

ENTERPRISE CENTER

2920-2990 CHURN CREEK ROAD AND 908-942 HARTNELL AVE, REDDING, CA 96002

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

PROPERTY SUMMARY

2920-2990 CHURN CREEK ROAD AND 908-942 HARTNELL AVE, REDDING, CA 96002



PROPERTY DESCRIPTION

Join other tenants Prime Time Nutrition, New China Two, That Baby Store, Fat Daddy's BBQ, Asia Market Place, and more at the Enterprise Shopping Center at Churn Creek Rd and Hartnell Ave in Redding, CA. This busy location in central Redding is the perfect opportunity for storefront signage exposure for your growing business!

PROPERTY HIGHLIGHTS

- Affordable retail spaces available now!
- 22,994 AADT on Churn Creek Rd
- 12,635 AADT on Hartnell Ave
- Busy location in the center of Redding
- NW Corner of Churn Creek Rd & Hartnell Ave

OFFERING SUMMARY

Lease Rate:	\$795 - 1,675 per month (MG)
Available SF:	720 - 1,440 SF
Lot Size:	2.39 Acres
Building Size:	29,386 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	309	1,190	4,011
Total Population	766	2,981	10,579
Average HH Income	\$71,467	\$72,117	\$80,322

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CalDRE #01941996

LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	720 - 1,440 SF	Lease Rate:	\$795 - \$1,675 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2928 Churn Creek Rd	Available	720 SF	Modified Gross	\$830 per month	720 SF open office or retail space with natural light, front and back exits, single restroom, and back room storage area. High visibility with storefront signage available at the busy 4 Corners intersection in central Redding.
2932-2936 Churn Creek Rd	Available	1,440 SF	Modified Gross	\$1,440 per month	1440 SF Retail space with an open area, 2 front entry doors, 2 private restrooms, and a break room.
2940 Churn Creek Rd	Available	720 SF	Modified Gross	\$795 per month	720 SF Retail space with private restrooms and front and back entry doors.
2946-2948 Churn Creek Rd	Available	1,440 SF	Modified Gross	\$1,675 per month	1440 SF former hair salon with plumbing hookups for 2 bowls and mixing lab sink. 2 private treatment rooms and one semi-private styling studio, 2 entry doors and rear exit. Ready for your salon or aesthetics business!
2956 Churn Creek Rd	Available	1,365 SF	Modified Gross	\$1,025 per month	1365 SF Open retail space with 1 private restroom and both front and rear entry doors.
2960 Churn Creek Rd	Available	1,044 SF	Modified Gross	\$1,100 per month	1044 SF Open retail space with single restroom. Excellent natural light from east-facing windows! Available Now!
2968 Churn Creek Rd	Available	1,195 SF	Modified Gross	\$1,250 per month	Highly visible end-cap location! This former Kapows Nails space features an open retail layout complemented by a private office and one restroom, offering flexibility for a variety of business uses. Abundant natural light fills the suite, creating a bright and inviting atmosphere.
2972 Churn Creek Rd	Available	1,272 SF	Modified Gross	\$995 per month	1272 Large open retail space in a corner location, with a roll-up door over the front door for additional security and a single restroom.

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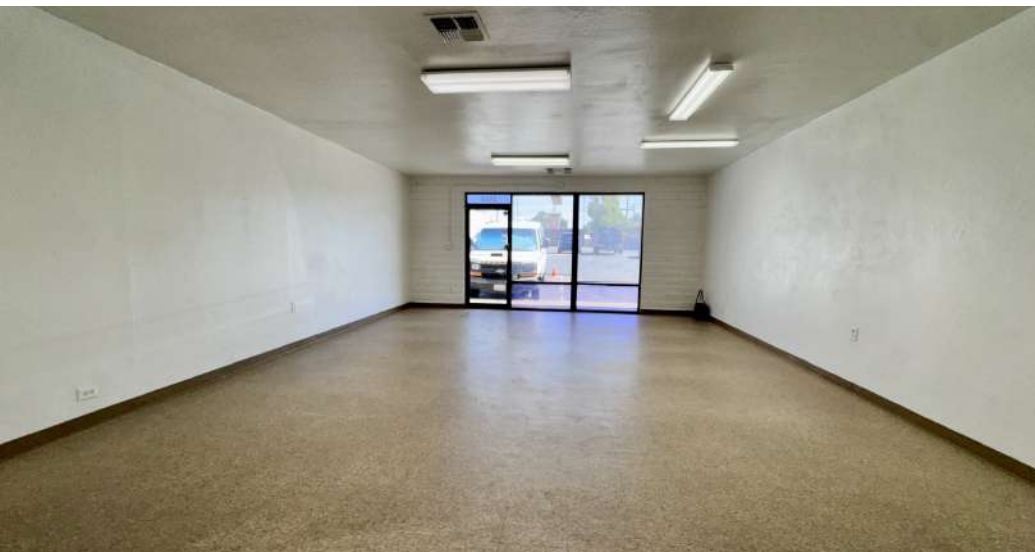
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RETAIL PROPERTY FOR LEASE

2928 CHURN CREEK PHOTOS

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RETAIL PROPERTY FOR LEASE

2932-2936 CHURN CREEK PHOTOS

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RETAIL PROPERTY FOR LEASE

2940 CHURN CREEK PHOTOS

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2946-2948 CHURN CREEK ADDITIONAL PHOTOS

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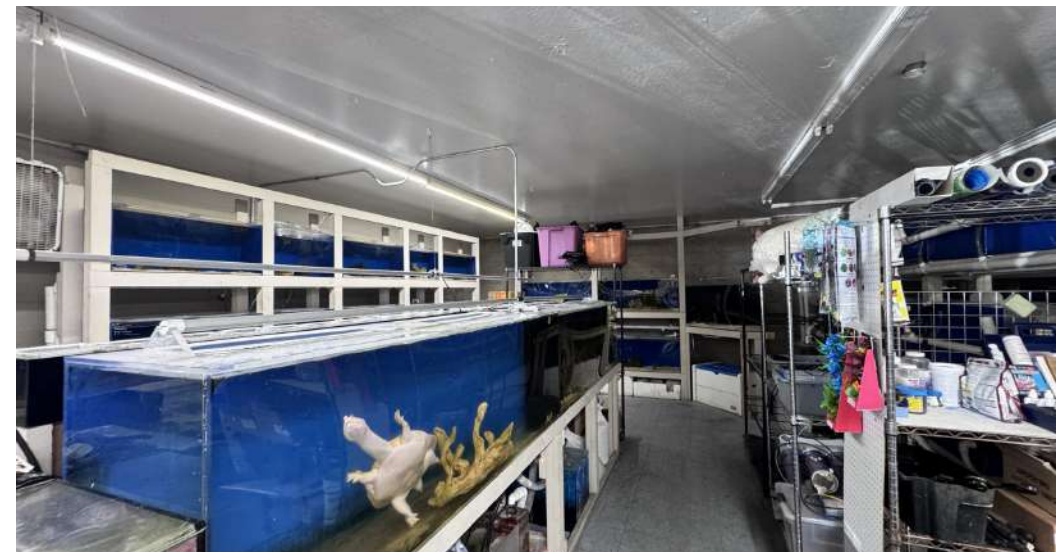
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2956 CHURN CREEK PHOTOS

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2960 CHURN CREEK PHOTOS

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2968 CHURN CREEK PHOTOS

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RETAIL PROPERTY FOR LEASE

2972 CHURN CREEK PHOTOS

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RETAIL PROPERTY FOR LEASE

CENTER PHOTOS

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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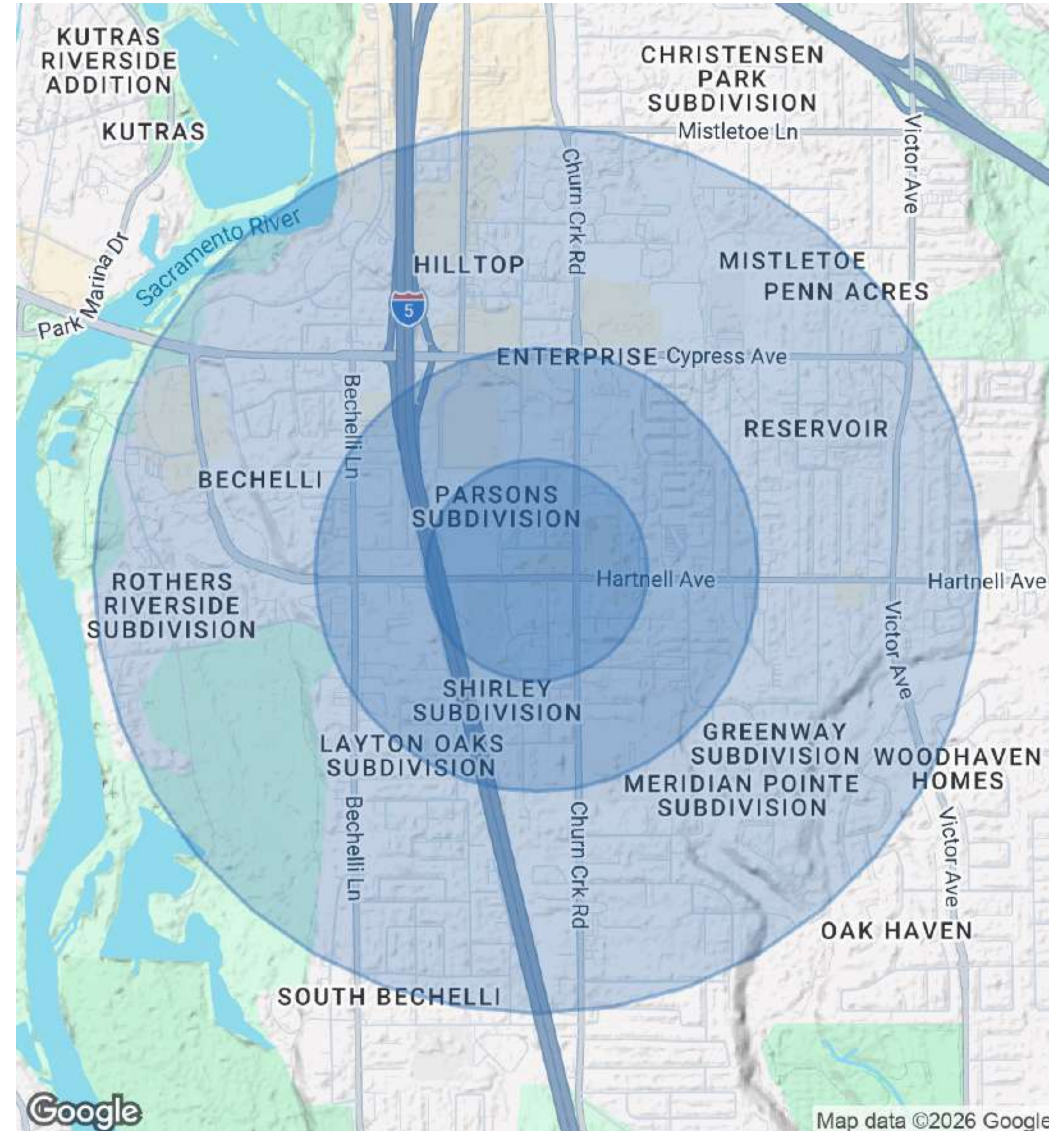
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	766	2,981	10,579
Average Age	39.9	37.3	35.3
Average Age (Male)	35.4	32.6	31.3
Average Age (Female)	48.0	44.1	39.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	309	1,190	4,011
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$71,467	\$72,117	\$80,322
Average House Value	\$180,497	\$187,592	\$292,454

2023 American Community Survey (ACS)



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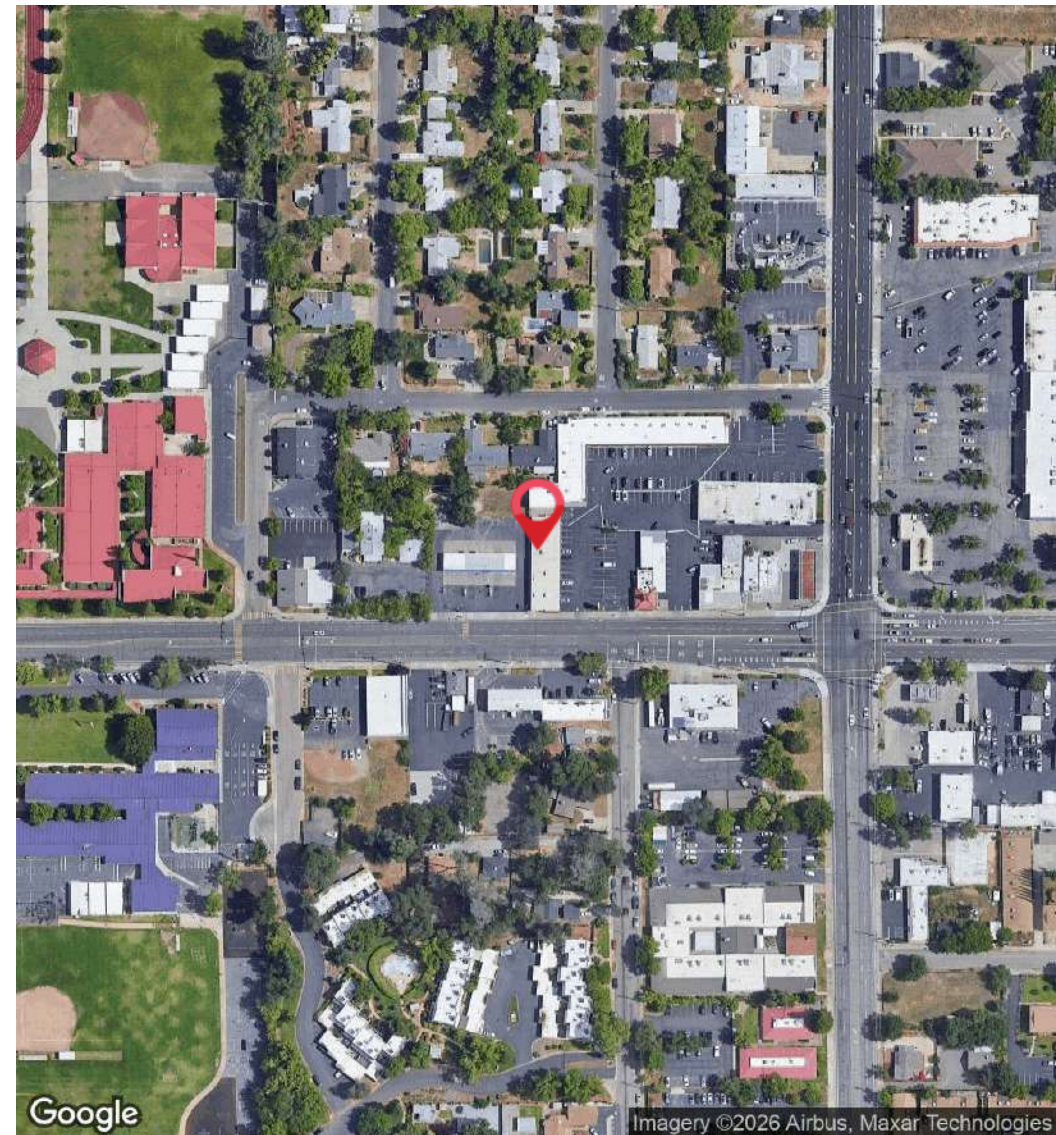
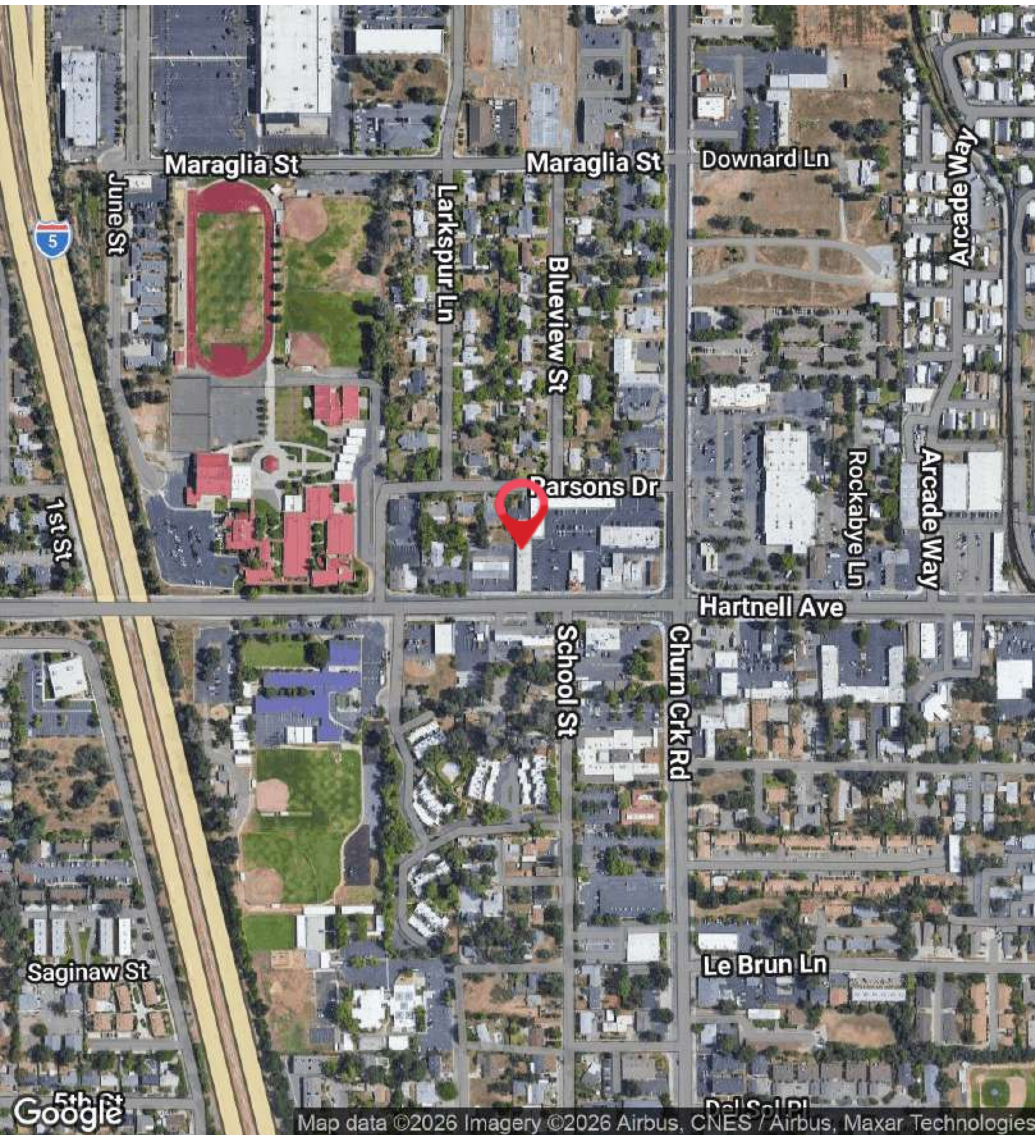
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RETAIL PROPERTY FOR LEASE

LOCATION MAP

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MEET THE BROKER

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Direct: **530.605.5169**

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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.

Cox Real Estate Consultants - Jess Whitlow

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