

# Turnkey Restaurant & Bar Opportunity

329 Lake Blvd,  
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

Currently occupied by Karma's House of Spirits, this fully equipped restaurant and bar space features a 15' x 4' commercial hood, 10' x 12' walk-in cooler, and 750-gallon grease trap. The property includes a private parking lot with 28 stalls and a maximum occupancy of 91. Major building systems were replaced during a full renovation completed in 2019-2020, reducing upkeep and maintenance costs. California Type 48 and Type 58 liquor licenses are available for purchase separately. Move-in ready and ideal for food, beverage, and entertainment operators.

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 253        | 936       | 3,022    |
| Total Population  | 456        | 1,775     | 6,320    |
| Average HH Income | \$53,622   | \$58,006  | \$70,922 |

## PROPERTY HIGHLIGHTS

- Fully equipped restaurant and bar space
- 15' x 4' commercial kitchen hood
- 10' x 12' walk-in cooler
- 750-gallon grease trap
- Private parking lot with 28 stalls
- Maximum occupancy: 91
- Major systems replaced during 2019-2020 full renovation
- California Type 48 and Type 58 liquor licenses available for purchase separately
- Move-in ready opportunity for restaurant, bar, or entertainment operators

## OFFERING SUMMARY

|                       |                       |
|-----------------------|-----------------------|
| Lease Rate:           | \$1.90 SF/month (NNN) |
| Available SF:         | 3,334 SF              |
| Acres:                | 0.55                  |
| Year Built/Renovated: | 1963/2020             |
| Zoning:               | General Commercial    |
| Parcel Number:        | 113-320-005           |

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# Lease Spaces

## LEASE INFORMATION

|              |          |             |                 |
|--------------|----------|-------------|-----------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable      |
| Total Space: | 3,334 SF | Lease Rate: | \$1.90 SF/month |

## AVAILABLE SPACES

| SUITE         | SIZE (SF) | LEASE TYPE | LEASE RATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------|-----------|------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 329 Lake Blvd | 3,334 SF  | NNN        | \$1.90 SF/month | The space features a 15' x 4' commercial hood, a 10' x 12' walk-in cooler, and a 750-gallon grease trap. The property includes a private parking lot with 28 stalls and a maximum occupancy of 91. Major building systems were replaced during a full renovation completed in 2019-2020, reducing upkeep and maintenance costs. California Type 48 and Type 58 liquor licenses are available for purchase separately. Move-in ready and ideal for food, beverage, and entertainment operators. |

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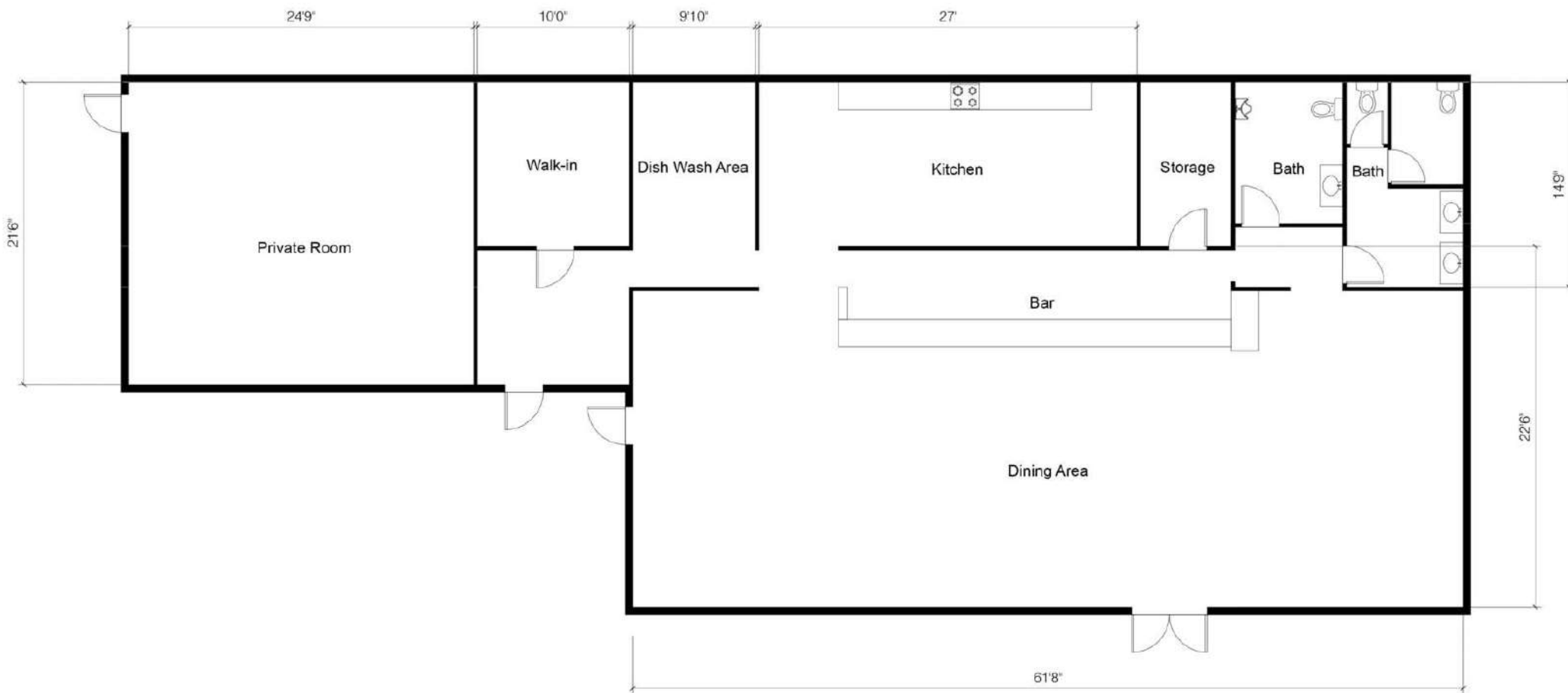
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# Floor Plan



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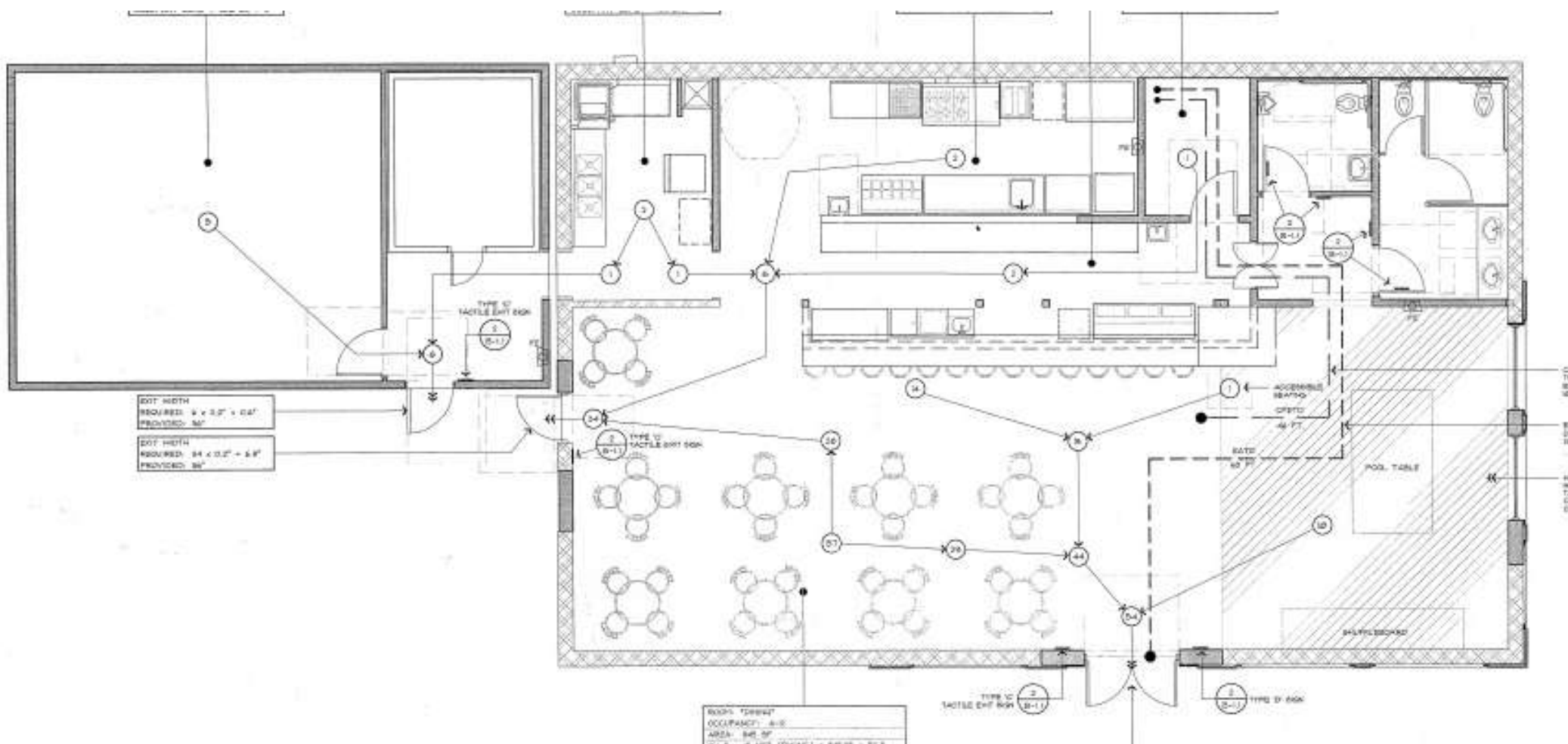
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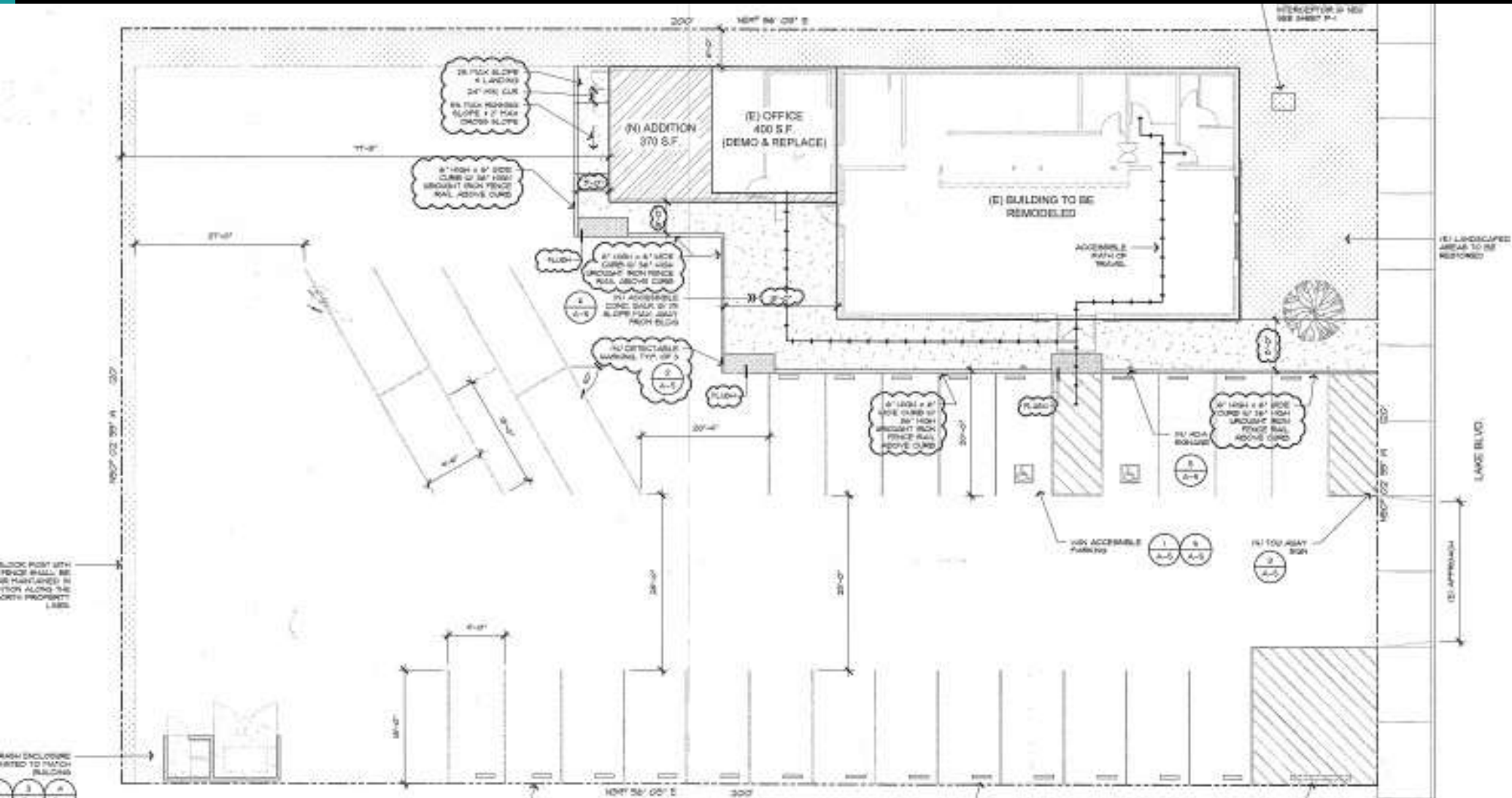
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# Equipment Plan



# Site Plan



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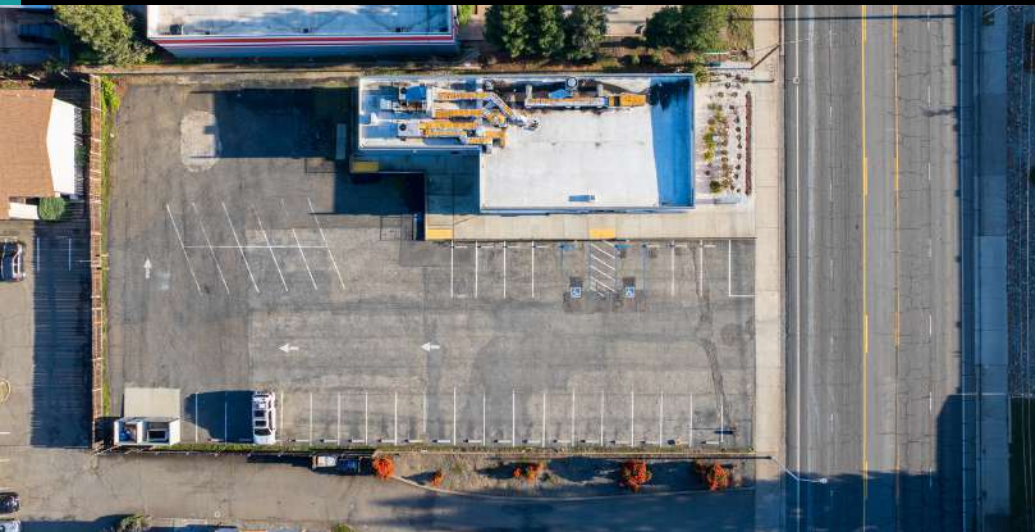
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# Exterior Photos



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# Interior Photos



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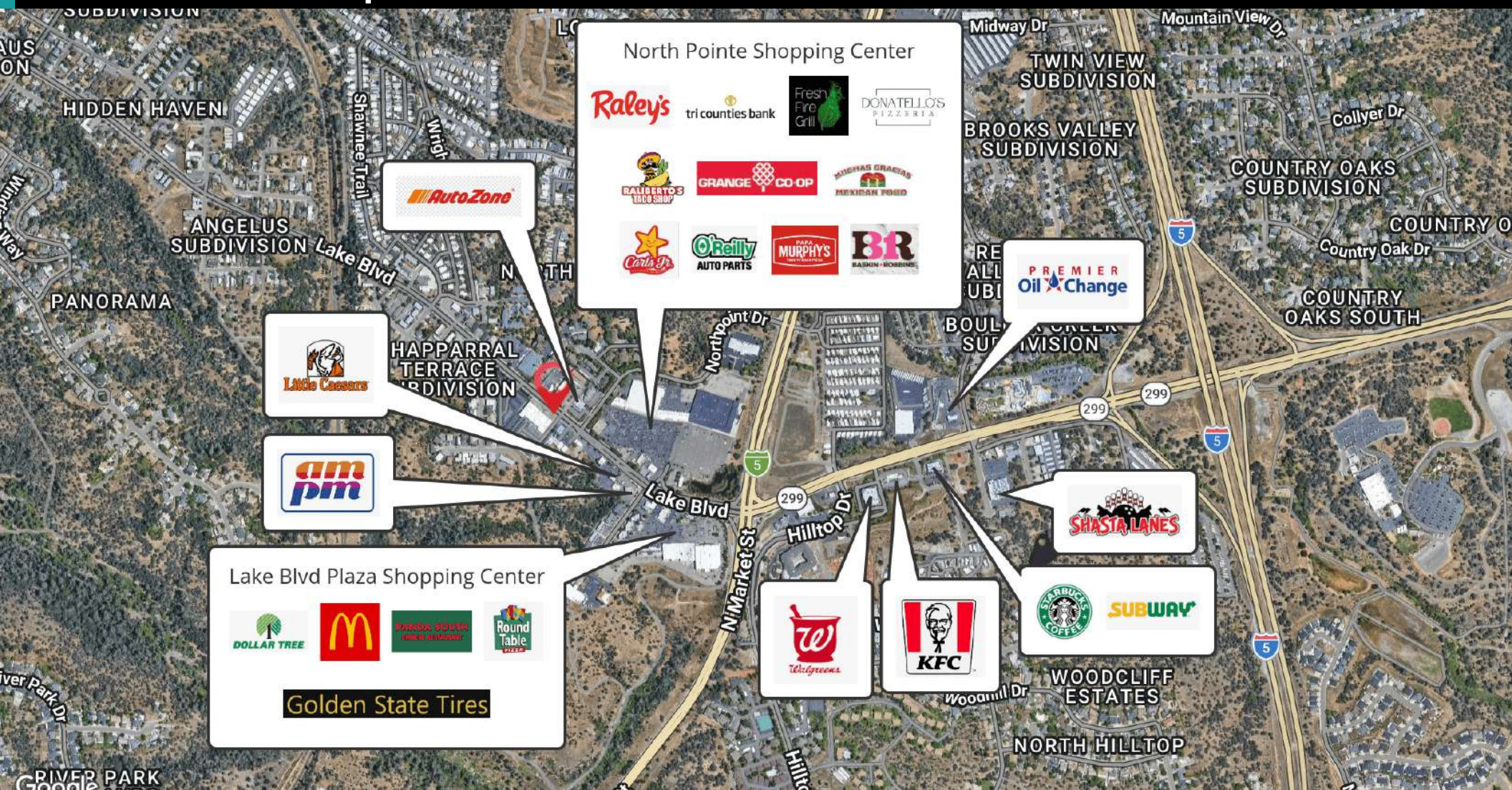
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# Retailer Map



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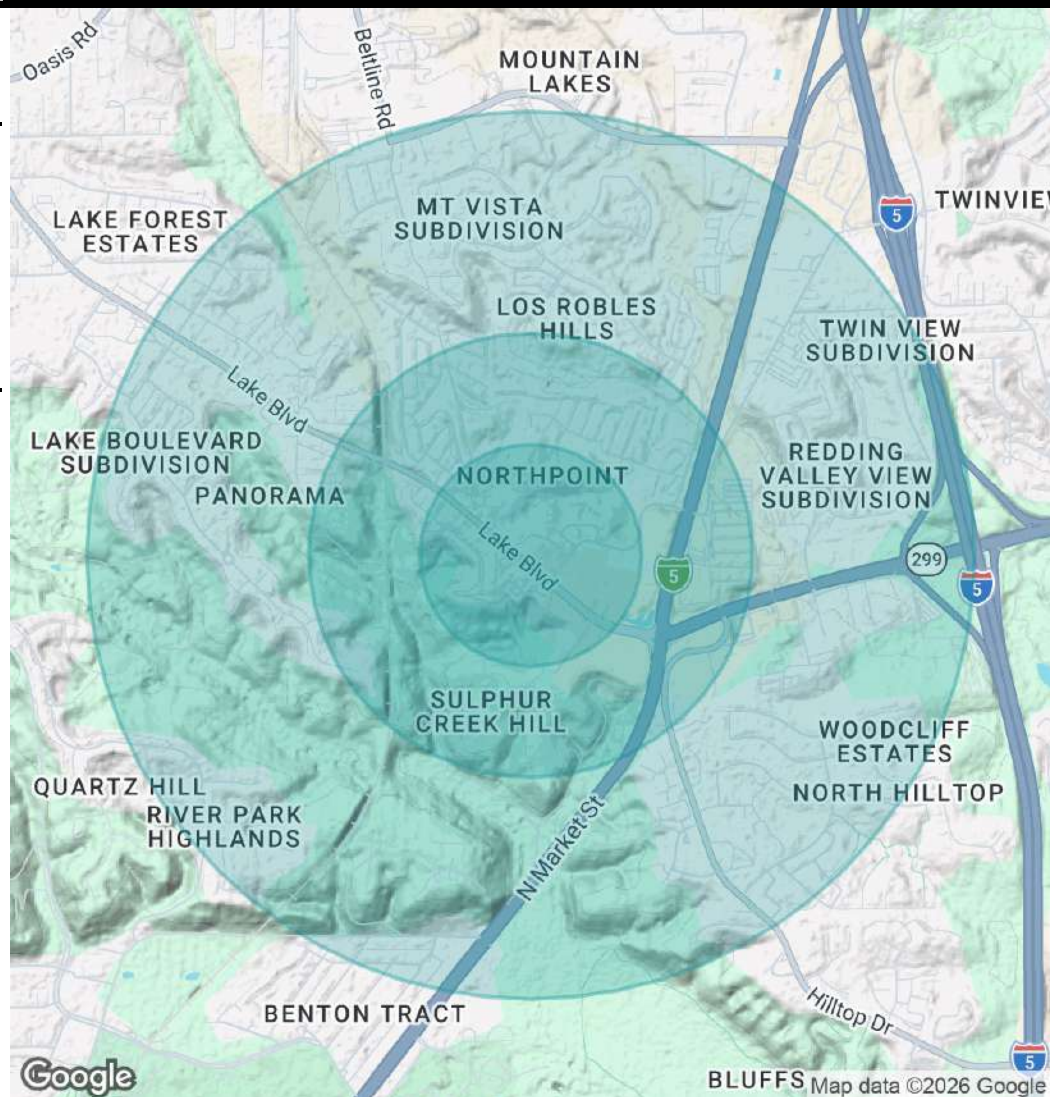
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# Demographics Map & Report

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE    |
|----------------------|------------|-----------|-----------|
| Total Population     | 456        | 1,775     | 6,320     |
| Average Age          | 53.0       | 48.9      | 41.9      |
| Average Age (Male)   | 52.2       | 48.5      | 41.4      |
| Average Age (Female) | 55.5       | 50.8      | 42.8      |
| HOUSEHOLDS & INCOME  | 0.25 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 253        | 936       | 3,022     |
| # of Persons per HH  | 1.8        | 1.9       | 2.1       |
| Average HH Income    | \$53,622   | \$58,006  | \$70,922  |
| Average House Value  | \$87,730   | \$109,870 | \$214,717 |



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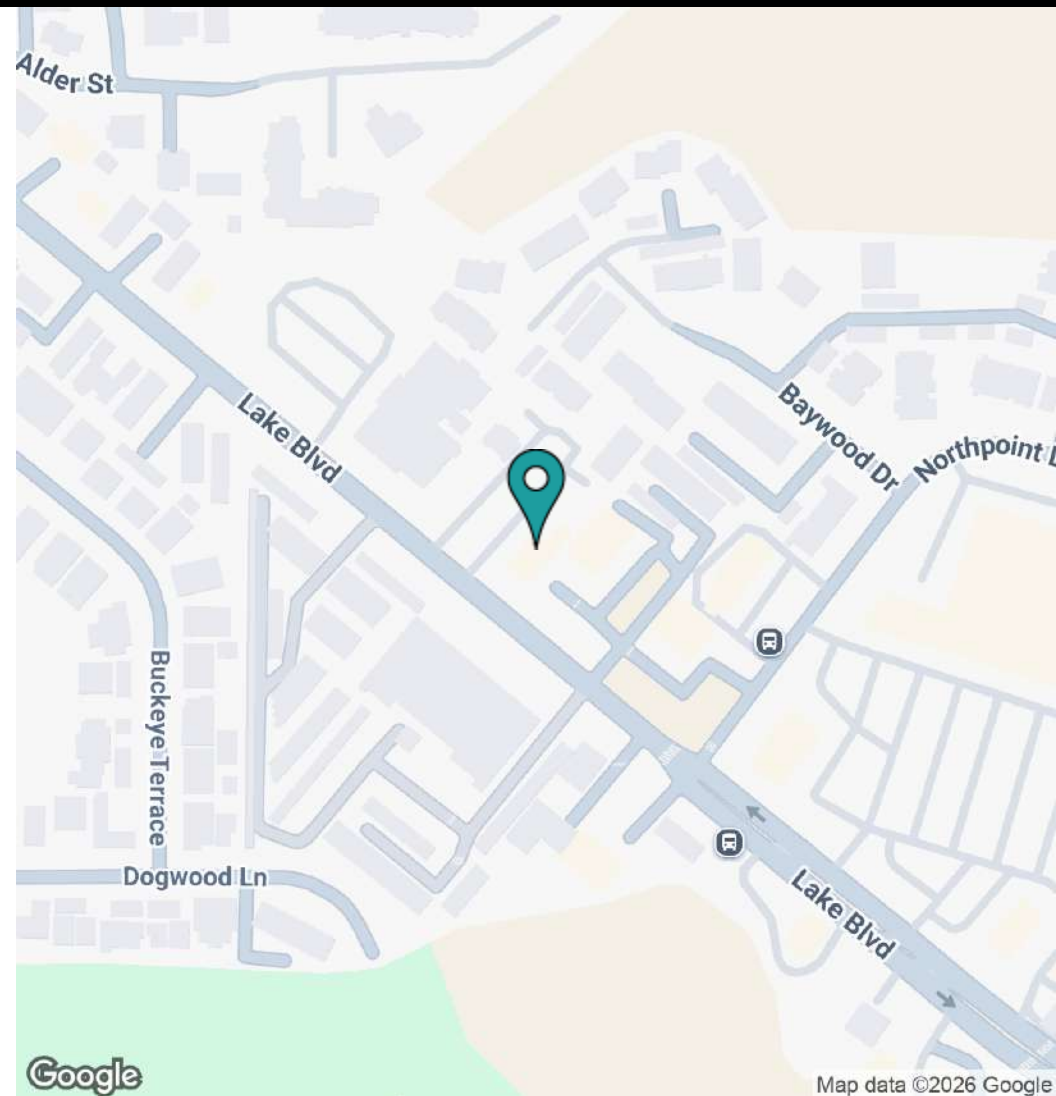
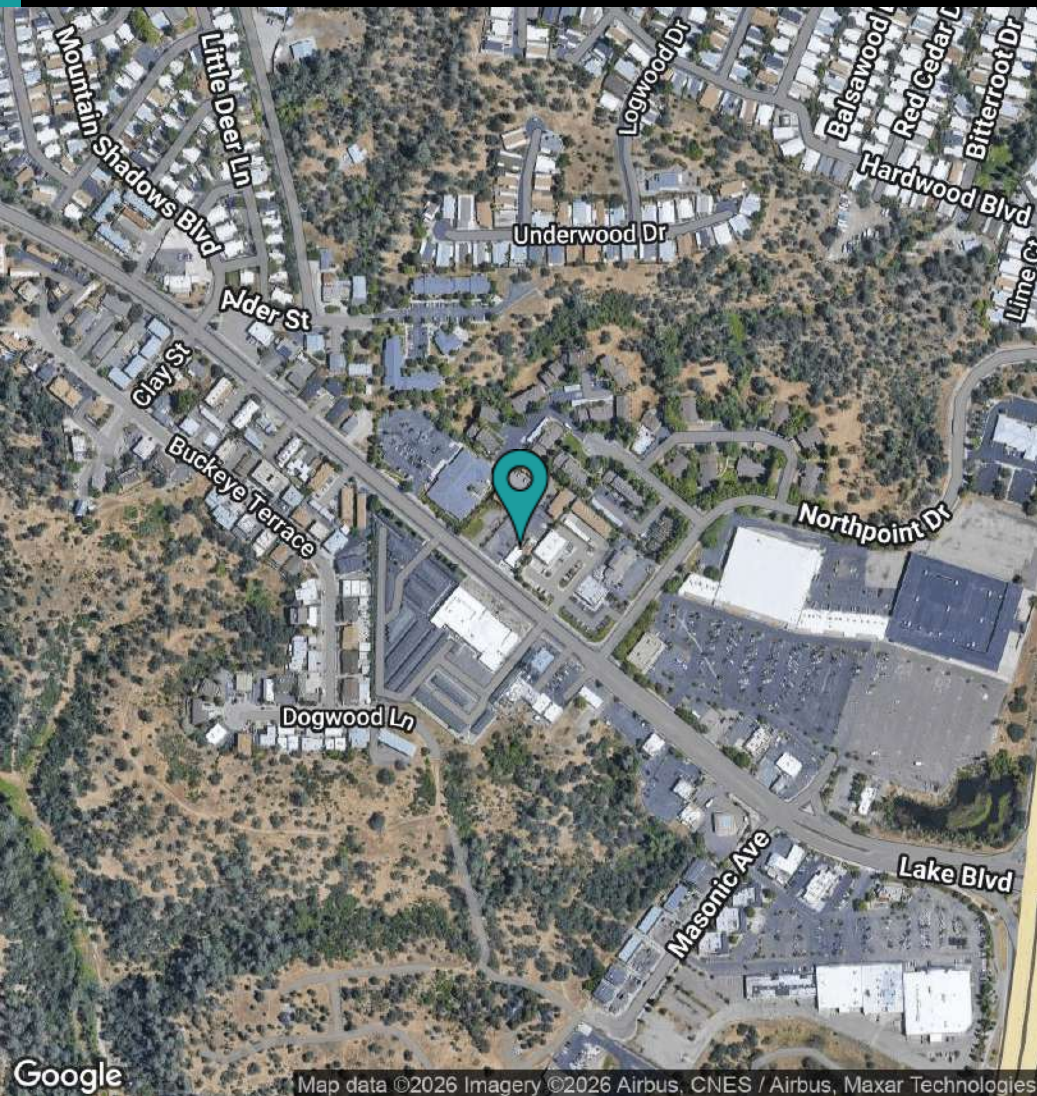
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# Location Map



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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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