



RECENTLY RENOVATED FREESTANDING RESTAURANT FOR SALE
329 LAKE BLVD, REDDING, CA 96003

Jess Whitlow, CCIM
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PROPERTY SUMMARY

329 LAKE BLVD, REDDING, CA 96003



PROPERTY DESCRIPTION

Make your dreams of owning your own restaurant or bar a reality! Currently occupied by Karma's House of Spirits, operated by the building owner for limited hours. Real estate, including a 15' x 4' hood and 10' x 12' walk-in cooler, is available for sale for \$975,000. Easy upkeep, as major systems were recently replaced during the 2019-2020 Full Renovation - only 2 block walls remain from original structure! Business entity, Type 48 and 58 Liquor License, and FF&E are available for purchase separately.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	310	1,043	3,567
Total Population	668	2,166	7,608
Average HH Income	\$61,150	\$61,145	\$67,044

PROPERTY HIGHLIGHTS

- Completely remodeled 2019-2020
- 15' x 4' Hood
- 10' x 12' Walk-In Cooler
- 750 Gallon Grease Trap
- Private parking lot with 28 stalls
- Bldg Max Occupancy: 91
- Redding Electric Utility (REU) Water, Sewer, Trash and Electricity
- PG&E Gas
- CA Liquor license Type 48 and 58 - available for purchase separately
- Restaurant Furniture, Fixtures and Equipment - available for purchase separately
- Business entity available to transfer for ease and quick operation if desired

OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	25,308 SF
Building Size:	3,334 SF
Year Built:	1963
Zoning:	General Commercial
Parcel Number:	113-320-005

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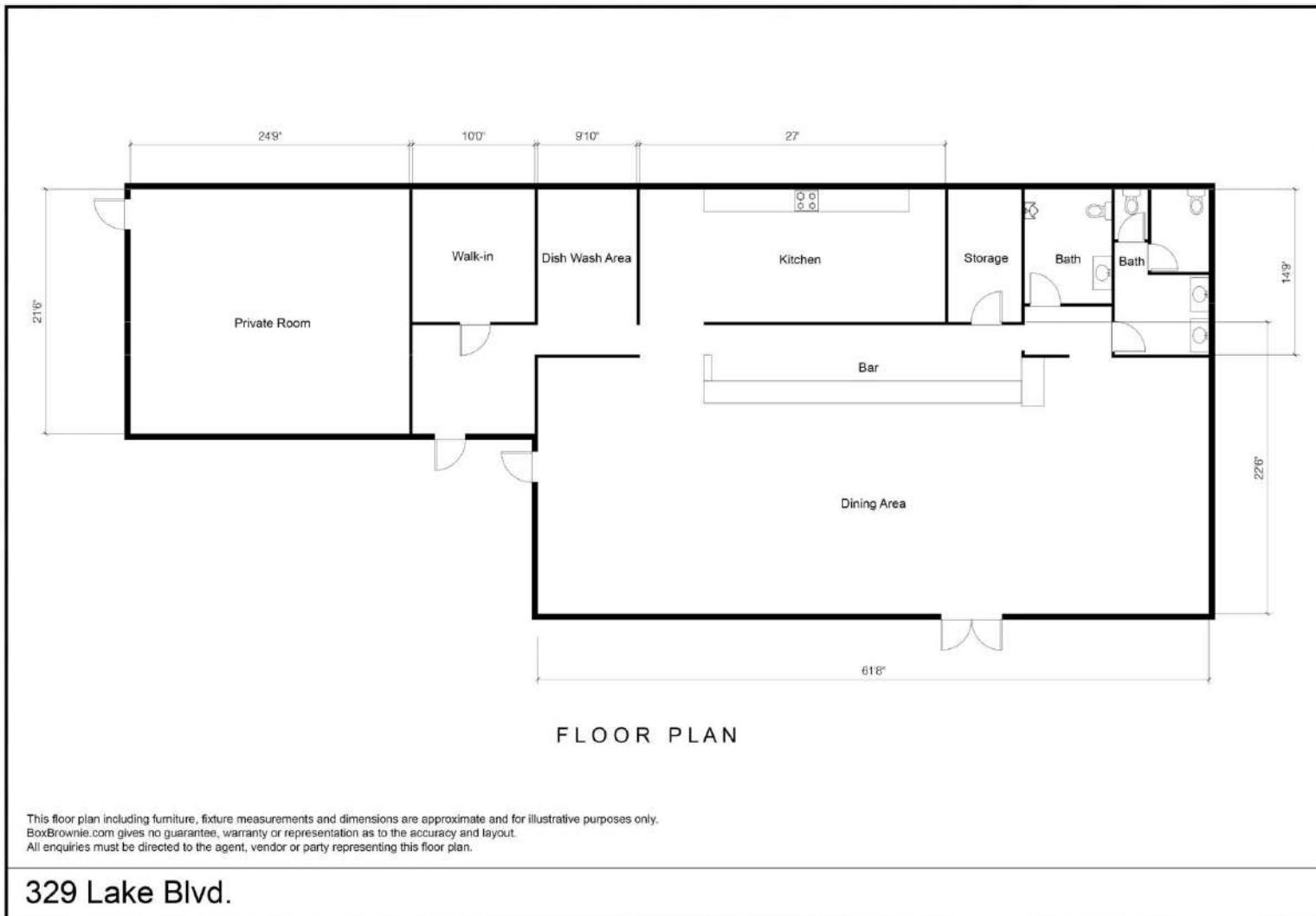
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RETAIL PROPERTY FOR SALE

FLOOR PLAN

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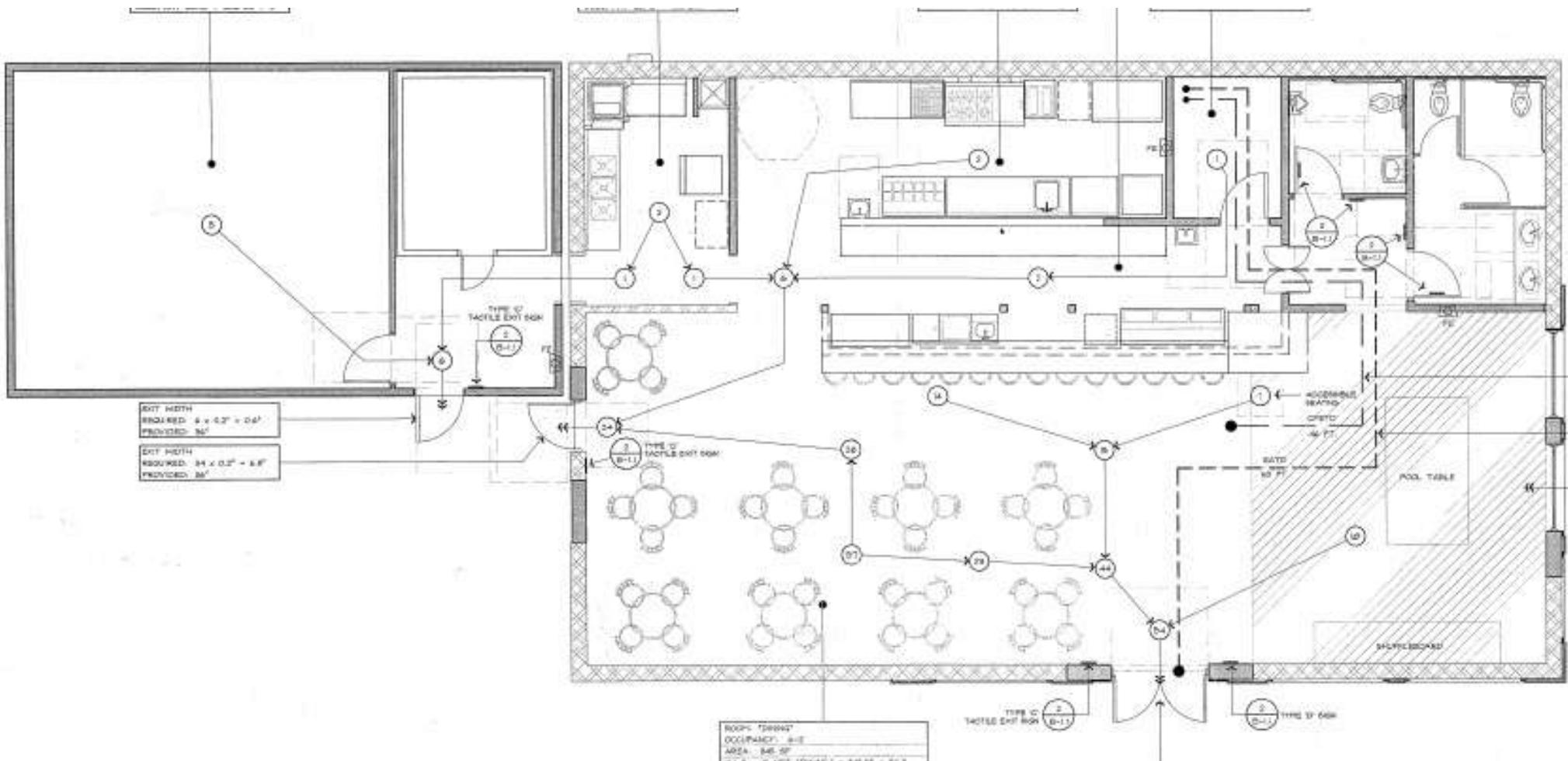
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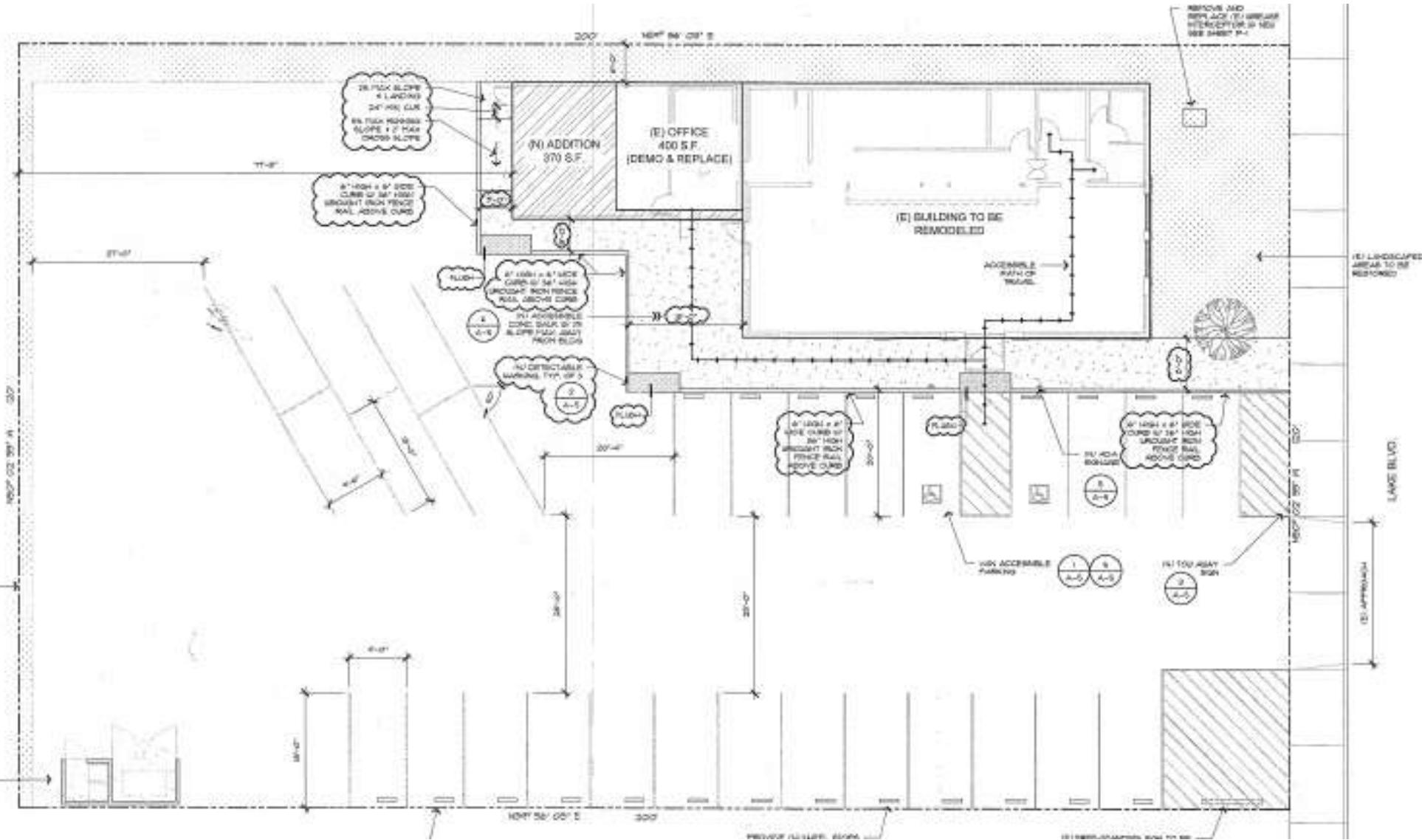
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SITE PLAN

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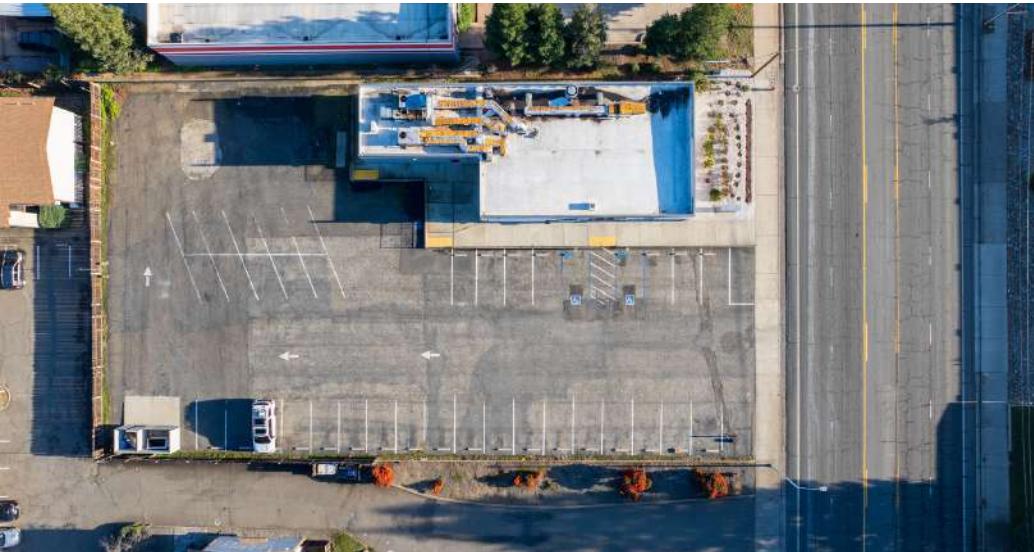
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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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RETAILER MAP

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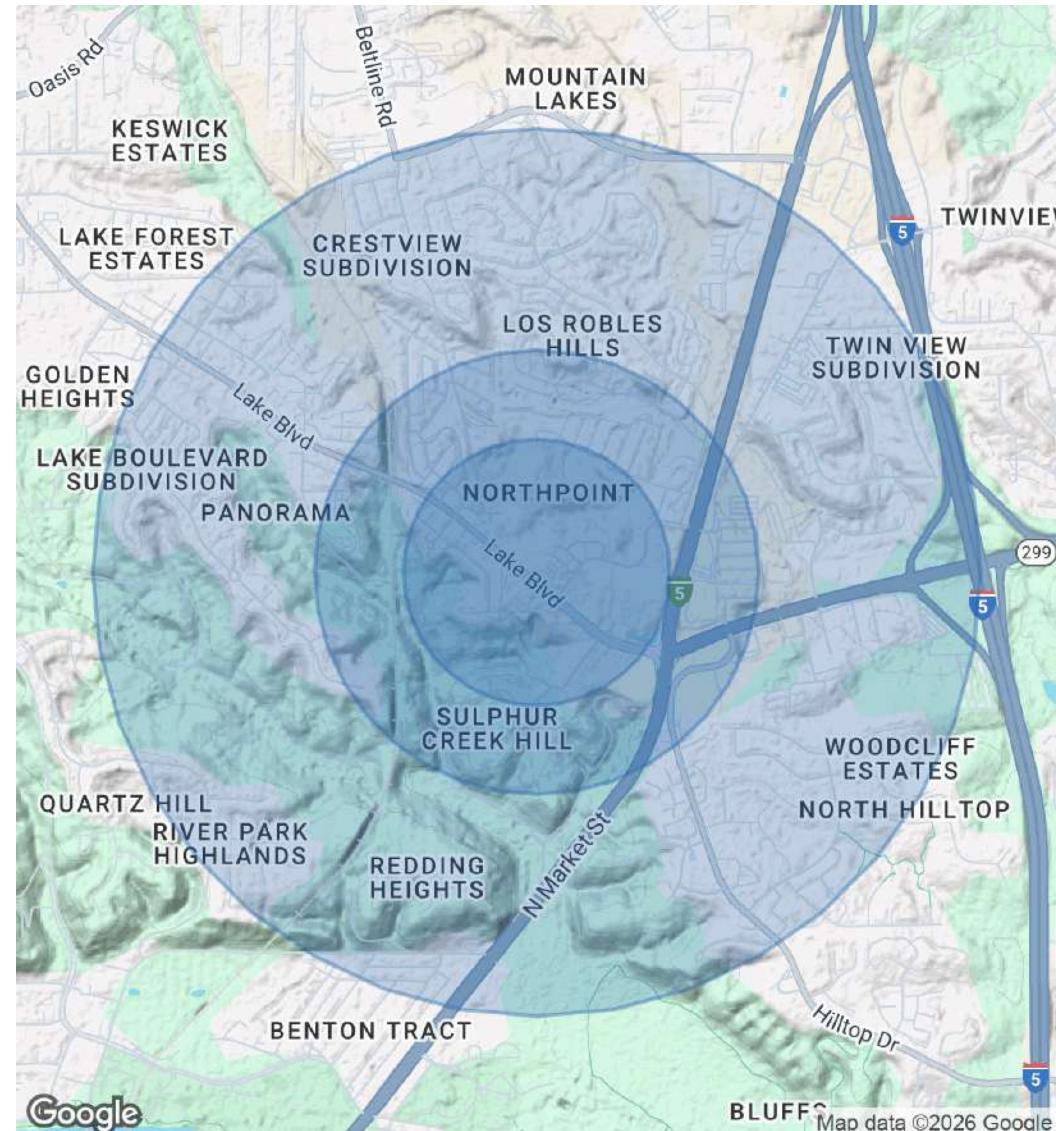
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	668	2,166	7,608
Average Age	45	46	44
Average Age (Male)	42	44	42
Average Age (Female)	47	48	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	310	1,043	3,567
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$61,150	\$61,145	\$67,044
Average House Value	\$210,813	\$195,706	\$253,075

Demographics data derived from AlphaMap



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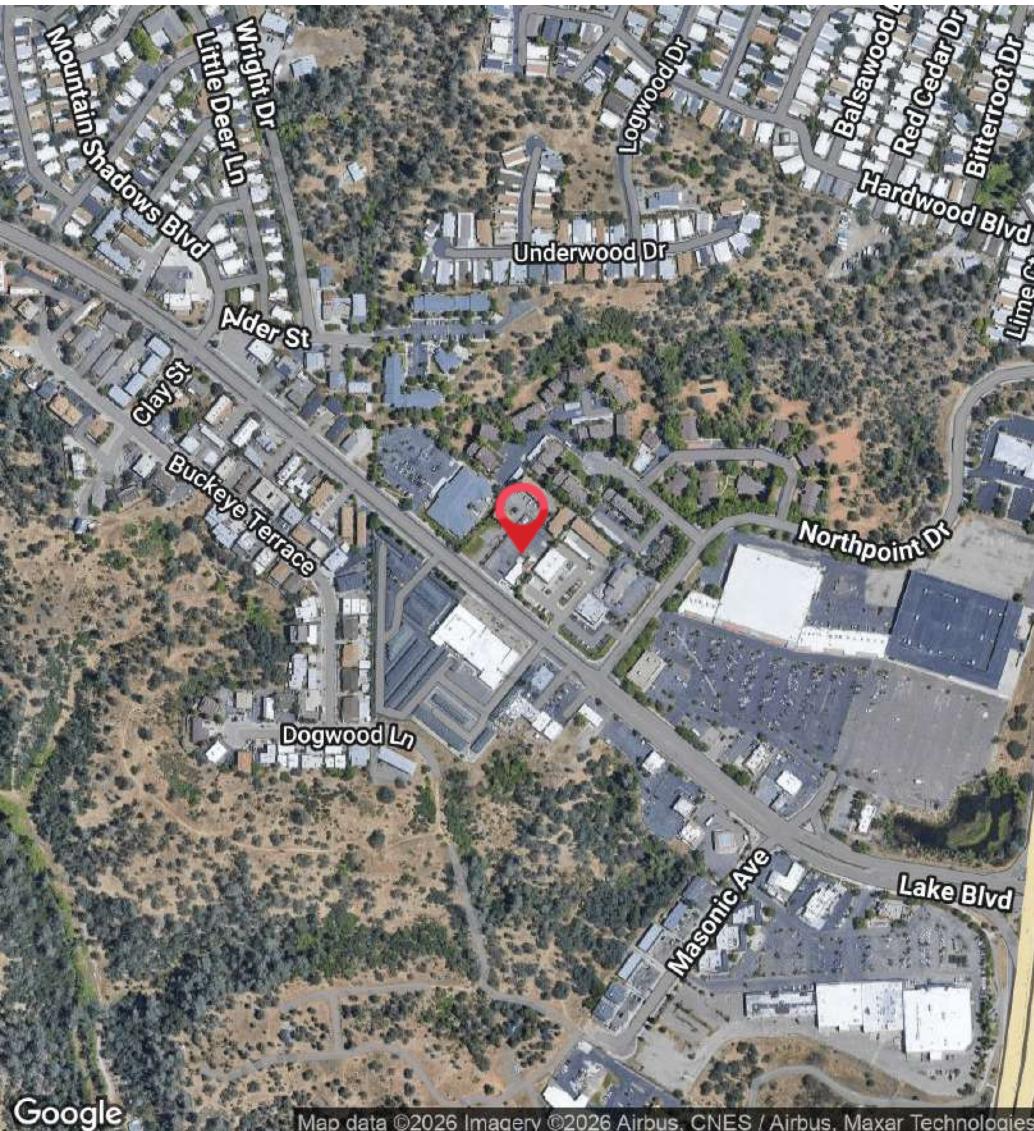
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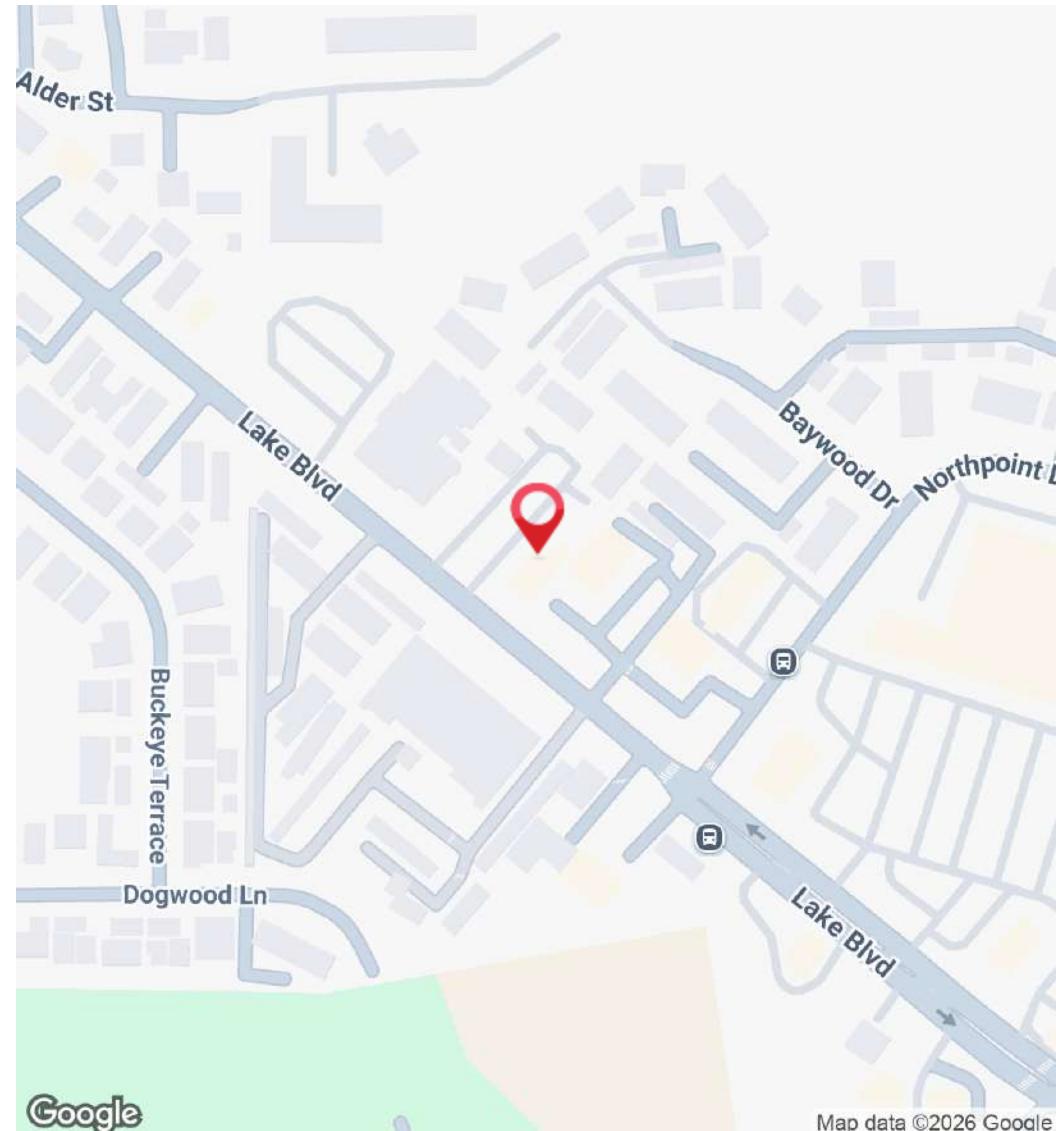
LOCATION MAP

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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

Cox Real Estate Consultants - Jess Whitlow

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