

Freestanding Office Building For Lease – 5 Private Offices

3570 Santa Rosa
Way, 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

Freestanding office building located in Santa Rosa Business Center at the corner of Lake Blvd and Santa Rosa Way. Every office and conference room has exterior windows and plenty of natural light. Multiple storage closets. Perfect for professional office use, counseling business, or other personal services. \$150/month COA dues paid by the tenant cover the tenant's share of landscaping, on-call security, and common area maintenance.

PROPERTY HIGHLIGHTS

- Freestanding Building
- 5 Large Private Offices
- Conference Room
- Break Room

OFFERING SUMMARY

Lease Rate:	\$1.35 SF/month (MG)
Available SF:	1,500 SF
Lot Size:	0.17 Acres
Building Size:	1,500 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	196	610	1,648
Total Population	501	1,575	4,025
Average HH Income	\$84,850	\$82,854	\$79,017

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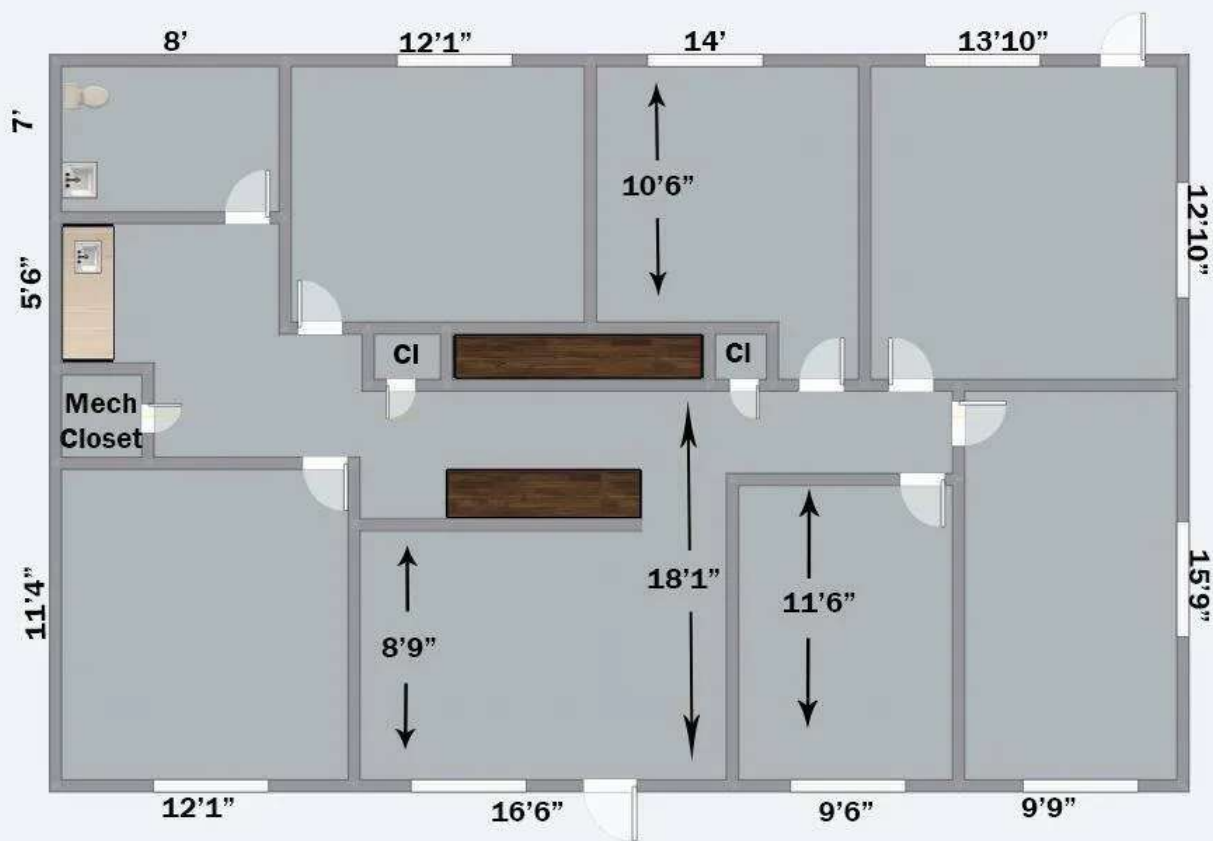
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Floor Plan



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Exterior Photos



Interior Photos



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Retail Map



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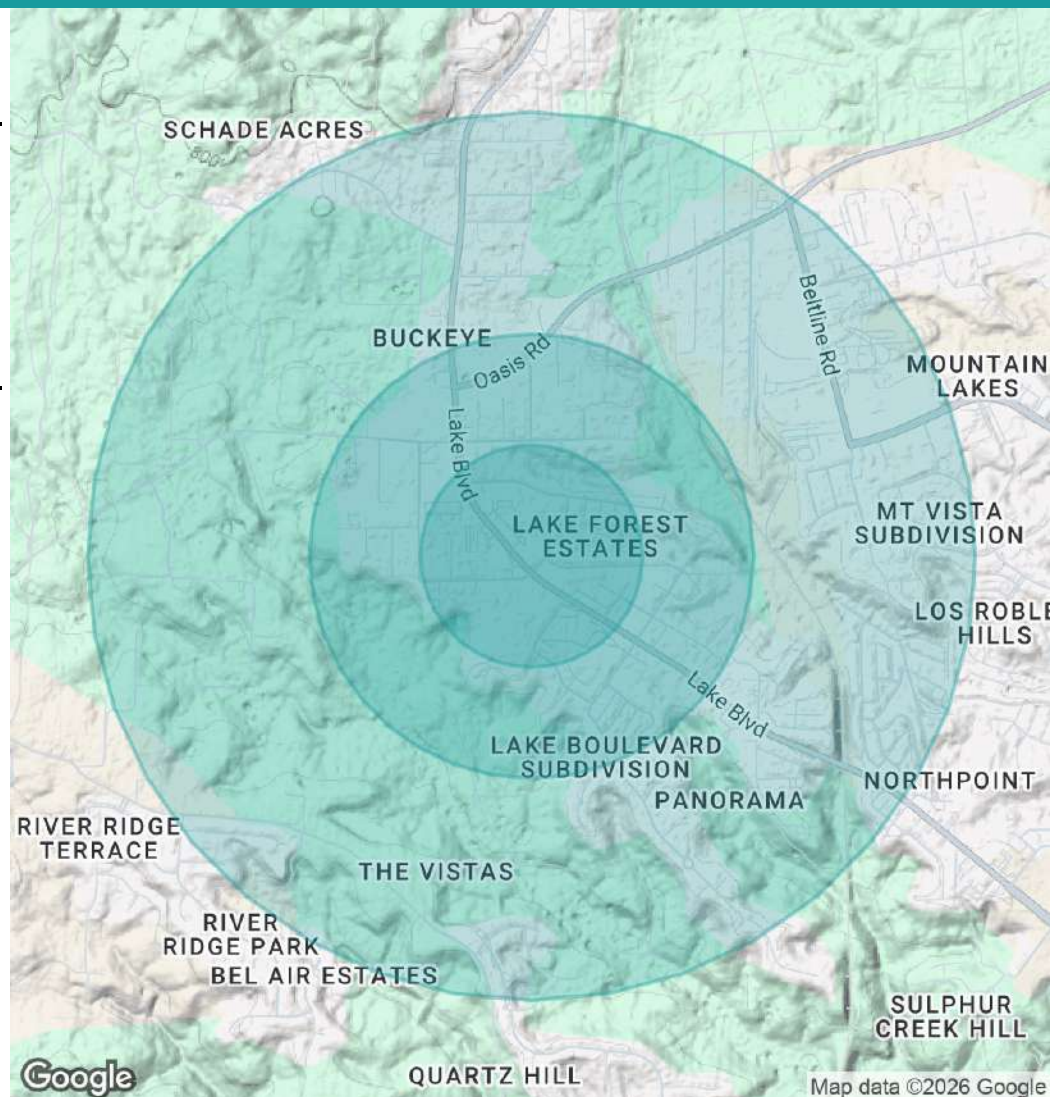
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	501	1,575	4,025
Average Age	34.3	33.9	37.0
Average Age (Male)	36.4	35.8	37.1
Average Age (Female)	34.3	33.9	37.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	196	610	1,648
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$84,850	\$82,854	\$79,017
Average House Value	\$307,291	\$309,602	\$298,871



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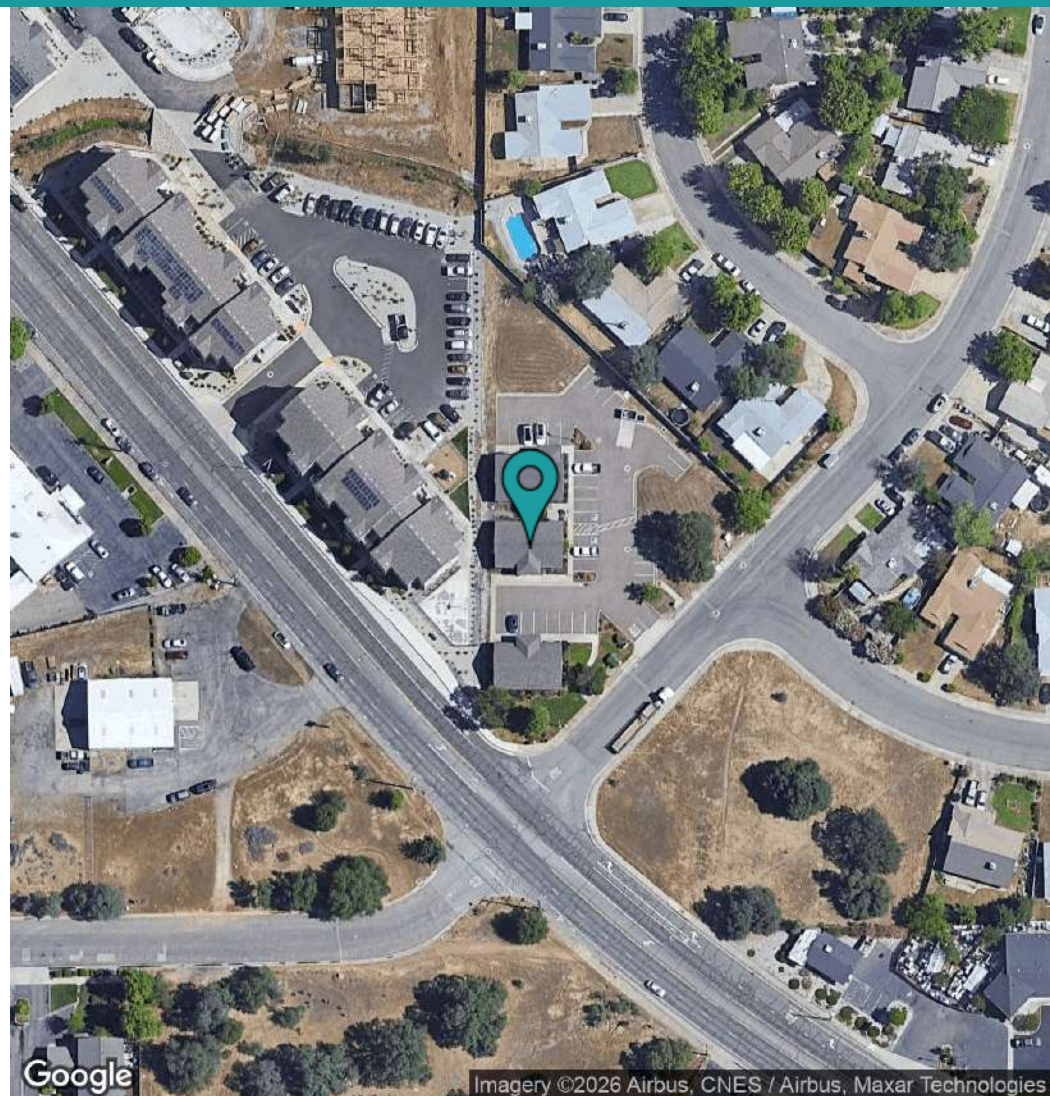
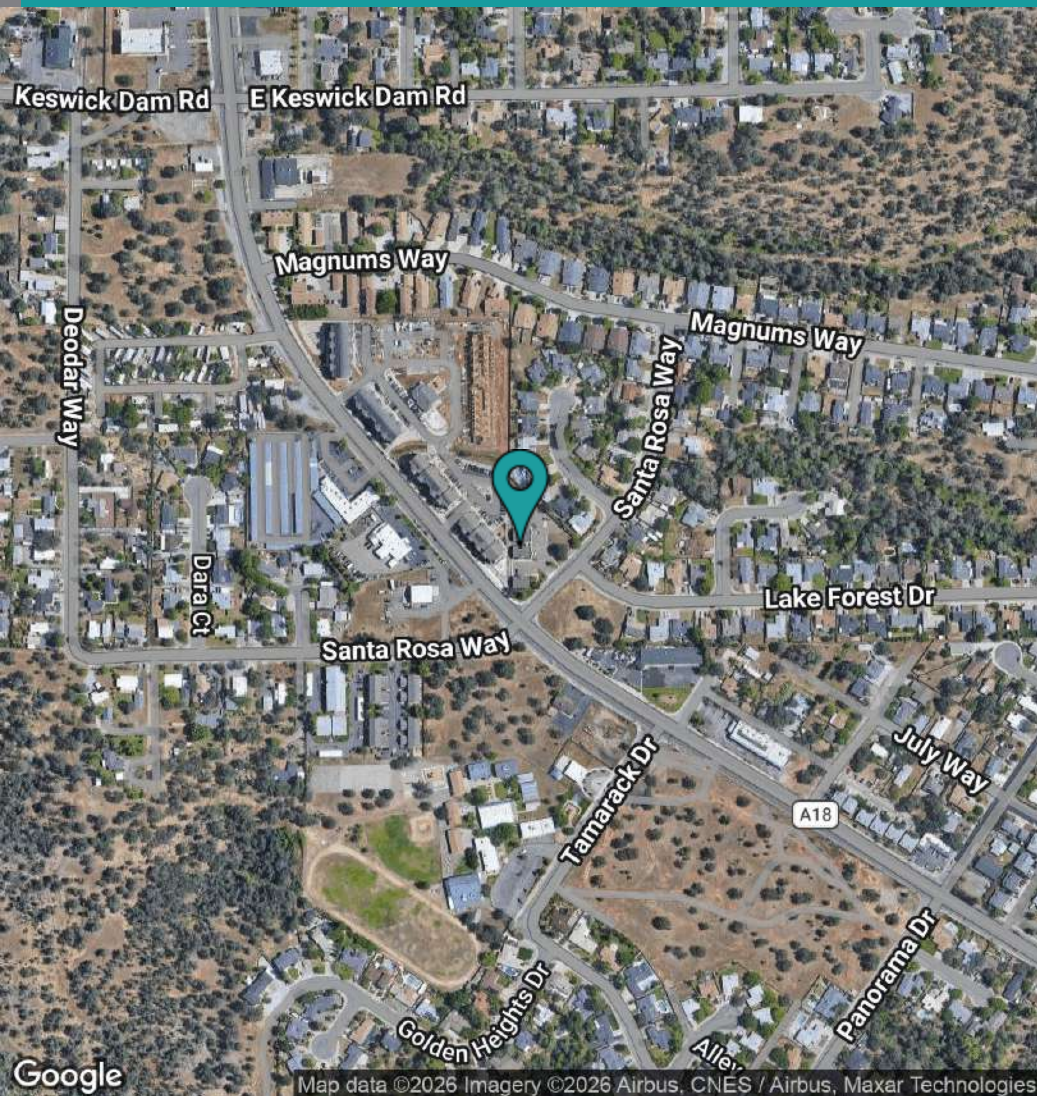
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Location Map



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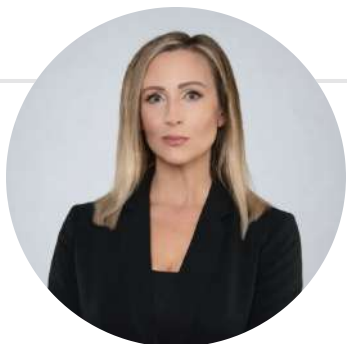
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Meet the Broker



JESS WHITLOW, CCIM

Broker/CEO

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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), 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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