



COMMERCIAL OFFICE AND RESIDENTIAL INCOME PROPERTY WITH GREAT VISIBILITY AND LOCATION IN ANDERSON, CA

2976 W CENTER ST, ANDERSON, CA 96007

Jess Whitlow, CCIM
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PROPERTY SUMMARY

2976 W CENTER ST, ANDERSON, CA 96007



PROPERTY DESCRIPTION

PRICE REDUCED! Rare investment opportunity in Anderson, CA, featuring a highly visible, freestanding 1,846 SF commercial office building paired with a 744 SF residential income unit. This property provides flexibility to live and work on-site or lease both spaces for rental income. Conveniently located with excellent access to North St, Hwy 273, and I-5, it combines functionality with growth potential.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	348	930	2,924
Total Population	977	2,541	7,509
Average HH Income	\$52,188	\$52,293	\$61,857

PROPERTY HIGHLIGHTS

- Gross rent: \$34,475/year - 8.56 Gross Rent Multiplier
- Dual-Use Property: 1,846 SF commercial office building with a 744 SF residential unit.
- Income-Generating Tenant: Residential unit at 2971 Douglas St is rented at \$750/month on a month-to-month contract.
- Commercial Unit: Seller will lease back through 1/31/2026 at \$2123/month or move out, depending on buyer's preference
- Updated Commercial Space: New HVAC and roof installed in 2022.
- Ample Parking & Expansion Potential: Private lot with 6 spaces and fenced yard for additional use or expansion.
- Exceptional Location: Visibility from North St and Hwy 273, near Anderson's Christmas parade route and City Christmas Tree on E. Center St.
- Functional Residential Unit: Includes a covered carport, small yard, mini-split system, and gas wall heater. Potential to remodel for higher rents in the future.
- High Traffic Counts: Prime exposure with 24,400+ CPD on Hwy 273.

OFFERING SUMMARY

Sale Price:	\$295,000
Number of Units:	2
Lot Size:	9,584 SF
Building Size:	2,590 SF
Last Year Renovated:	2005
APN:	202-340-049
Zoning:	C-1 - General Commercial

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OFFICE BUILDING FOR SALE

RENT ROLL

2976 W CENTER ST, ANDERSON, CA 96007



SUITE	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
2976 W. Center St	1,846 SF	\$13.80	\$25,475	1/1/2026	1/31/2026
2971 Douglas St	744 SF	\$12.10	\$9,000	11/15/2011	MTM
TOTALS	2,590 SF	\$25.90	\$34,475		

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COMMERCIAL OFFICE AND RESIDENTIAL INCOME PROPERTY FOR SALE

COMMERCIAL BUILDING EXTERIOR PHOTOS

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OFFICE BUILDING FOR SALE

RESIDENTIAL BUILDING EXTERIOR

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COMMERCIAL OFFICE AND RESIDENTIAL INCOME PROPERTY FOR SALE

COMMERCIAL BUILDING INTERIOR

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OFFICE BUILDING FOR SALE

INTERIOR PHOTOS CONTD.

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Shasta Family Chiropractic

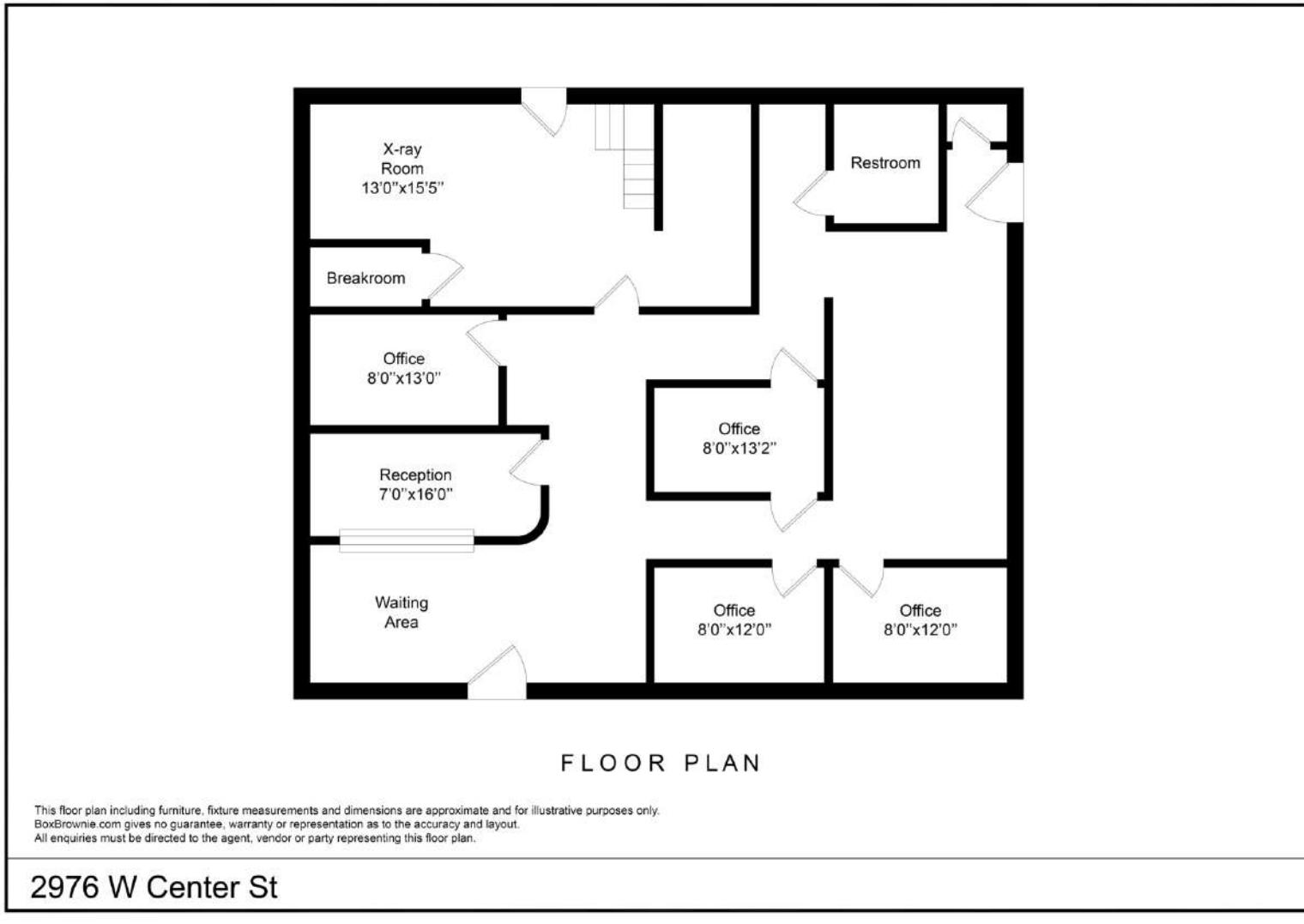
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OFFICE BUILDING FOR SALE

COMMERCIAL BUILDING FLOOR PLAN

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COMMERCIAL OFFICE AND RESIDENTIAL INCOME PROPERTY FOR SALE

PARCEL OUTLINED (APPRX.)

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DEMOGRAPHICS MAP & REPORT

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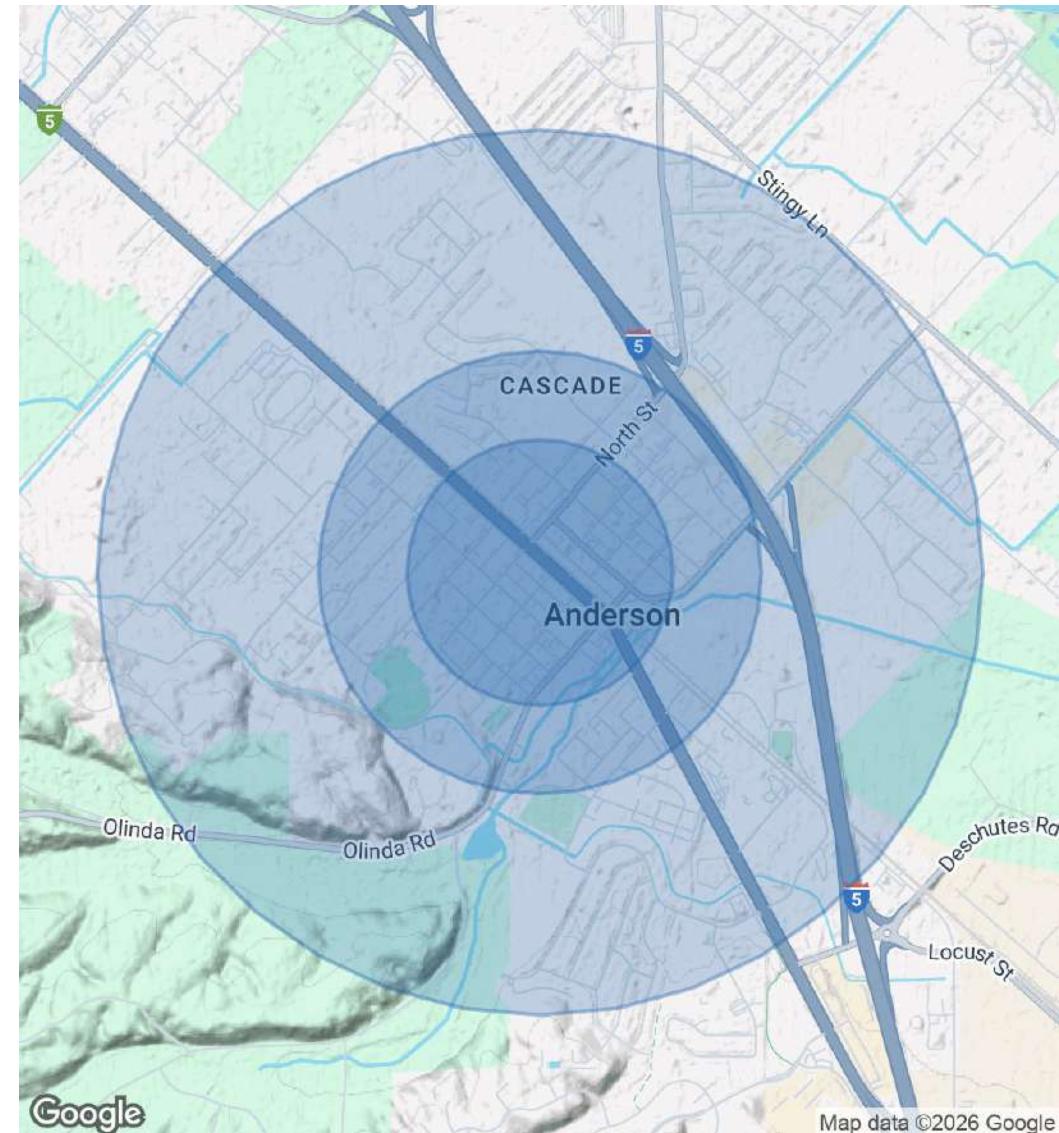
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	977	2,541	7,509
Average Age	40	38	39
Average Age (Male)	40	38	38
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	348	930	2,924
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$52,188	\$52,293	\$61,857
Average House Value	\$258,469	\$261,235	\$314,095

Demographics data derived from AlphaMap



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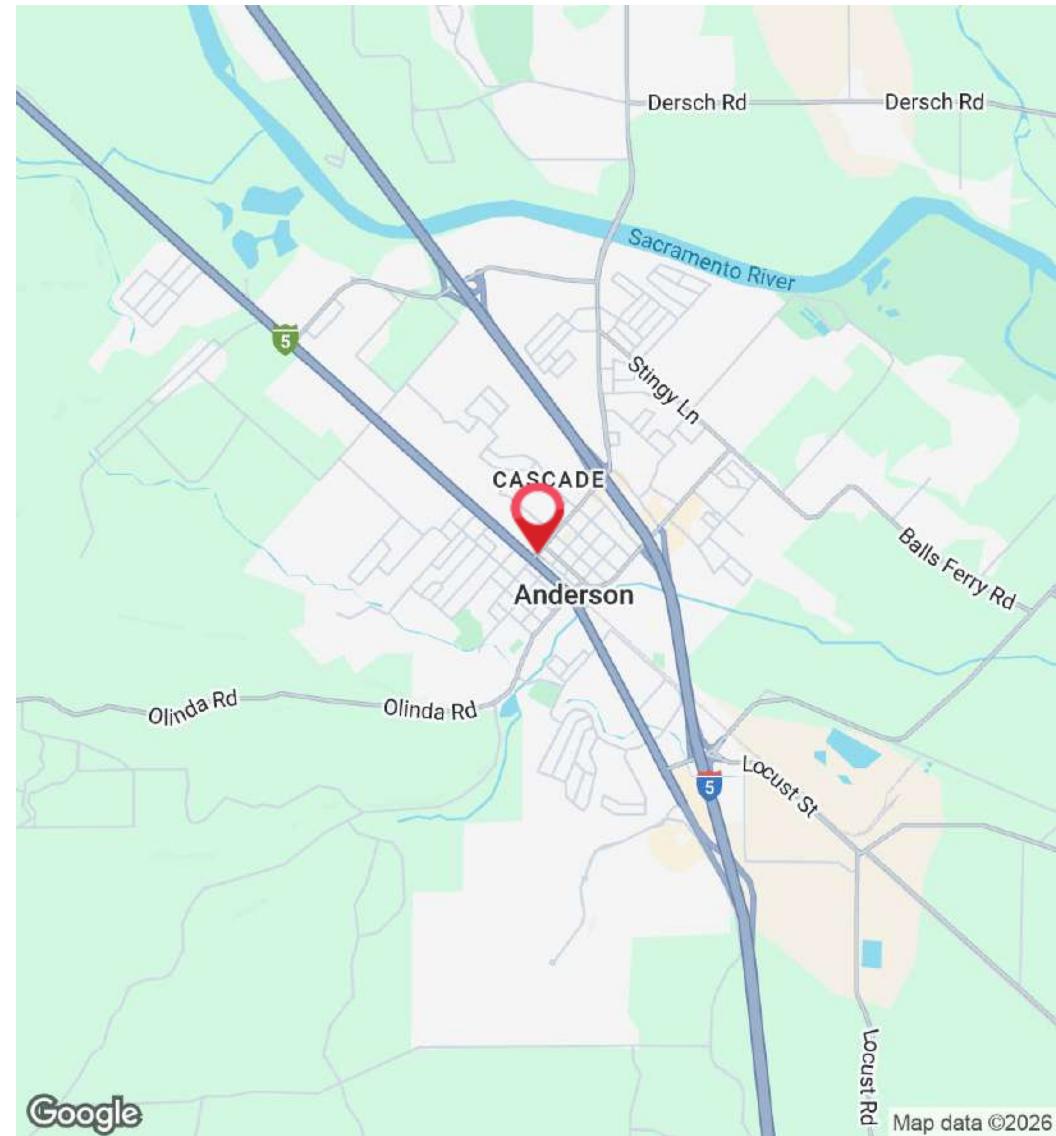
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LOCATION MAPS

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MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess is an experienced commercial real estate broker with a background in property management. She has worked in real estate since 2008 in the Los Angeles, Phoenix and Redding markets. She grew up in Redding and knows the Northern California regional market inside and out. Jess is consistently the most active commercial real estate broker in Redding based on the number of transactions handled each year. Her clients appreciate her exceptional client service, professionalism, dedication and responsiveness. She is passionate about commercial real estate because of the ability it provides to work with local investors, businesses and non-profits to help them meet their goals and being able to help them find creative solutions to their obstacles.

She has worked with many local non-profit organizations in a volunteer capacity such as Redding Rotary, Leadership Redding, Shasta Community Foundation and Turtle Bay Museum. Jess enjoys exploring the many outdoor adventures that Northern California and surrounding areas offer including hiking, paddle boarding, kayaking, ziplining and snowboarding.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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