built out

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Site Plans



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Property Photos



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	Starbucks	2,100 SF	37.91%	\$37.76	\$79,296	3/12/2011	5/31/2033
110	Baja Burrito	1,170 SF	21.12%	\$33.75	\$39,488	3/1/2009	2/28/2027
120	Vacant	915 SF	16.52%	-	-	-	-
130-140	MK Nails	1,250 SF	22.56%	\$24.00	\$30,000	1/1/2027	12/31/31
Mechanical Room	N/A	105 SF	1.90%	-	-	-	-
TOTALS		5,540 SF	100.01%	\$95.51	\$148,784		

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

2025 Income and Expense

**2400 S. BONNYVIEW ROAD, REDDING, CA
 STATEMENT OF INCOME & EXPENSES - 2025**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual
INCOME:													
Rental Income	9,709.12	9,709.12	3,194.67	9,709.12	16,316.62	3,101.62	9,709.12	9,709.12	9,709.12	9,709.12	3,194.67	9,802.17	103,573.59
CAM Income	3,560.94	3,560.94	1,505.74	3,560.94	5,616.14	2,273.55	3,560.94	3,560.94	3,560.94	5,616.14	1,412.69	6,143.36	43,933.26
Total Income	13,270.06	13,270.06	4,700.41	13,270.06	21,932.76	5,375.17	13,270.06	13,270.06	13,270.06	15,325.26	4,607.36	15,945.53	147,506.85
EXPENSES:													
Administrative:													
Management Fees	291.20	291.20	294.45	291.20	291.20	291.20	302.72	291.20	291.20	291.20	192.09	210.46	3,329.32
Repairs & Maintenance:													
Misc. Repair & Maint.	1,675.00	-	6,096.29	540.00	1,619.65	607.45	-	1,159.00	-	200.00	540.00	-	12,437.39
Misc R&M Day Porter	338.95	338.95	338.95	338.95	338.95	338.95	338.95	338.95	338.95	338.95	338.95	338.95	4,067.40
Landscape Maintenance	333.00	333.00	349.66	333.00	333.00	333.00	333.00	333.00	333.00	340.08	347.16	333.00	4,033.90
Landscape Repairs	-	-	-	-	-	172.50	-	-	-	-	-	-	172.50
Parking Lot Maintenance	-	-	295.00	295.00	295.00	295.00	295.00	295.00	295.00	885.00	295.00	295.00	3,540.00
Parking Lot Sweeping	295.00	-	295.00	-	-	-	295.00	-	-	475.00	85.00	200.00	1,645.00
Roof Repairs	-	-	695.00	475.00	-	-	960.00	-	845.00	-	475.00	85.00	3,535.00
Sidewalk Steam Cleaning	85.00	-	845.00	170.00	-	385.00	565.00	85.00	845.00	85.00	85.00	385.00	3,535.00
Security	146.22	438.75	156.25	156.25	793.78	156.25	156.25	448.78	156.25	156.25	448.78	156.25	3,370.06
Fire Safety	177.13	712.12	303.13	177.13	519.13	177.13	177.13	177.13	1,777.13	177.13	354.26	-	4,728.55
Utilities:													
Electricity & Gas	525.11	532.25	565.50	547.88	563.01	497.03	469.44	485.56	471.77	515.15	538.91	568.66	6,280.27
Refuse	539.13	539.13	787.78	787.78	787.78	795.89	888.78	787.78	787.78	787.78	787.78	787.78	9,065.17
Water & Sewer	519.75	519.75	561.91	548.69	615.91	728.80	738.80	700.45	726.86	742.32	649.05	852.01	7,904.30
Insurance	-	-	-	-	-	-	3,084.00	-	-	-	-	-	3,084.00
Property Taxes	9,557.43	-	-	-	-	-	-	-	-	9,692.30	-	-	19,249.73
Total Operating Expense													89,977.59

*Information provided by Fairway Property Management

** 2025 unit 120 and 130/140 were vacant - Beginning 2027 Suite 130/140 Annual base rent of \$30,000 + Annual CAM Utilities Reimbursement of \$6117.30

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Retail Map



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

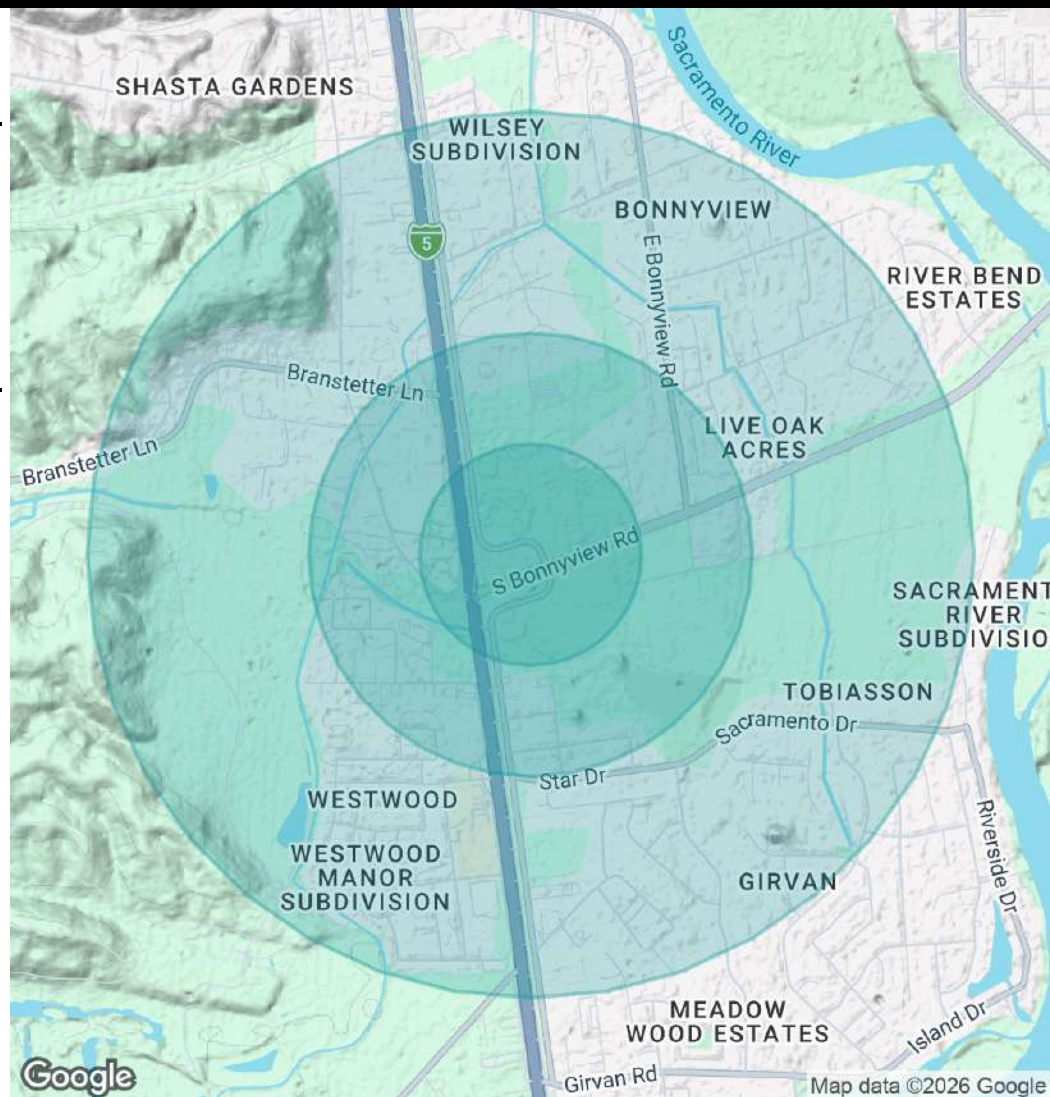
2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	262	1,076	3,952
Average Age	38.4	38.5	40.0
Average Age (Male)	36.5	36.6	38.0
Average Age (Female)	40.5	40.0	40.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	87	373	1,420
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$100,152	\$97,026	\$100,114
Average House Value	\$362,027	\$352,237	\$349,844



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

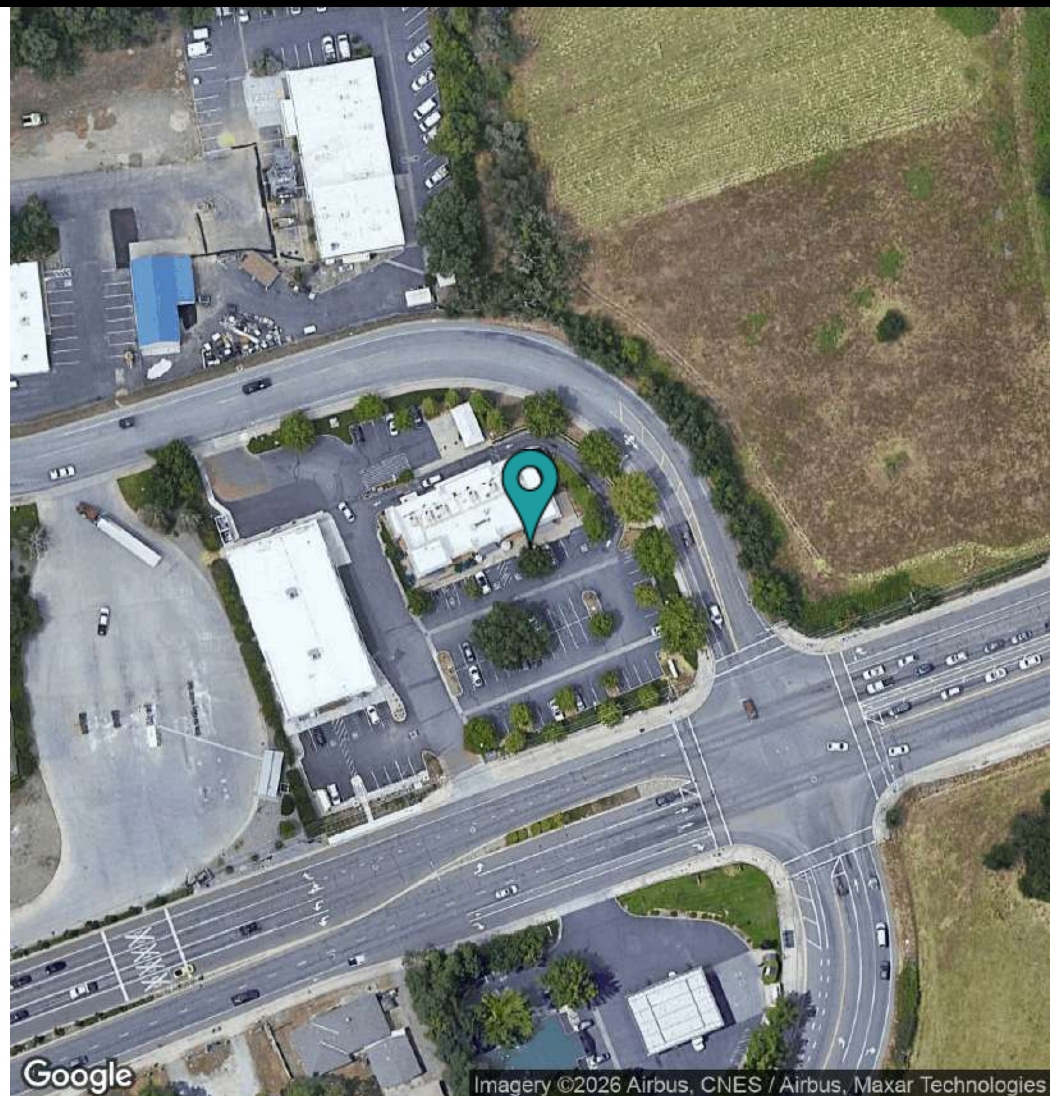
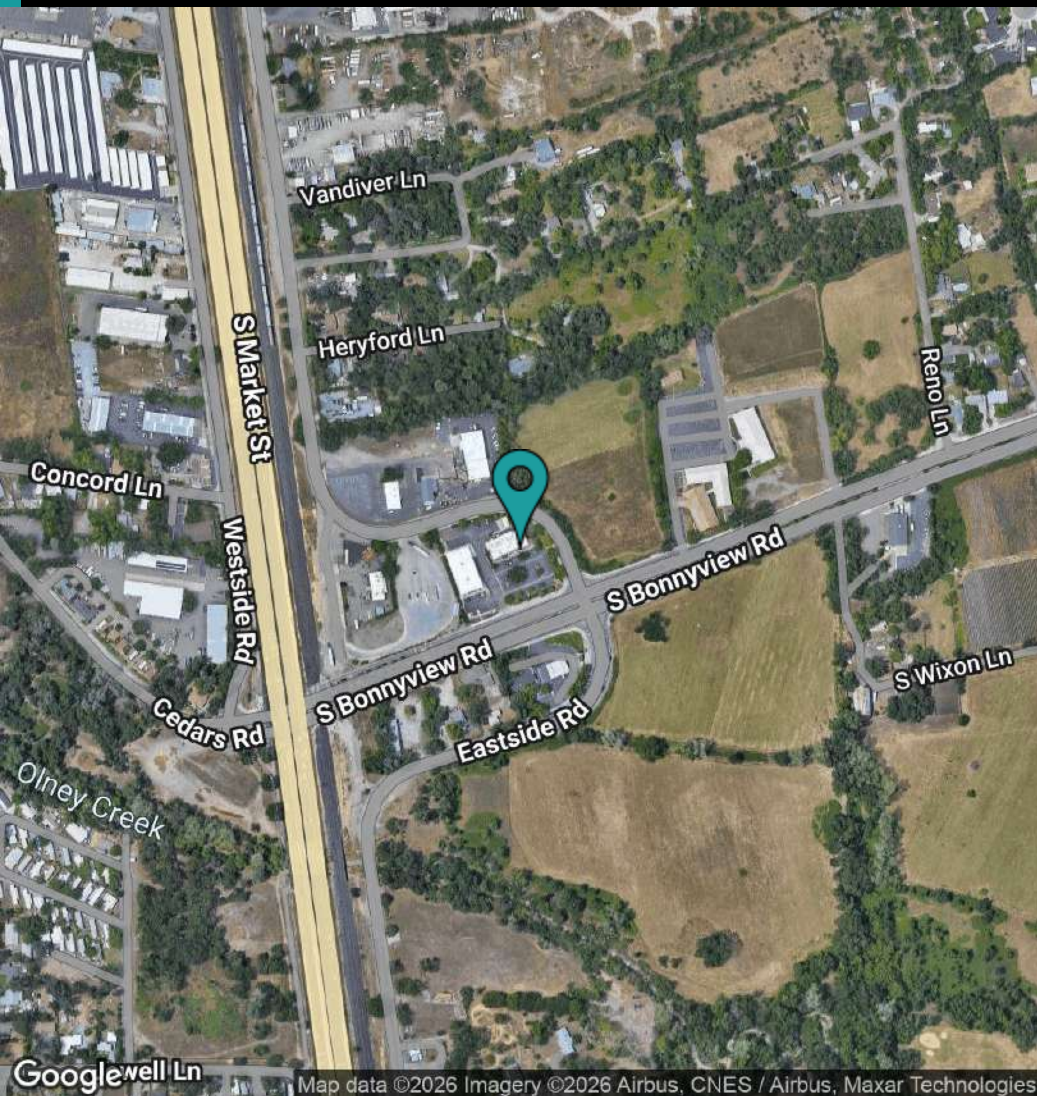
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Location Map



JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

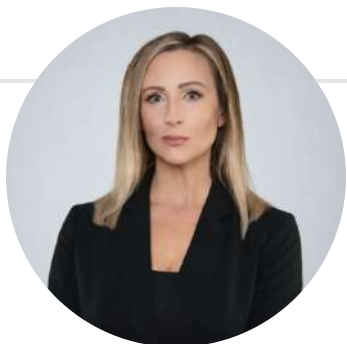
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Meet the Broker



JESS WHITLOW, CCIM

Broker/CEO

Jess@WhitlowCRE.com

Direct: **530.605.5169**

CalDRE #01941996

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.

2155 Larkspur Ln. Suite C
Redding, CA 96002
530.319.2776

JESS WHITLOW, CCIM

Broker/CEO | 01941996

530.605.5169

Jess@WhitlowCRE.com

Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com