



FREESTANDING OFFICE BUILDING FOR LEASE – CENTRAL ANDERSON, CA

2110 FERRY STREET, ANDERSON, CA 96007

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PROPERTY SUMMARY

2110 FERRY STREET, ANDERSON, CA 96007



PROPERTY DESCRIPTION

This 4,625 SF freestanding office building in central Anderson, CA, offers a versatile and well-thought-out layout perfect for professional offices or social services operations. The interior includes 12 private offices, a welcoming reception area, spacious waiting room, and a professional conference room to accommodate both clients and staff. Additional features such as a dedicated break room, shower, and laundry hookups provide added functionality for day-to-day operations. The building includes 2 single-stall restrooms and a multi-stall restroom, ensuring convenience for employees and visitors. Located in an easily accessible area with 20 off-street parking spaces, this property is designed to support businesses requiring both private and collaborative spaces.

PROPERTY HIGHLIGHTS

- 12 private offices plus reception, waiting room, and conference room
- Break room, shower, and laundry hookups for added convenience
- 2 single-stall restrooms and 1 multi-stall restroom
- 20 off-street parking spaces onsite for staff and visitors
- Ideal layout for offices or social services operations
- Convenient, easily accessible location
- Available January 1, 2025



OFFERING SUMMARY

| | |
|----------------|-----------------|
| Lease Rate: | \$0.86 SF/month |
| Lease Type: | Modified Gross |
| Available SF: | 4,625 SF |
| Lot Size: | 0.6 Acres |
| Building Size: | 7,389 SF |
| Zoning: | |

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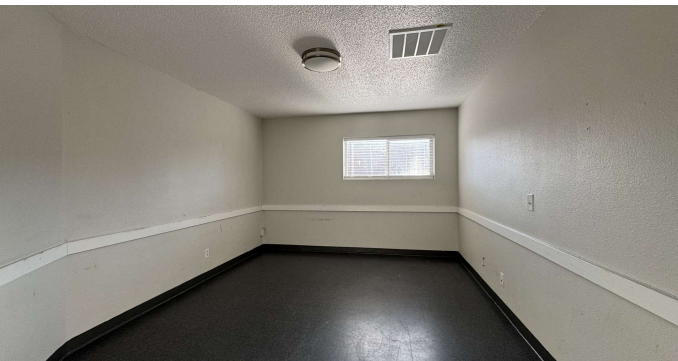
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OFFICE BUILDING FOR LEASE

INTERIOR PHOTOS

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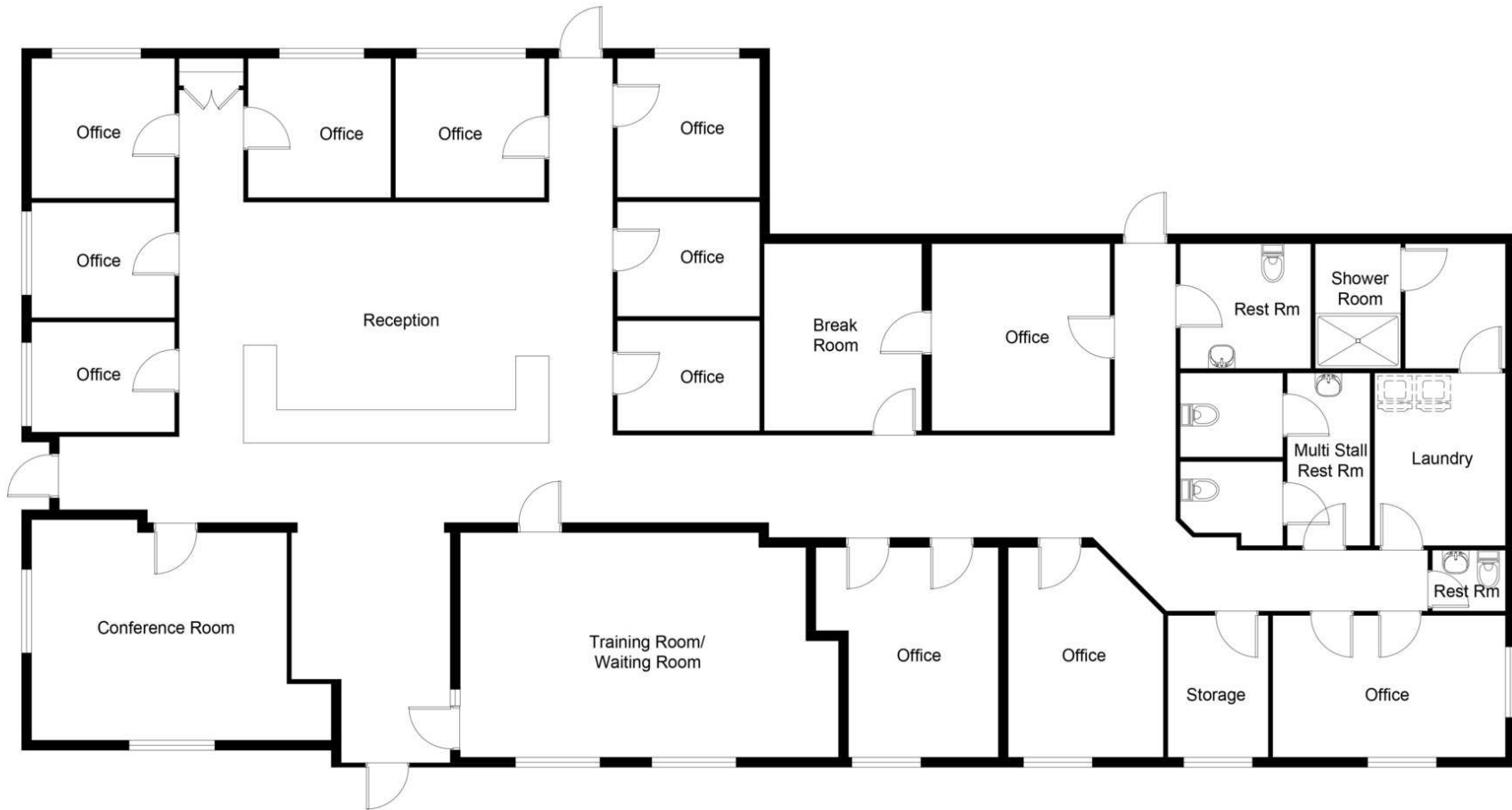
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FLOOR PLAN

2110 FERRY STREET, ANDERSON, CA 96007



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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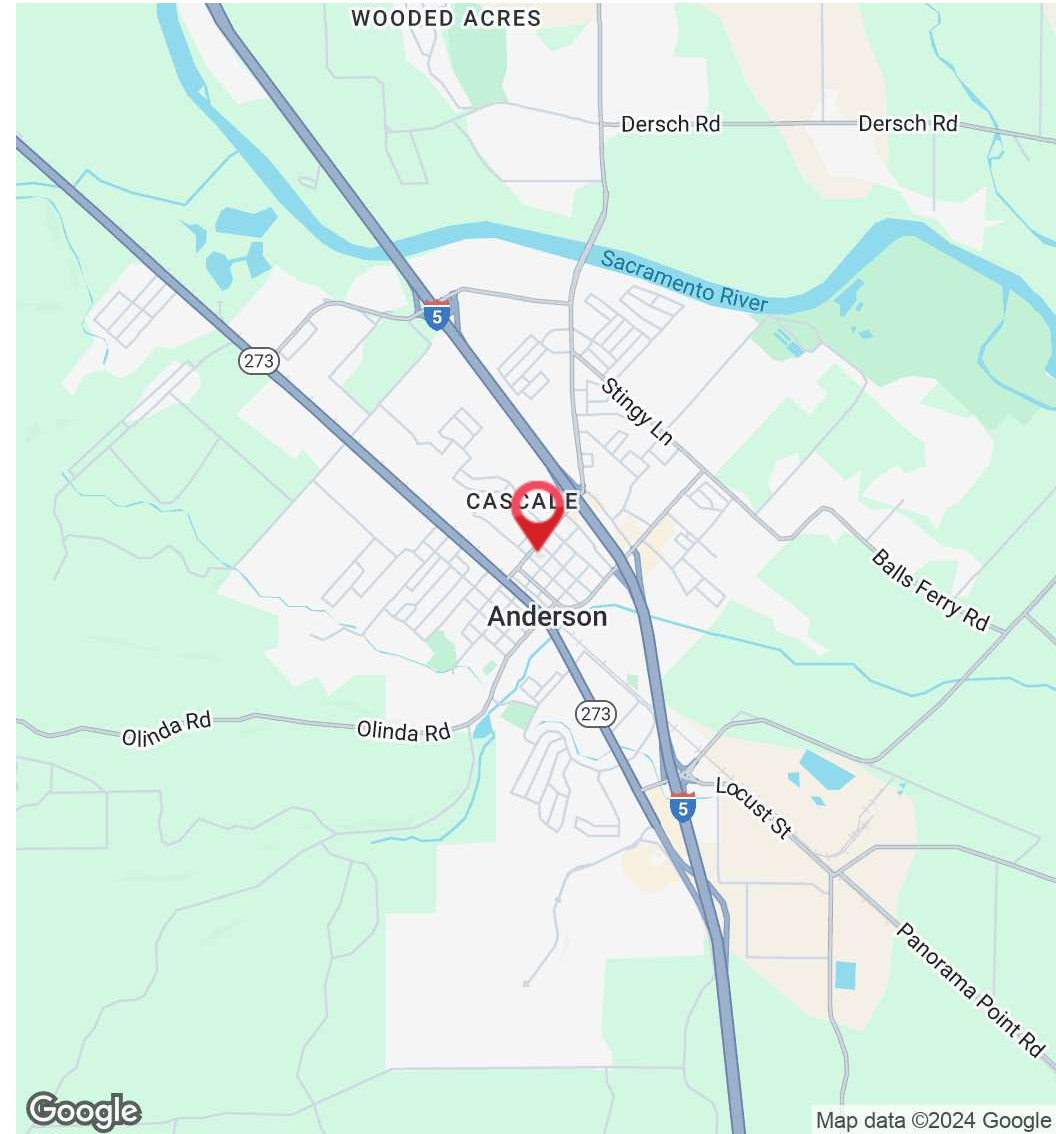
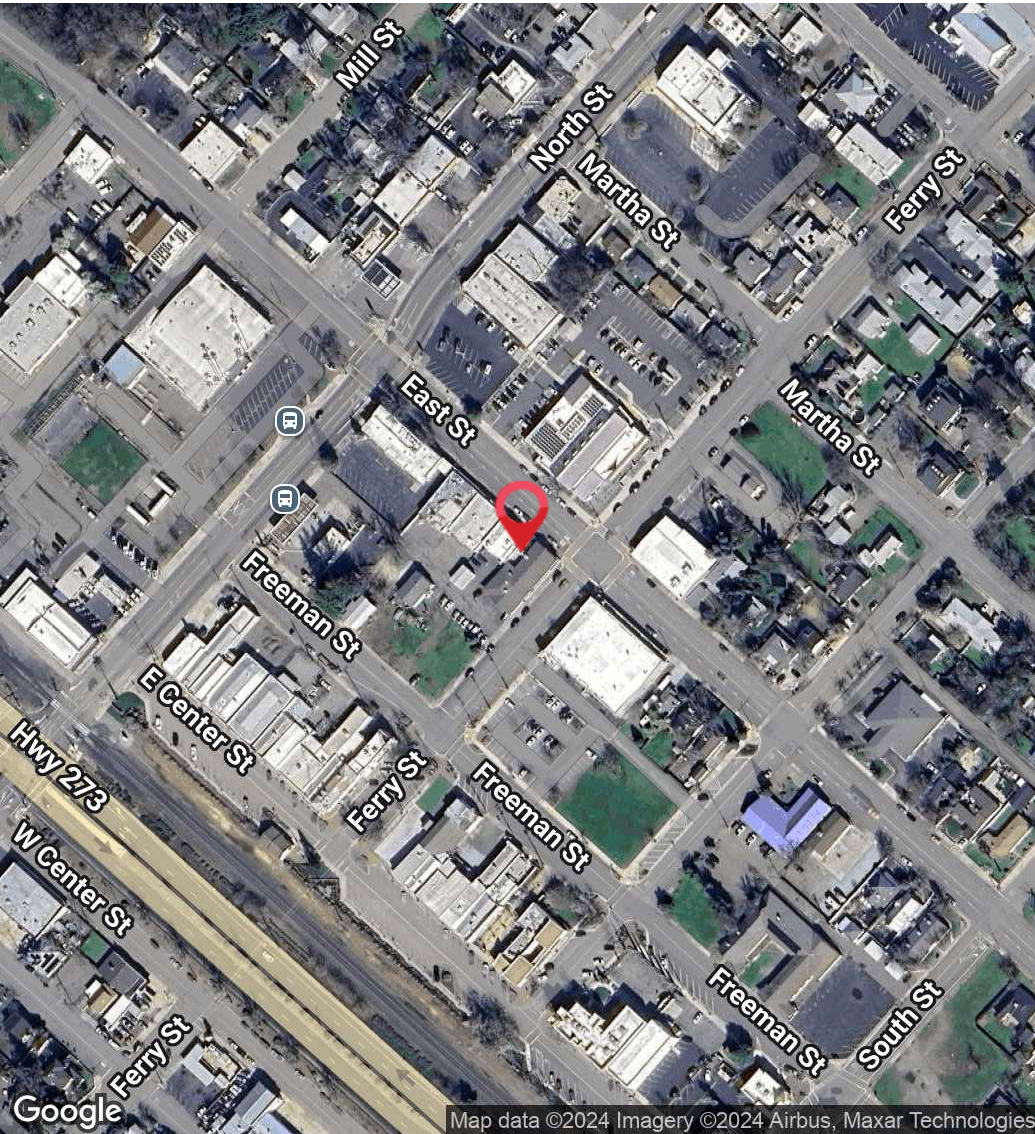
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LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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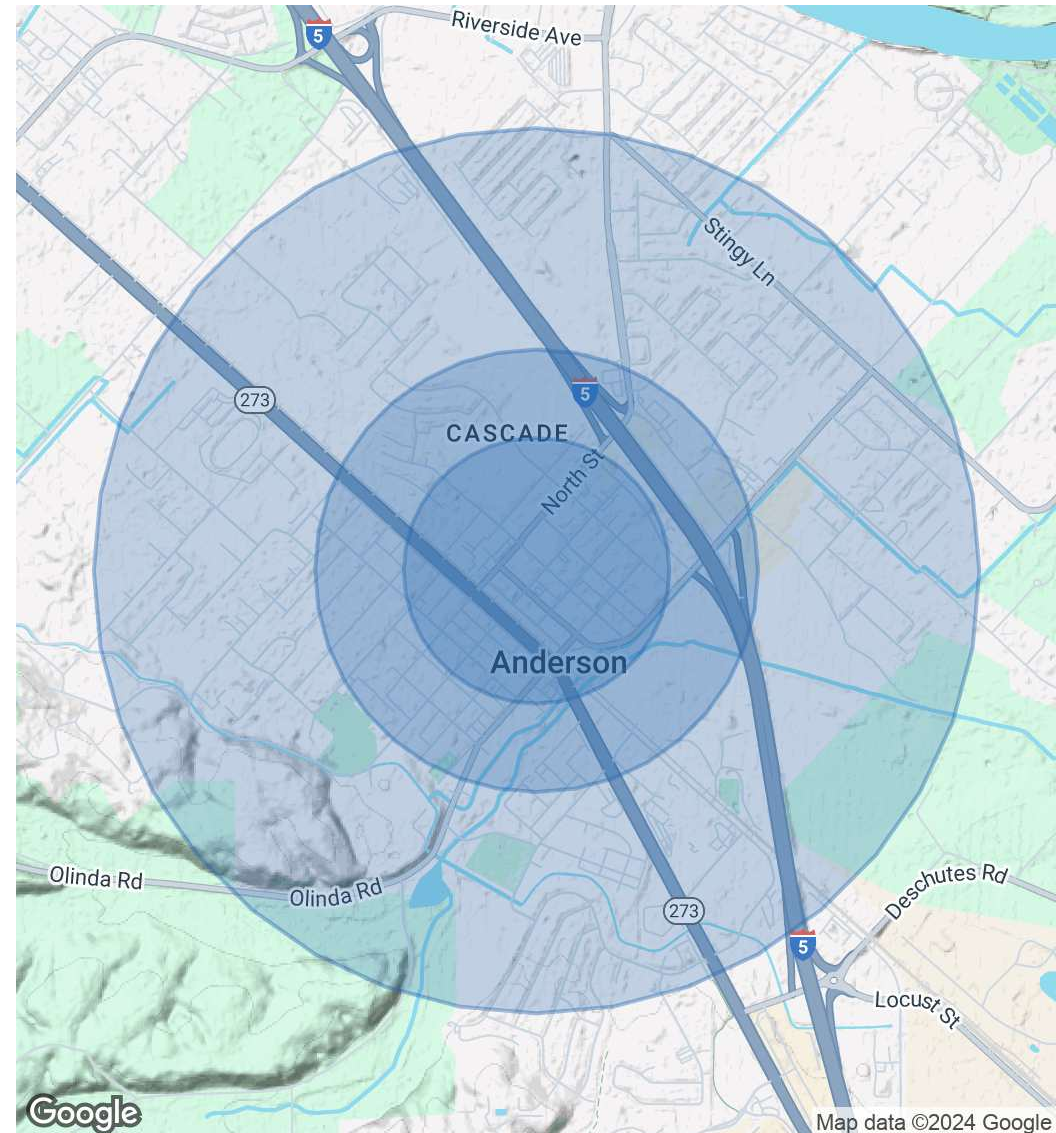
POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 549 | 2,148 | 7,706 |
| Average Age | 39 | 38 | 39 |
| Average Age (Male) | 38 | 38 | 38 |
| Average Age (Female) | 40 | 39 | 41 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 201 | 803 | 3,014 |
| # of Persons per HH | 2.7 | 2.7 | 2.6 |
| Average HH Income | \$68,389 | \$58,660 | \$61,680 |
| Average House Value | \$288,601 | \$277,730 | \$311,319 |

Demographics data derived from AlphaMap



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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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