



THE AZALEA PLAZA

630-698 AZALEA AVE, REDDING, CA 96002

Jess Whitlow, CCIM

Broker Associate/Consultant

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PROPERTY SUMMARY

630-698 AZALEA AVE, REDDING, CA 96002



PROPERTY DESCRIPTION

Beautifully remodeled, modern office space now available in The Azalea Plaza, located in the heart of Redding, CA. Enjoy a peaceful working environment with convenient access to Hilltop Drive, Highway 44, and I-5.

PROPERTY HIGHLIGHTS

- Gated office complex with secure entry outside of main business hours for flexible access
- Convenient location near Hilltop Dr., Hwy 44, and I-5
- Newly renovated with butcher block countertops, upgraded plumbing fixtures, LED lighting, and LVP faux wood flooring
- Functional floor plan with a high number of private offices to suit your team's needs
- Responsive local landlord for streamlined communication
- Internet Service Included



DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	361	2,625
Total Population	261	917	6,118
Average HH Income	\$87,508	\$85,842	\$78,005

OFFERING SUMMARY

Lease Rate:	\$1,757 per month (MG)
Lease Type:	Modified Gross
Available SF:	1,673 SF
Lot Size:	0.71 Acres
Building Size:	15,608 SF

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OFFICE BUILDING FOR LEASE

LEASE SPACES

630-698 AZALEA AVE, REDDING, CA 96002



LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,673 SF	Lease Rate:	\$1,757 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
668 Azalea Ave	1,673 SF	\$1,757 per month	Beautifully updated upstairs office space featuring 4 private offices, a conference room, a break room, and a spacious open work area designed for both functionality and comfort. Large windows fill the space with natural light, while modern finishes—including LVP faux wood flooring, butcher block countertops, and energy-efficient LED lighting—create a clean and contemporary feel. Located within a gated office complex, the suite offers access to updated common restrooms that are professionally maintained by the landlord. Please note access is stair-only. Internet service is included. Available March 1, 2026.

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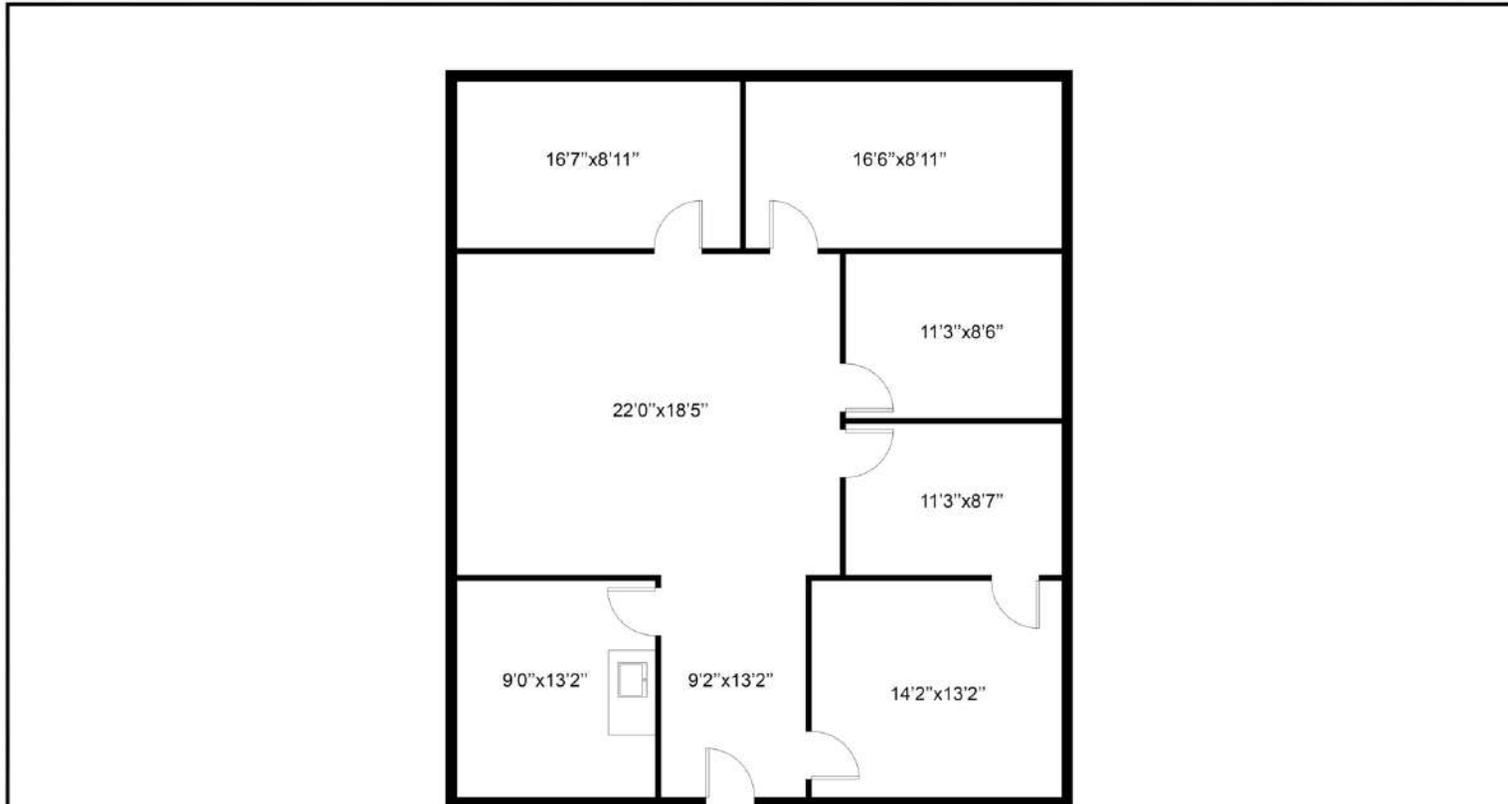
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668 AZALEA AVE: FLOOR PLAN

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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.

668 Iris Drive

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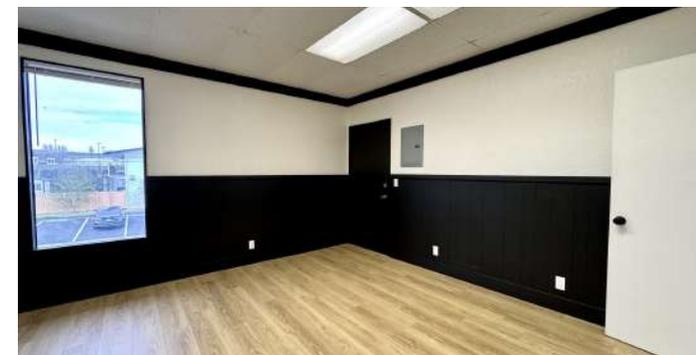
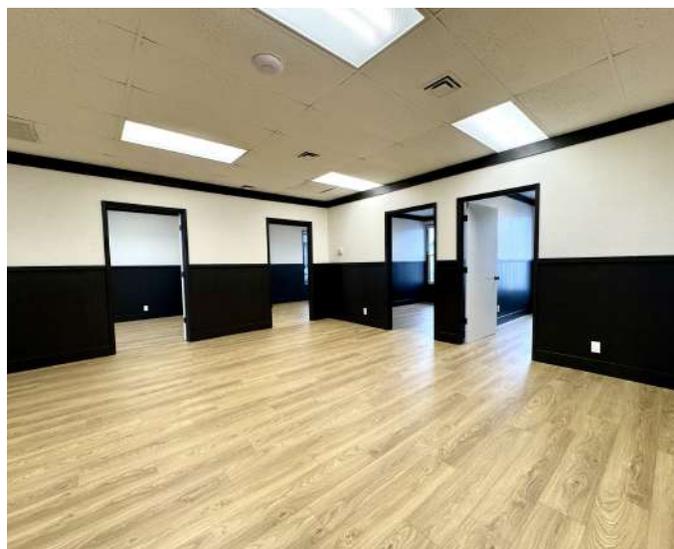
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668 AZALEA AVE: PHOTOS

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EXTERIOR PHOTOS

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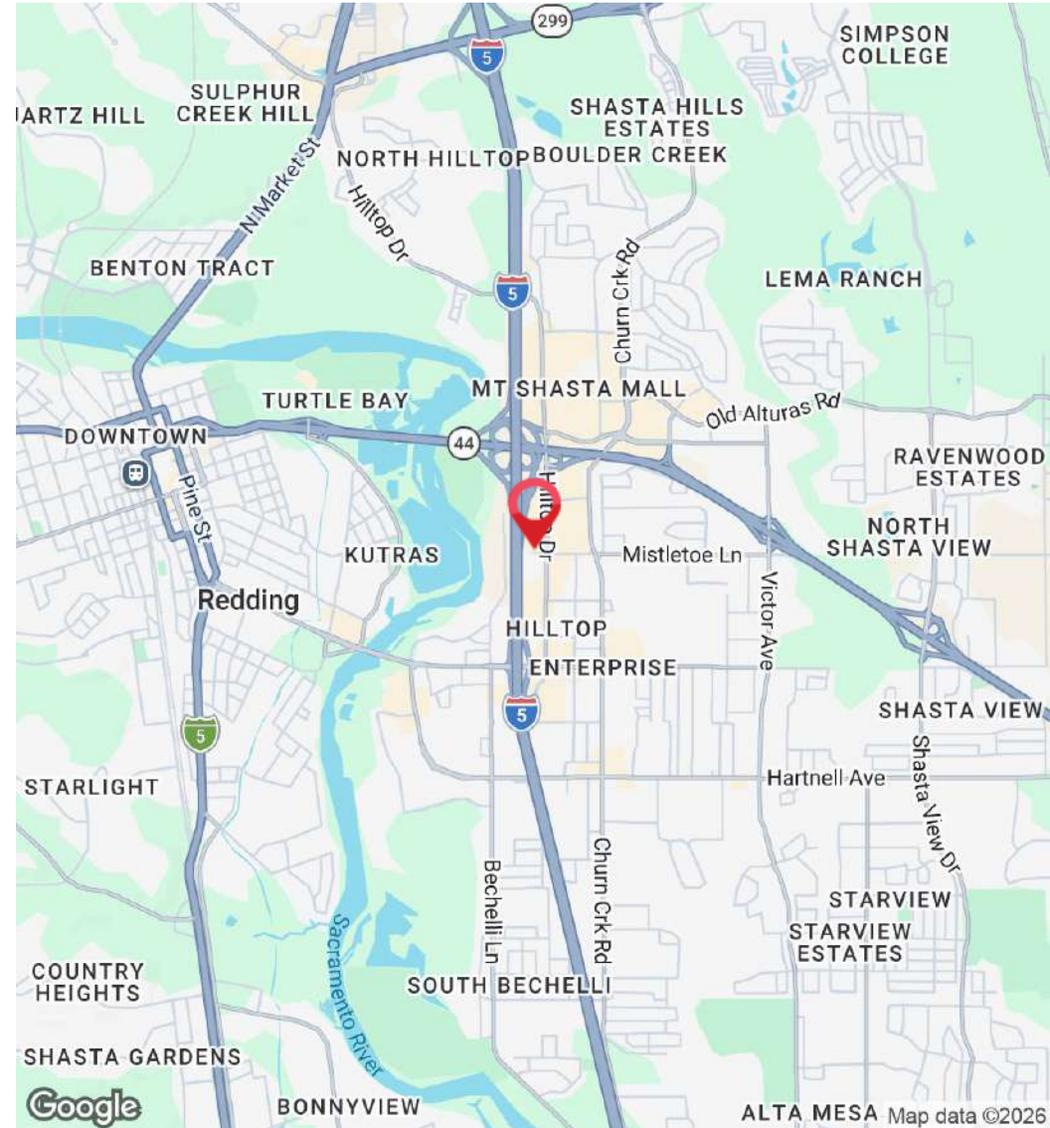
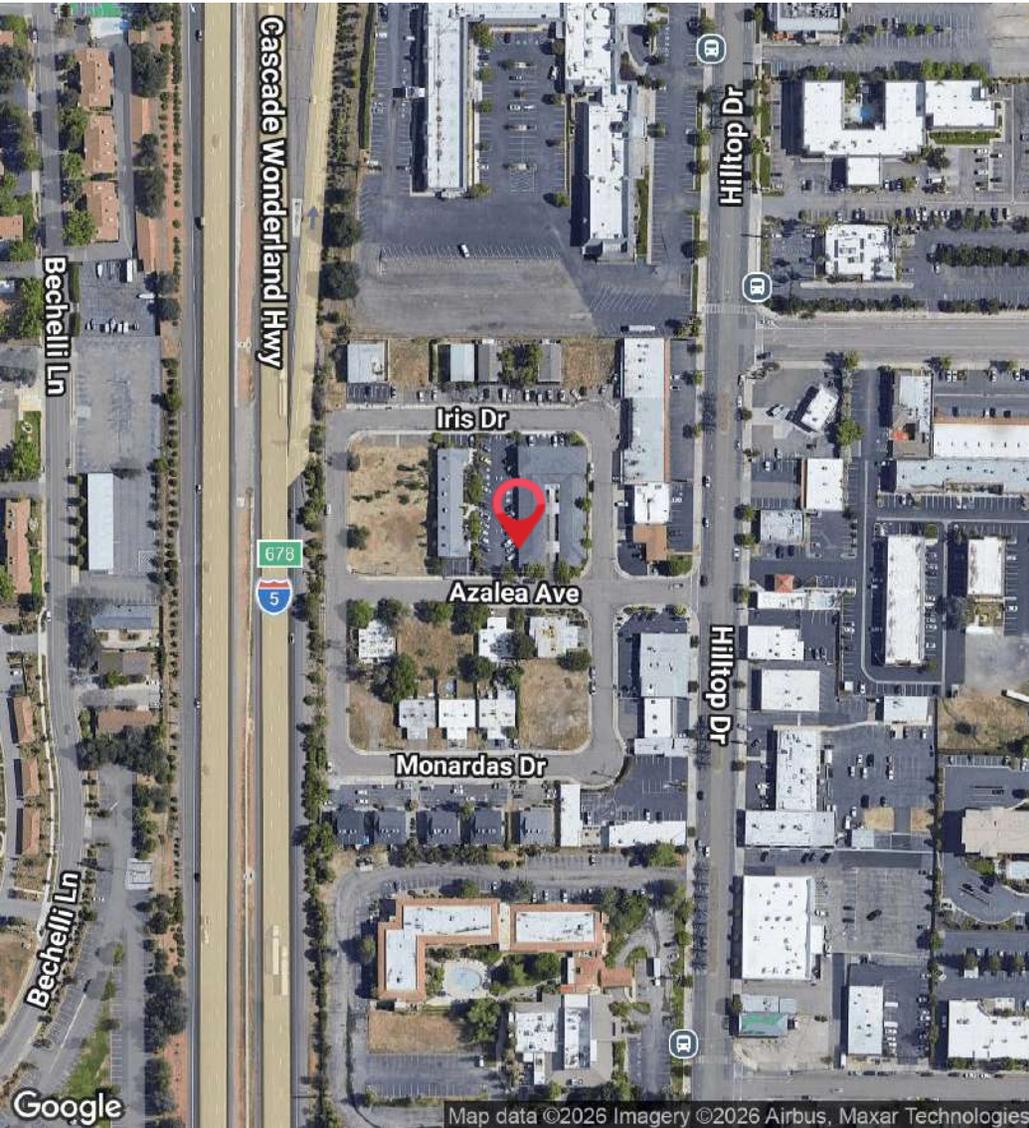
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OFFICE BUILDING FOR LEASE

LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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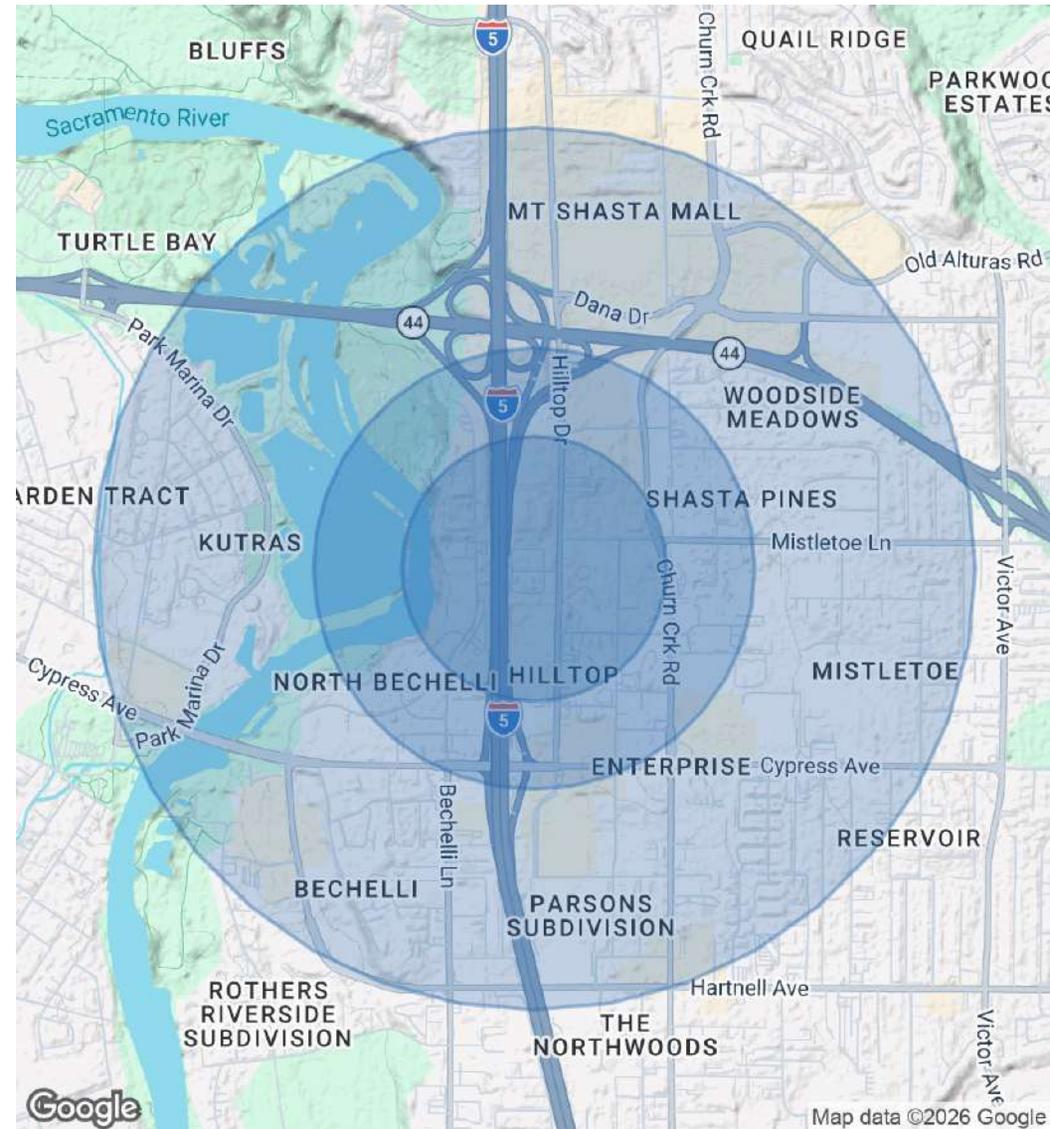
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	261	917	6,118
Average Age	47	44	42
Average Age (Male)	44	42	40
Average Age (Female)	49	46	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	361	2,625
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$87,508	\$85,842	\$78,005
Average House Value	\$333,095	\$346,558	\$349,303

Demographics data derived from AlphaMap



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MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with more than 20 years of experience and a strong background in property management. Having worked in the Santa Barbara, Los Angeles, Phoenix, and Redding markets, she brings broad market insight and deep local expertise to Northern California, where she is consistently among the most active brokers in Shasta County.

Known for her professionalism, responsiveness, and ability to navigate complex transactions, Jess works closely with investors, businesses, and nonprofit organizations to deliver practical, creative solutions. She holds the prestigious Certified Commercial Investment Member (CCIM) designation and is an active member of the International Council of Shopping Centers (ICSC) and the Shasta Association of Realtors.

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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