

**COX**  
Real Estate  
Consultants  
INC



## HIGH-END PROFESSIONAL OFFICE PURCHASE OPPORTUNITY

2165 LARKSPUR LN, REDDING, CA 96002

**Jess Whitlow, CCIM**  
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# PROPERTY SUMMARY

2165 LARKSPUR LN, REDDING, CA 96002



## PROPERTY DESCRIPTION

Premium office building with unmatched construction quality and a versatile layout, perfect for any professional services firm looking to own real estate for their business. This prime, two-story office building features an elevator, abundant parking, and a functional, high-end build-out designed for ease of use and adaptability. The exterior boasts a durable metal roof, while the interior layout maximizes natural light with offices along the perimeter of each floor.

The building's floorplan is thoughtfully designed with a reception and waiting area, 11 spacious private offices, a conference room, full kitchen, and open work areas on both levels. It also includes multi-stall men's and women's restrooms, a plumbed coffee bar, and generous storage space, making it a convenient and inviting workspace. The flexible layout offers easy modifications for creating additional private offices if needed.

Seize this opportunity to stop renting and start investing in your own professional office space!

## PROPERTY HIGHLIGHTS

- Exceptional Location: Just a 3-minute drive to Hwy 44 or I-5 for convenient access.
- Ample Parking: 35 parking spaces, including two handicap-accessible spots. Parking ratios meet the needs of medical use.
- Versatile Use: Ideal for Title, Accounting, Legal, IT, or other professional services.
- High-Quality Construction: Exceptional build quality with a metal roof and functional layout.
- Ownership Opportunity: Seize this opportunity to stop renting and start investing in your own professional office space!



## OFFERING SUMMARY

Sale Price:	\$1,715,000
Lot Size:	0.66 Acres
Building Size:	7,800 SF
Year Built:	2007
APN:	107-180-076
Zoning:	GC-VR-BH: General Commercial, Visitor Retail, Building Height

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# RENT ROLL

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TENANT	SUITE	USE	UNIT SIZE (SF)	MONTHLY RENT	ANNUAL RENT	MONTHLY RENT/SF	LEASE BASIS	LEASE START	LEASE EXPIRATION
North American Mental Health Services (NAMHS)	Entire Building	Office	7,800	\$ 12,632	\$ 151,584	\$ 1.62	MG	4/1/2020	2/28/2025
<b>TOTALS/AVERAGES</b>			<b>7,800</b>	<b>\$ 12,632</b>	<b>\$ 151,584</b>				

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# EXPENSE SUMMARY

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## EXPENSE SUMMARY

Insurance	\$	2,781
Maintenance	\$	3,500
Landscaping	\$	4,620
Elevator Maintenance	\$	2,063
Fire Supression Monitoring	\$	780
Taxes (1.1% x List Price)	\$	18,865
<b>TOTAL</b>	<b>\$</b>	<b>32,609</b>

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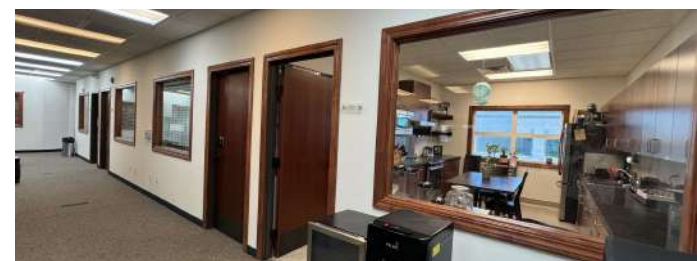
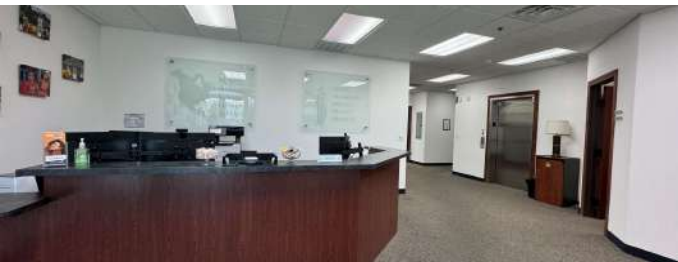
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OFFICE BUILDING FOR SALE

# INTERIOR PHOTOS

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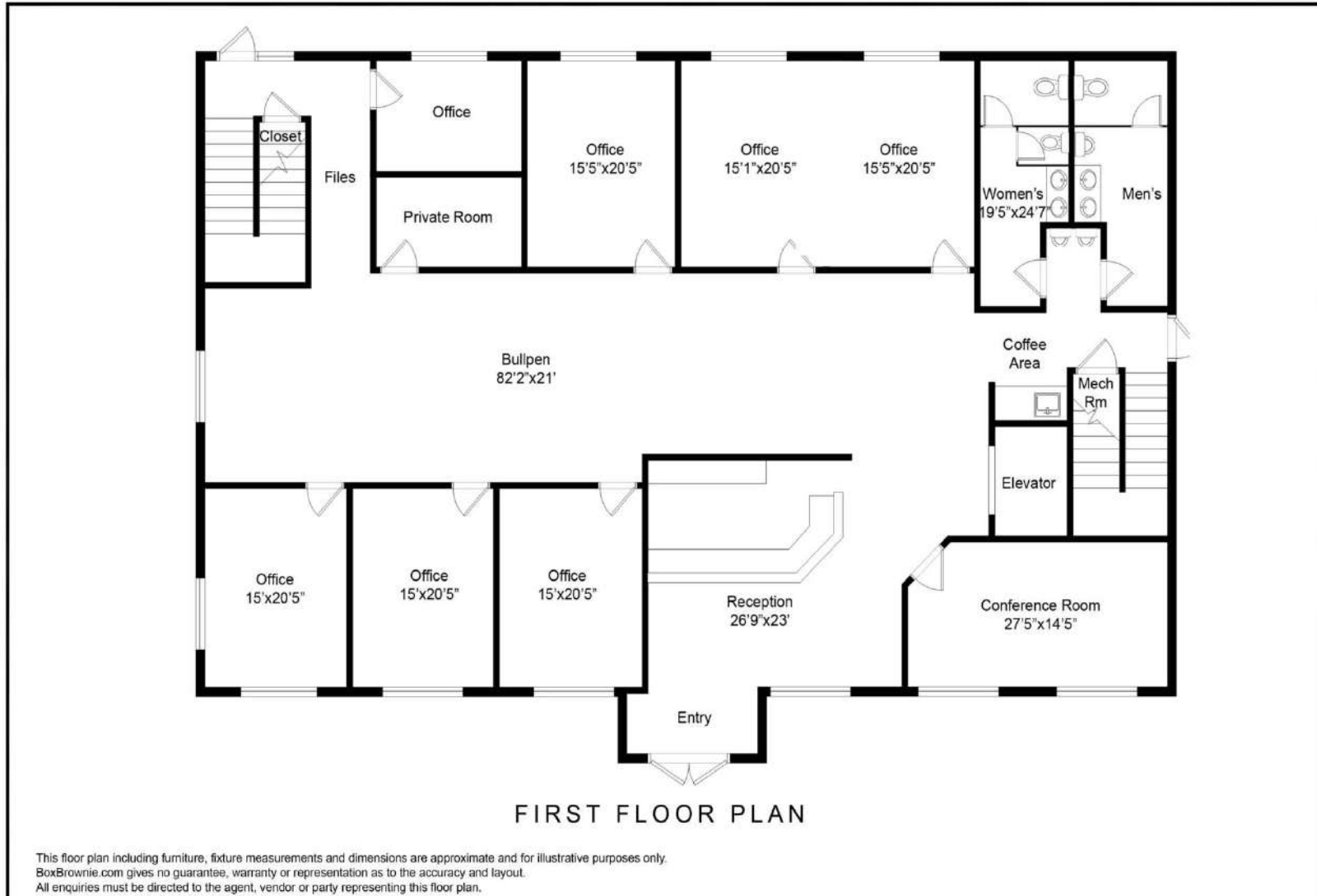
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# 1ST FLOOR PLAN

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FIRST 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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# 2ND FLOOR PLAN

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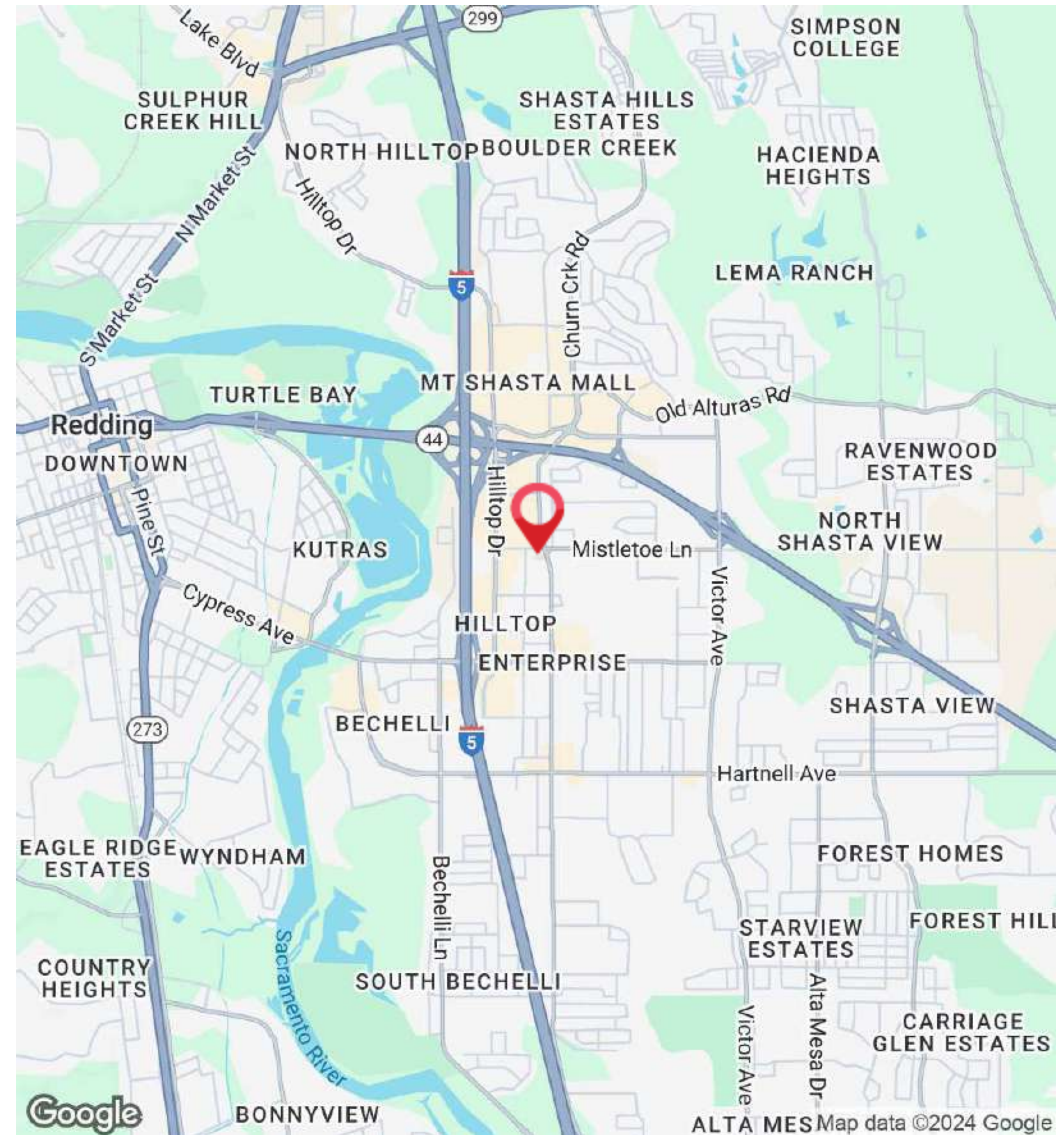
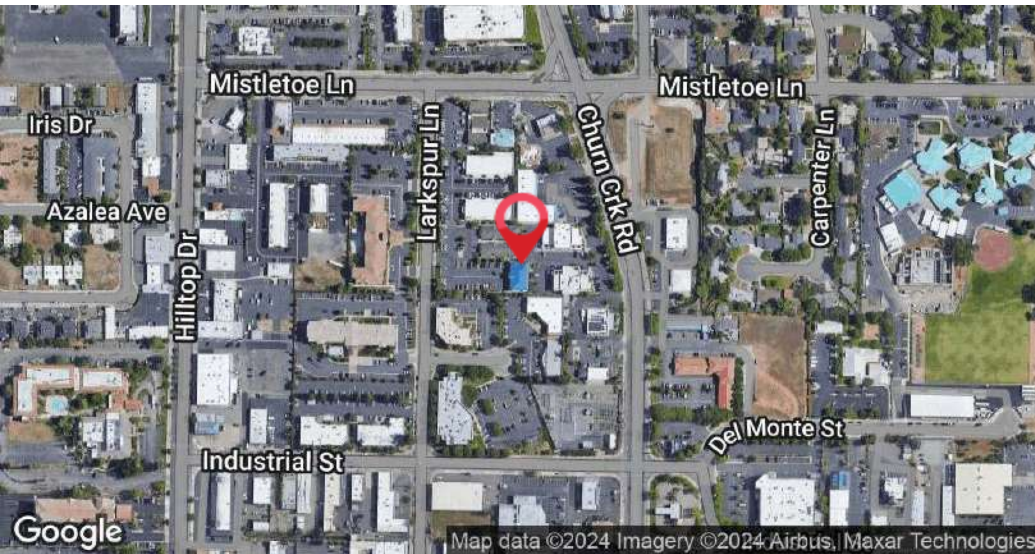
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# LOCATION OVERVIEW

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## LOCATION OVERVIEW

Located in the center of Redding, CA this property is minutes from I-5 and Highway 44 for easy commuting from all areas of the city. This stretch of Larkspur Ln runs from Mistletoe Ln on the north down to Cypress Ave to the south and has been referred to as Real Estate Row due to its tendency to attract businesses such as real estate, mortgage and title and escrow officers along with accounting and other professional services.

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# NEARBY OFFICE USERS

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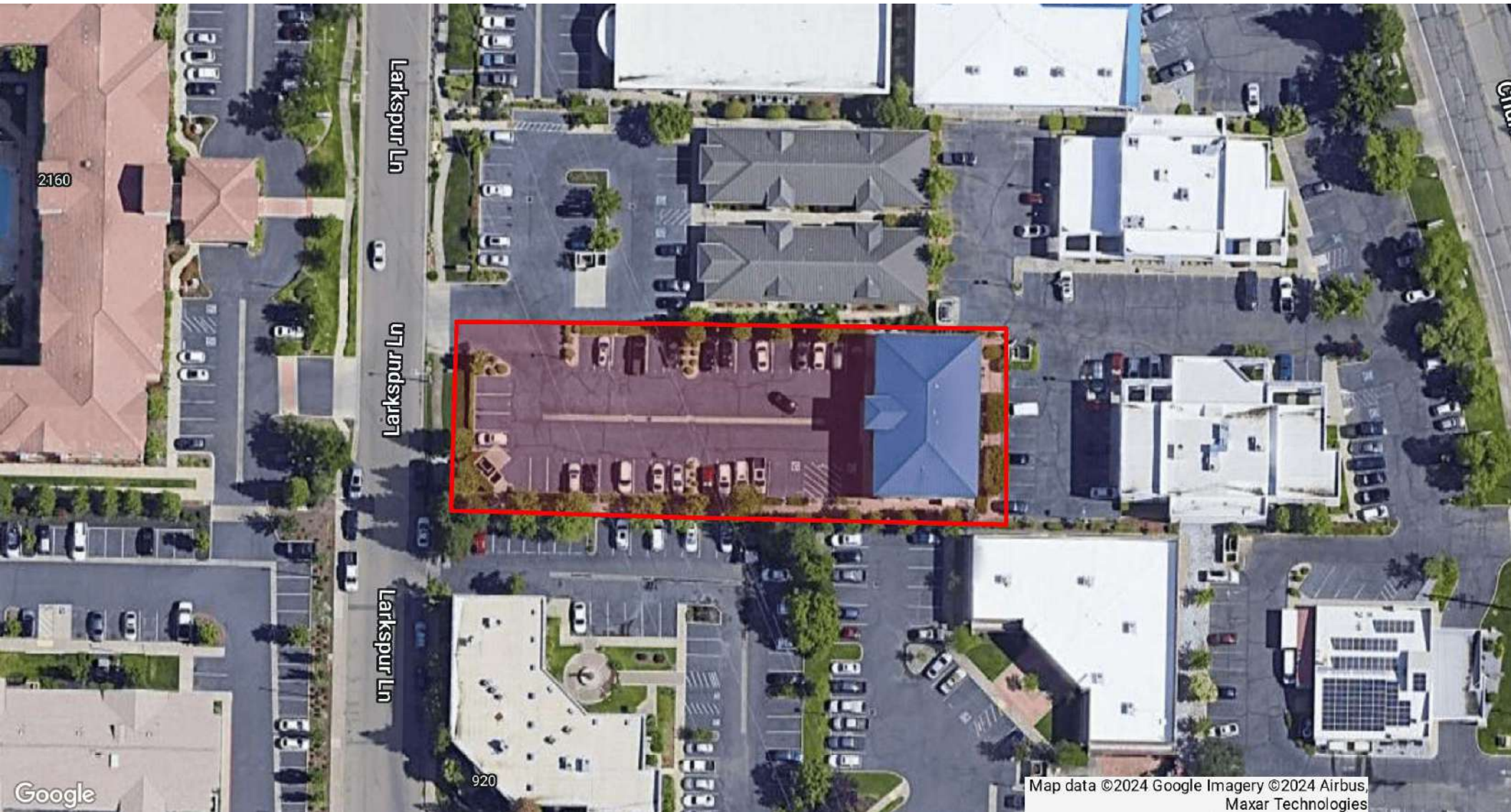
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OFFICE BUILDING FOR SALE

# APPROXIMATE PARCEL OUTLINE

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# DEMOGRAPHICS MAP & REPORT

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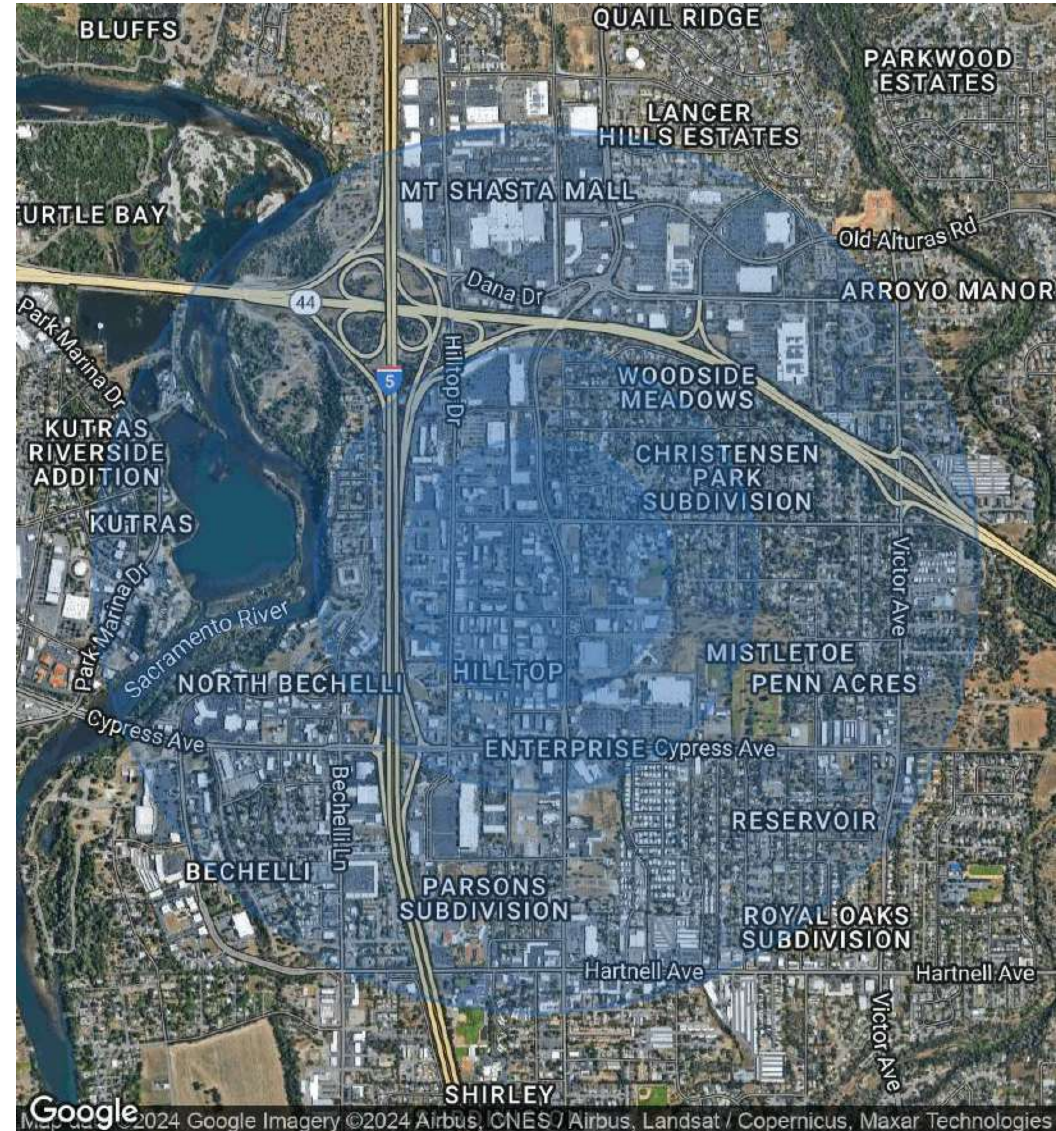


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	316	1,127	8,016
Average Age	42	42	40
Average Age (Male)	40	40	38
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	122	438	3,325
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$85,885	\$83,469	\$77,088
Average House Value	\$349,781	\$333,841	\$336,605

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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