



2665 BECHELLI LN
REDDING, CA 96002

Jess Whitlow, CCIM
Broker Associate/Consultant
530.605.5169
jess@coxrec.com
coxrec.com

PROPERTY SUMMARY

REDDING, CA 96002



PROPERTY DESCRIPTION

Freestanding office building in central Redding with functional floor plan including reception and waiting area, 7 private offices, large training room/conference room, break room, storage and private restroom. Less than 0.3 miles to I-5 access for easy commute from any area of town. Signage on busy Bechelli Ln near Cypress Ave.

PROPERTY HIGHLIGHTS

- Central location has easy access to I-5 and all areas of the city
- Signage exposure on Bechelli Ln
- REU utilities for Water, Sewer, Trash and Electricity
- 7 off street parking spaces including 1 HC

OFFERING SUMMARY

Lease Rate:	\$1.25 SF/yr (MG)
Available SF:	2,400 SF
Lot Size:	0.17 Acres
Building Size:	2,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	356	711	3,305
Total Population	808	1,679	8,176
Average HH Income	\$75,561	\$78,627	\$84,752

JESS WHITLOW, CCIM
Broker Associate/Consultant

530.605.5169
jess@coxrec.com

coxrec.com
CalDRE #01941996

OFFICE BUILDING FOR LEASE

EXTERIOR PHOTOS

REDDING, CA 96002



JESS WHITLOW, CCIM
Broker Associate/Consultant

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

530.605.5169

jess@coxrec.com

coxrec.com

CalDRE #01941996

OFFICE BUILDING FOR LEASE

INTERIOR PHOTOS

REDDING, CA 96002



JESS WHITLOW, CCIM
Broker Associate/Consultant

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

530.605.5169
jess@coxrec.com

coxrec.com
CalDRE #01941996

OFFICE BUILDING FOR LEASE

RETAILER MAP

REDDING, CA 96002



JESS WHITLOW, CCIM
Broker Associate/Consultant

530.605.5169
jess@coxrec.com

coxrec.com
CalDRE #01941996

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

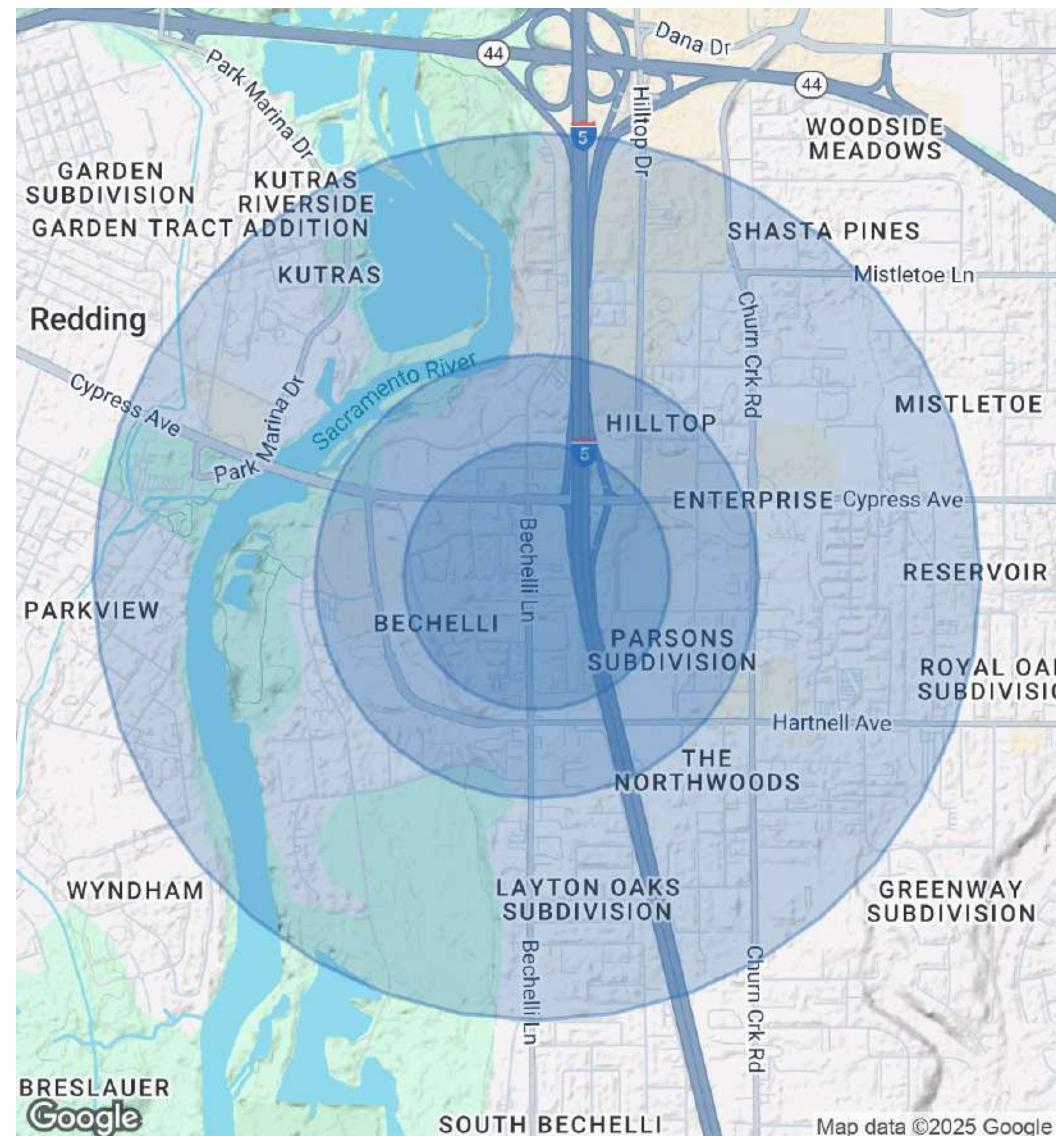
DEMOGRAPHICS MAP & REPORT

REDDING, CA 96002



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	808	1,679	8,176
Average Age	43	42	41
Average Age (Male)	40	39	39
Average Age (Female)	45	45	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	356	711	3,305
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$75,561	\$78,627	\$84,752
Average House Value	\$386,394	\$370,201	\$393,483

Demographics data derived from AlphaMap



JESS WHITLOW, CCIM
Broker Associate/Consultant

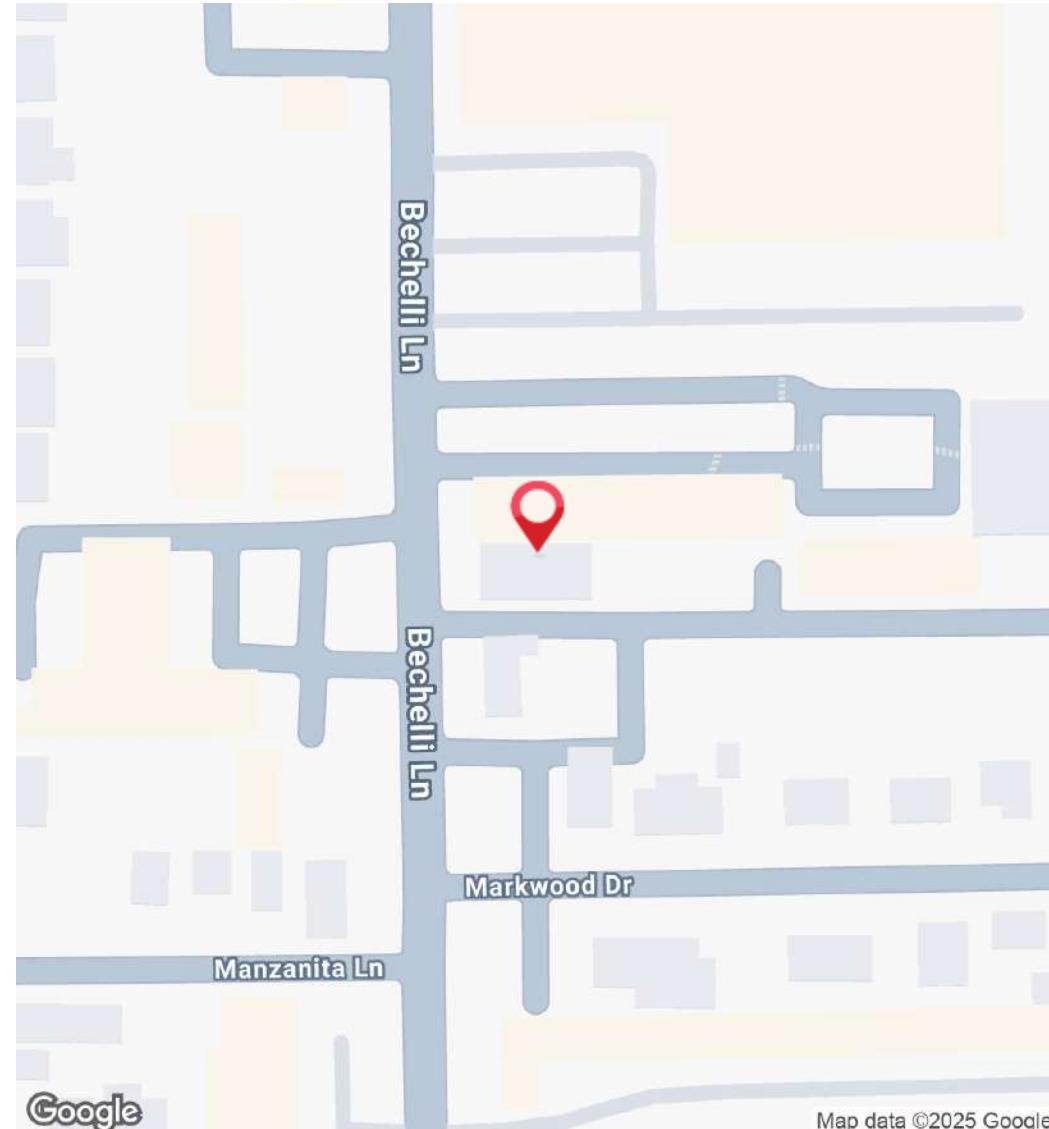
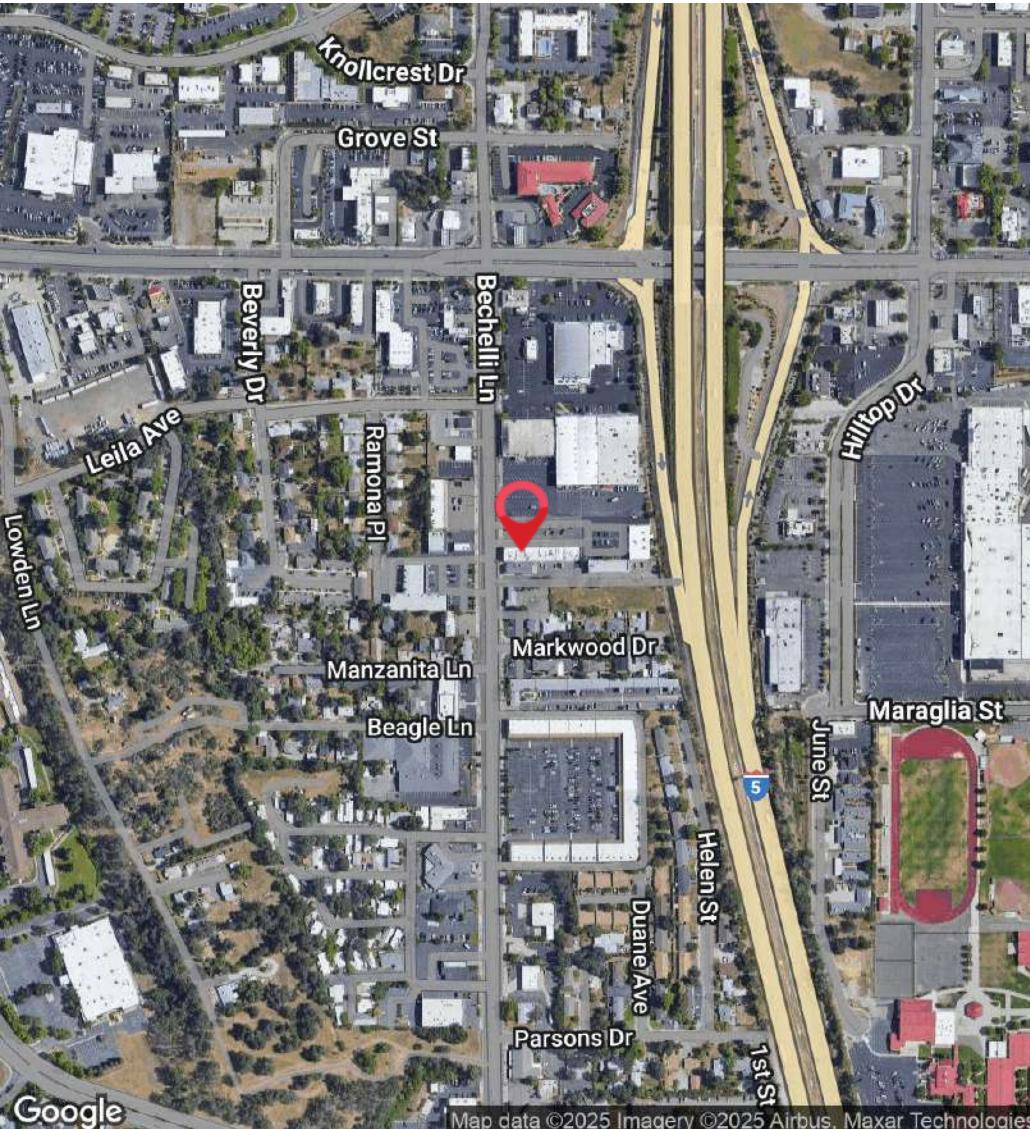
530.605.5169
jess@coxrec.com

coxrec.com
CalDRE #01941996

OFFICE BUILDING FOR LEASE

LOCATION MAP

REDDING, CA 96002



JESS WHITLOW, CCIM
Broker Associate/Consultant

530.605.5169
jess@coxrec.com

coxrec.com
CalDRE #01941996

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

MEET THE BROKER

REDDING, CA 96002



JESS WHITLOW, CCIM

Broker Associate/Consultant

jess@coxrec.com

Direct: **530.605.5169** | Cell: **530.605.5169**

CalDRE #01941996

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

Cox Real Estate Consultants - Jess Whitlow
1246 East St
Redding, CA 96001
530.605.5169

JESS WHITLOW, CCIM

Broker Associate/Consultant

530.605.5169

jess@coxrec.com

coxrec.com

CalDRE #01941996