



**HIGH EXPOSURE RETAIL SPACES ON CHURN CREEK RD NEAR DANA DRIVE**

**1240 CHURN CREEK RD. , REDDING, CA 96002**

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# PROPERTY SUMMARY

1240 CHURN CREEK RD. , REDDING, CA 96002



## PROPERTY DESCRIPTION

Discover prime leasing opportunities at our vibrant shopping center located within Redding's Core Retail Area. With two distinct spaces with the option to be leased together or separately ranging from 1,539 SF to 3,757 SF, our center offers flexibility to suit diverse business needs. Benefit from exceptional visibility with a daily traffic count of 15,800 cars passing along Churn Creek Road. Join esteemed tenants like Starbucks, Edward Jones and Children's Choice Dentistry, and capitalize on the steady flow of foot traffic they attract. Don't miss out on this opportunity – seize your space today and position your business for success in this thriving retail hub. Ready and available now!

## PROPERTY HIGHLIGHTS

- Great tenant mix including Starbucks, Edward Jones, Children's Choice Dentistry and Kremer Family Chiropractic.
- Direct route through parking lot to Home Depot
- Traffic counts of over 15,800 cars per day

## OFFERING SUMMARY

Lease Rate:	\$1.95 – 2.40 SF/month
Lease Type:	NNN (Fees \$0.56/SF/month)
Available SF:	1,539 – 3,757 SF
Zoning:	RC – Regional Commercial
Lot Size:	1.43 Acres
Building Size:	14,107 SF
Year Built:	2007

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RETAIL PROPERTY FOR LEASE

# AVAILABLE SPACES

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## LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
(Estimated charges are \$0.56/SF/month) Lease Rate: \$1.95 - \$2.40 SF/month

Total Space: 1,539 - 3,757 SF

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
1240 Churn Creek Rd. Suite 300	2,218 SF	\$2.35 SF/month	High quality retail space next to Edward Jones and Starbucks. Suite 300 is comprised of two primarily open areas by and is currently combined with adjacent Suite 400, but can be rented separately. Tenant improvements negotiable!
1240 Churn Creek Rd. Suite 400	1,539 SF	\$2.40 SF/month	End cap space currently comprised of large reception/checkout counter area, retail wall, multiple private rooms and lots of extra plumbing. Tenant Improvements negotiable! Great option for hair salon, aesthetics, medical or dental build out.
1240 Churn Creek Rd., Suites 300 and 400 Combined	3,757 SF	\$1.95 SF/month	Suites 300 and 400 combined are is available now! Upgrade your business with this high quality retail end cap space next to Edward Jones and Starbucks adjacent to Home Depot in the center of Redding. This former cycling studio features extra plumbing from restrooms, showers and laundry room. The space can be completely reconfigured for your business. Tenant improvements negotiable.

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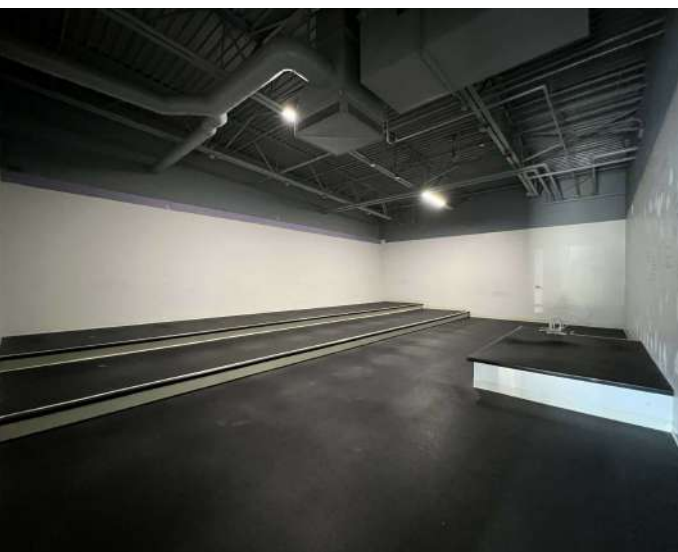
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RETAIL PROPERTY FOR LEASE

# SUITES 300 & 400: INTERIOR PHOTOS

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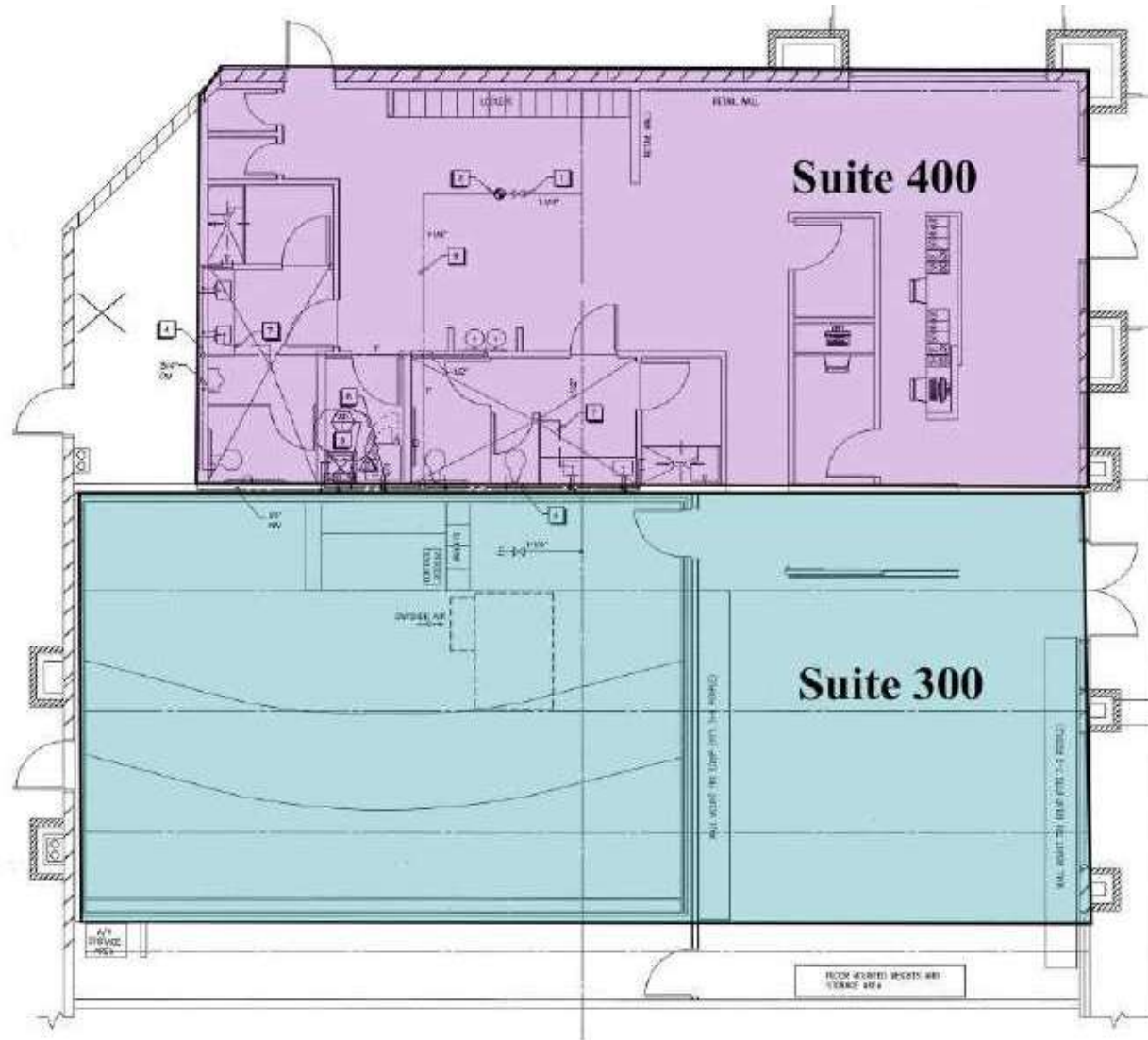
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# SUITES 300 & 400: FLOOR PLAN

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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,709	8,654	16,237
Average Age	29.4	31.9	35.3
Average Age (Male)	28.6	31.7	34.6
Average Age (Female)	33.6	34.6	38.3

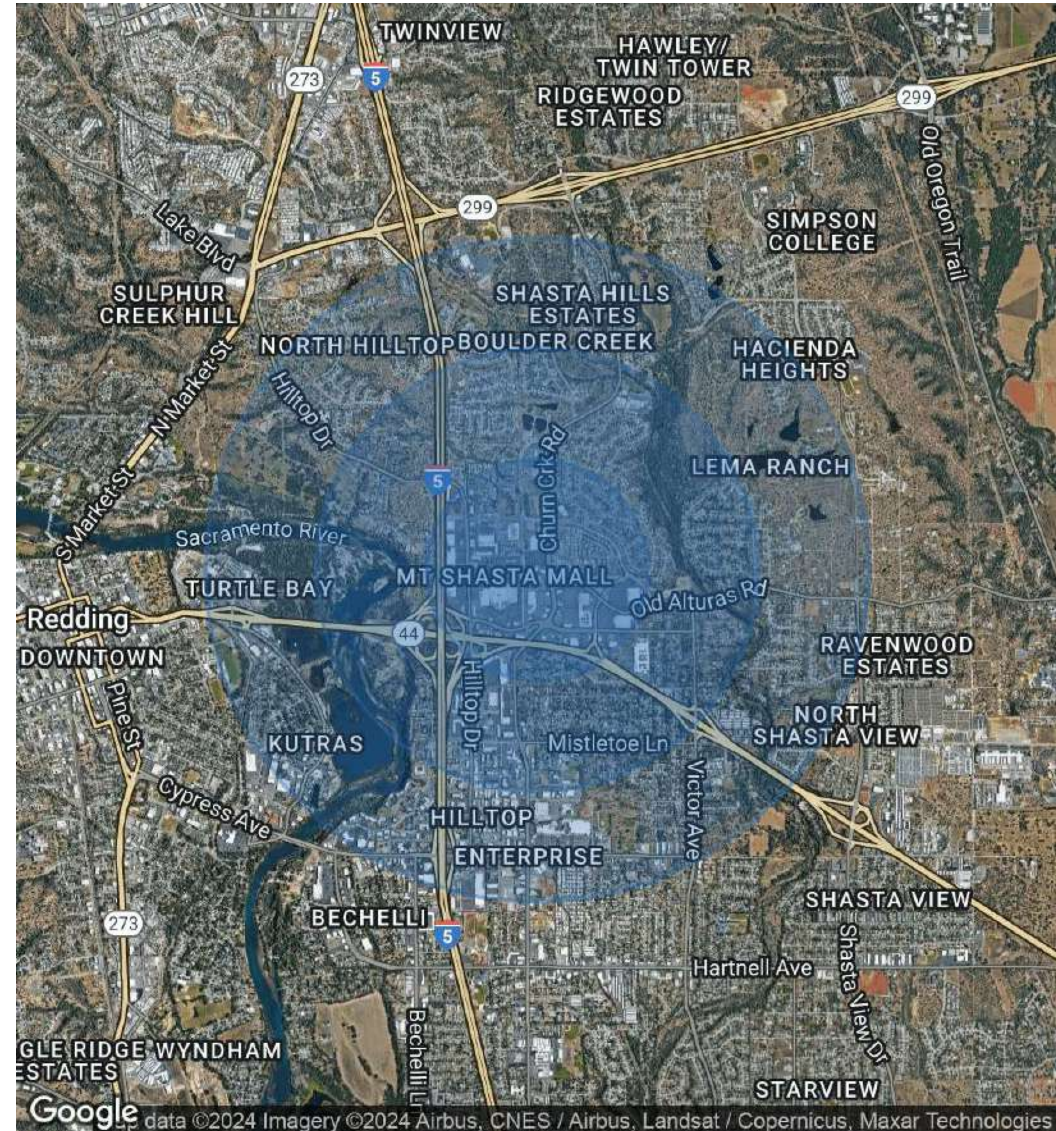
## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,103	3,566	7,070
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$58,134	\$63,784	\$64,719
Average House Value	\$178,411	\$234,123	\$243,012

## TRAFFIC COUNTS

Churn Creek Rd 15,800/day

2020 American Community Survey (ACS)



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RETAIL PROPERTY FOR LEASE

# LOCATED IN CORE RETAIL AREA

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# MEET THE BROKER

1240 CHURN CREEK RD. , REDDING, CA 96002



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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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