



OFFICE SPACE WITHIN PARK MARINA PLAZA

1890 PARK MARINA DR. , REDDING, CA 96001

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PROPERTY SUMMARY

1890 PARK MARINA DR. , REDDING, CA 96001



PROPERTY DESCRIPTION

1890 Park Marina Dr is a premier professional office building nestled in the heart of West Redding and located within the Park Marina Plaza Shopping Center. Conveniently situated just off Hwy 44 and a mere mile from the I-5 intersection, this location ensures effortless commuting. It is just across Hwy 44 from the Civic Center and Rodeo Grounds. Upstairs tenants enjoy common break room and restroom facilities as well as use of a downstairs conference room, providing accessibility for clients with mobility concerns due to upstairs suites being accessed by stairs only. Ground-floor suites offer office or retail flexibility with storefront entries and signage opportunities, and a mix of open space and private office.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Utilities included in rental rate
- Accessible conference room
- Scenic views

OFFERING SUMMARY

| | |
|----------------|--------------------------|
| Lease Rate: | Varies, see next page |
| Available SF: | 1,284 - 2,004 SF |
| Lease Type: | Modified Gross |
| Lot Size: | 6.71 Acres |
| Building Size: | 20,388 SF |
| Zoning: | General Commercial |
| Parking: | Ample off-street parking |

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OFFICE BUILDING FOR LEASE

AVAILABLE SPACES

1890 PARK MARINA DR. , REDDING, CA 96001



LEASE INFORMATION

| | | | |
|-----------------|------------------|-------------|--------------------------|
| Lease Type: | Modified Gross | Lease Term: | Negotiable |
| Size Available: | 1,284 - 2,004 SF | Lease Rate: | \$1.25 - \$1.30 SF/month |

AVAILABLE SPACES

| SUITE | SIZE(SF) | LEASE RATE | DESCRIPTION |
|-----------|----------|-----------------|---|
| Suite 101 | 2,004 SF | \$1.25 SF/month | Ground-floor suite featuring a spacious open work area, a private office, a conference room, a break room, a restroom, and an IT closet. Utilities of \$0.23/sf will be added in the lease agreement. |
| Suite 106 | 1,284 SF | \$1.30 SF/month | Ground-floor suite offering a large open work space with one private office, restroom, and back storage area. Utilities of \$0.23/sf will be added in the lease agreement. |

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CONFERENCE ROOM, FLOOR 1

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OFFICE BUILDING FOR LEASE

SUITE 101 - PHOTOS

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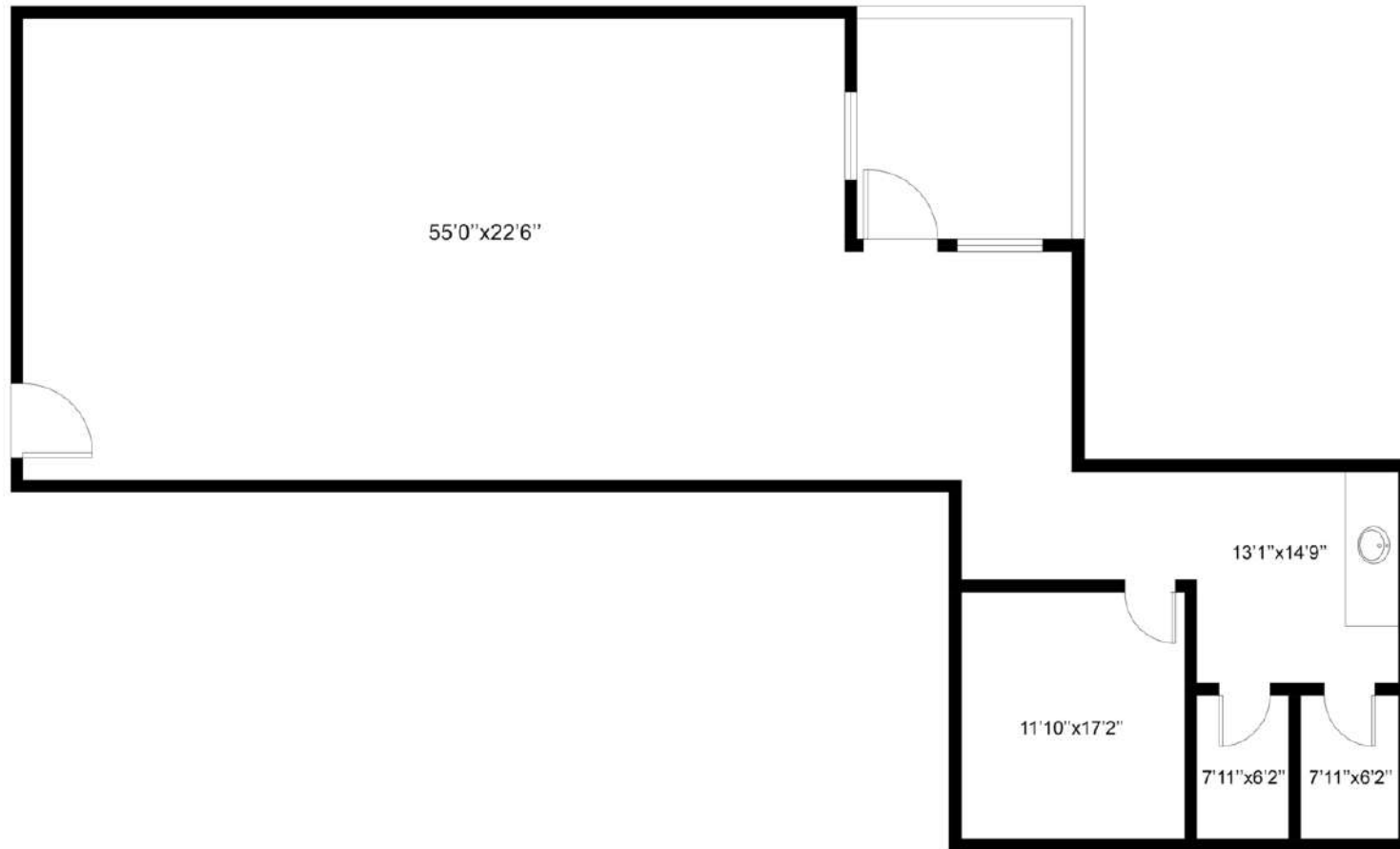
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OFFICE BUILDING FOR LEASE

SUITE 101 - FLOOR PLAN

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1890 PARK MARINA DR
SUITE 101
FLOOR PLAN

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SUITE 106 - PHOTOS

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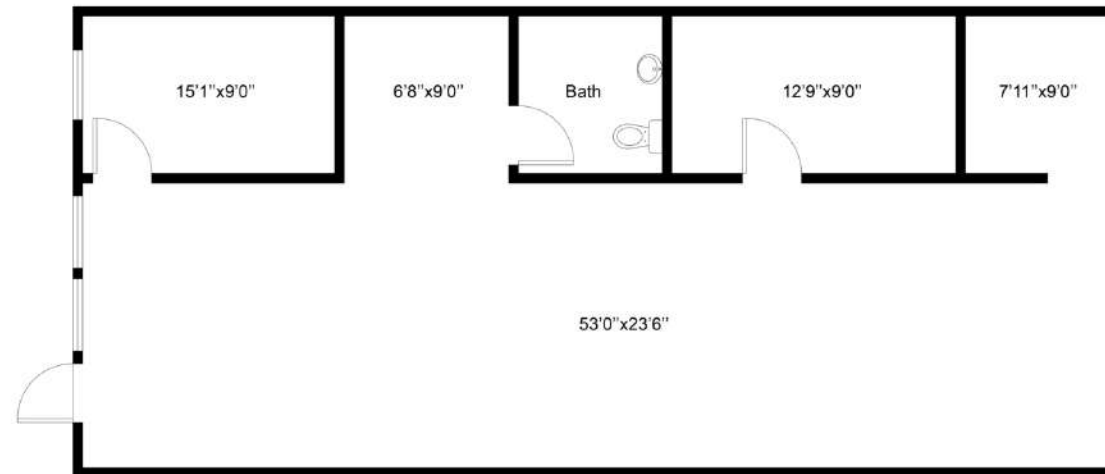
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OFFICE BUILDING FOR LEASE

SUITE 106 - FLOOR PLAN

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1890 PARK MARINA DR
SUITE 106
FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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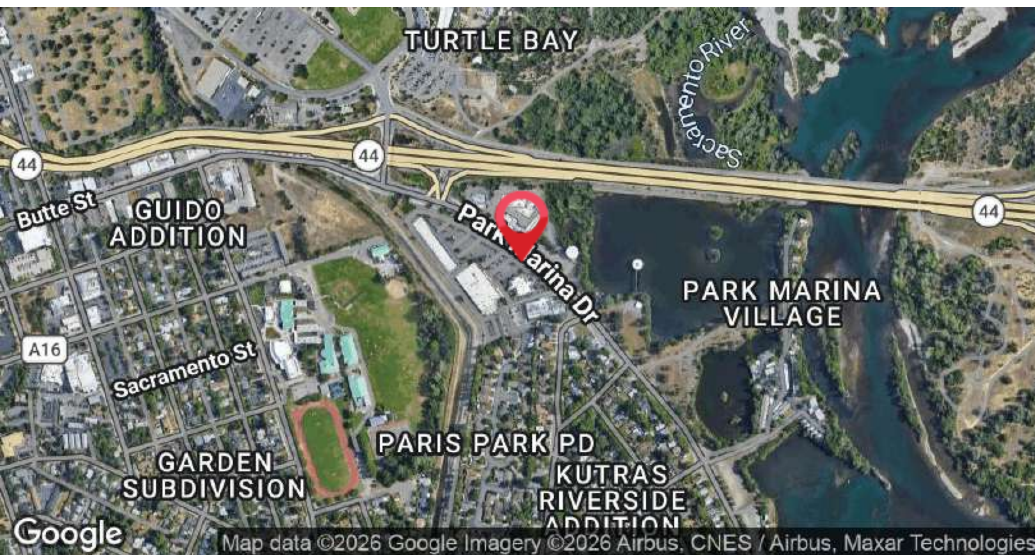
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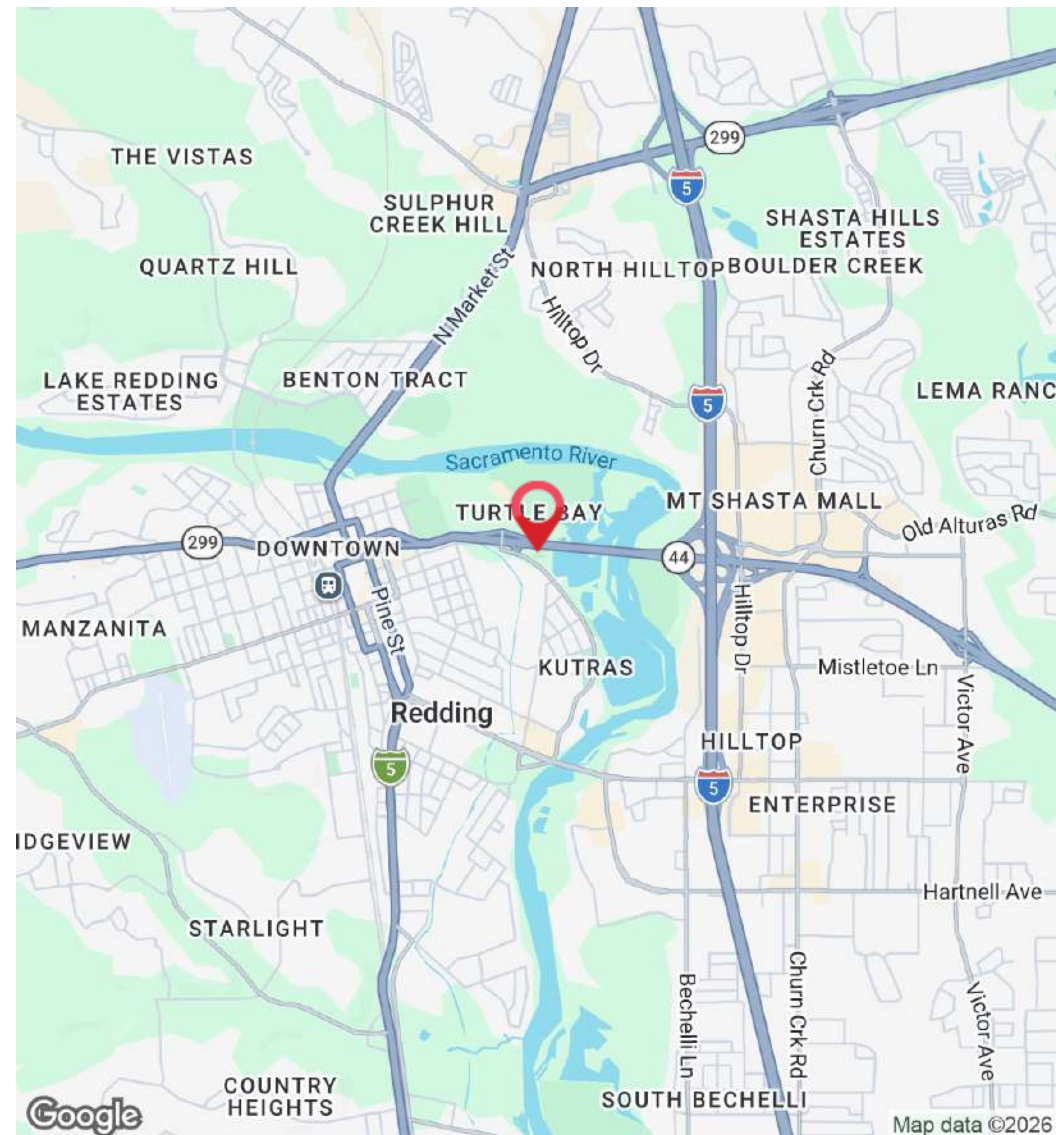
LOCATION OVERVIEW

1890 PARK MARINA DR. , REDDING, CA 96001



LOCATION OVERVIEW

Located just off Hwy 44 in West Redding 1 mile from Hwy 44 and I-5 Intersection. Quick and easy to access from all areas of town. Across Park Marina Dr from Sacramento River.



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DEMOGRAPHICS MAP & REPORT

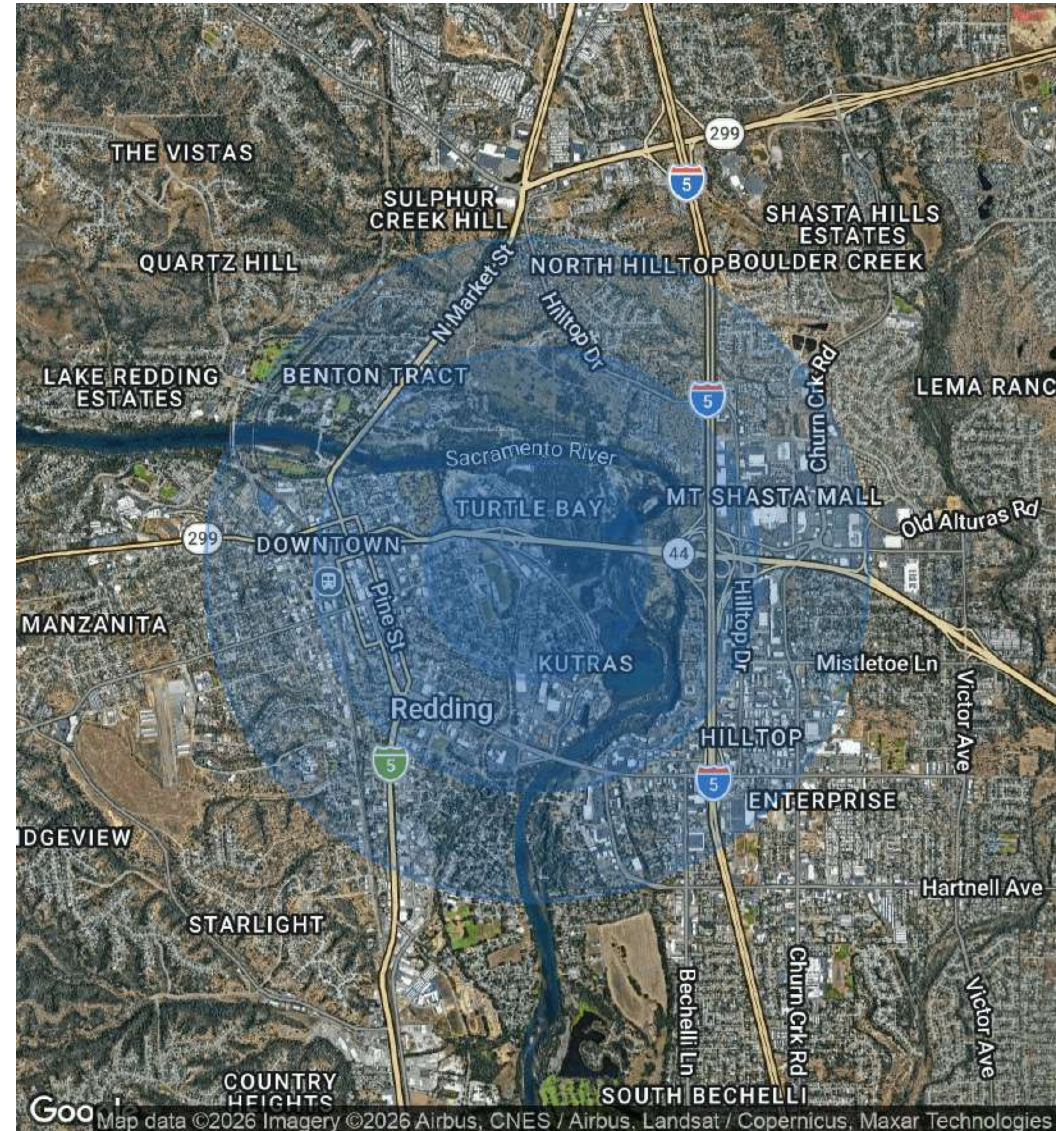
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| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,307 | 6,750 | 17,272 |
| Average Age | 33.8 | 35.8 | 36.7 |
| Average Age (Male) | 33.4 | 36.4 | 37.1 |
| Average Age (Female) | 39.5 | 39.8 | 38.3 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 646 | 3,263 | 8,091 |
| # of Persons per HH | 2.0 | 2.1 | 2.1 |
| Average HH Income | \$62,845 | \$58,843 | \$56,933 |
| Average House Value | \$244,701 | \$244,351 | \$223,601 |

2020 American Community Survey (ACS)



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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.

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

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