



OFFICE SPACE WITHIN PARK MARINA PLAZA

1890 PARK MARINA DR. , REDDING, CA 96001

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PROPERTY SUMMARY

1890 PARK MARINA DR. , REDDING, CA 96001



PROPERTY DESCRIPTION

1890 Park Marina Dr is a premier professional office building nestled in the heart of West Redding and located within the Park Marina Plaza Shopping Center. Conveniently situated just off Hwy 44 and a mere mile from the I-5 intersection, this location ensures effortless commuting. It is just across Hwy 44 from the Civic Center and Rodeo Grounds. Upstairs tenants enjoy common break room and restroom facilities as well as use of a downstairs conference room, providing accessibility for clients with mobility concerns due to upstairs suites being accessed by stairs only. Ground-floor suites offer office or retail flexibility with storefront entries and signage opportunities, and a mix of open space and private office.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Utilities included in rental rate
- Accessible conference room
- Scenic views

OFFERING SUMMARY

Lease Rate:	Varies, see next page
Available SF:	1,284 - 2,004 SF
Lease Type:	Modified Gross
Lot Size:	6.71 Acres
Building Size:	20,388 SF
Zoning:	General Commercial
Parking:	Ample off-street parking

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AVAILABLE SPACES

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LEASE INFORMATION

Lease Type:	Gross (Utilities included, except phone and internet)	Lease Term:	Negotiable
Size Available:	1,284 - 2,004 SF	Lease Rate:	\$1.25 - \$1.30 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 101	2,004 SF	\$1.25 SF/month	Ground-floor suite featuring a spacious open work area, a private office, a conference room, a break room, a restroom, and an IT closet. Utilities of \$0.23/sf will be added in the lease agreement.
Suite 106	1,284 SF	\$1.30 SF/month	Ground-floor suite offering a large open work space with one private office, restroom, and back storage area. Utilities of \$0.23/sf will be added in the lease agreement.

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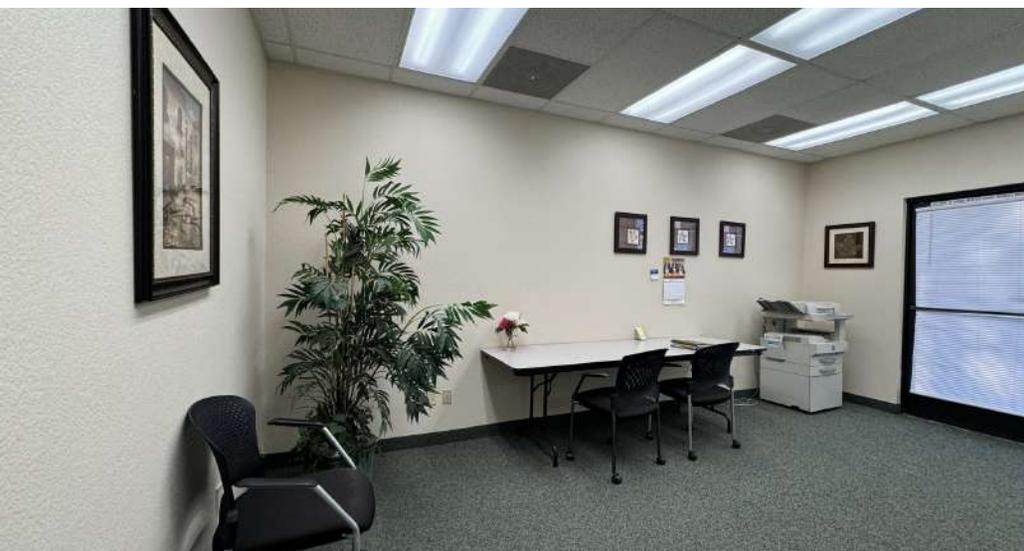
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OFFICE BUILDING FOR LEASE

CONFERENCE ROOM, FLOOR 1

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OFFICE BUILDING FOR LEASE

SUITE 101 - PHOTOS

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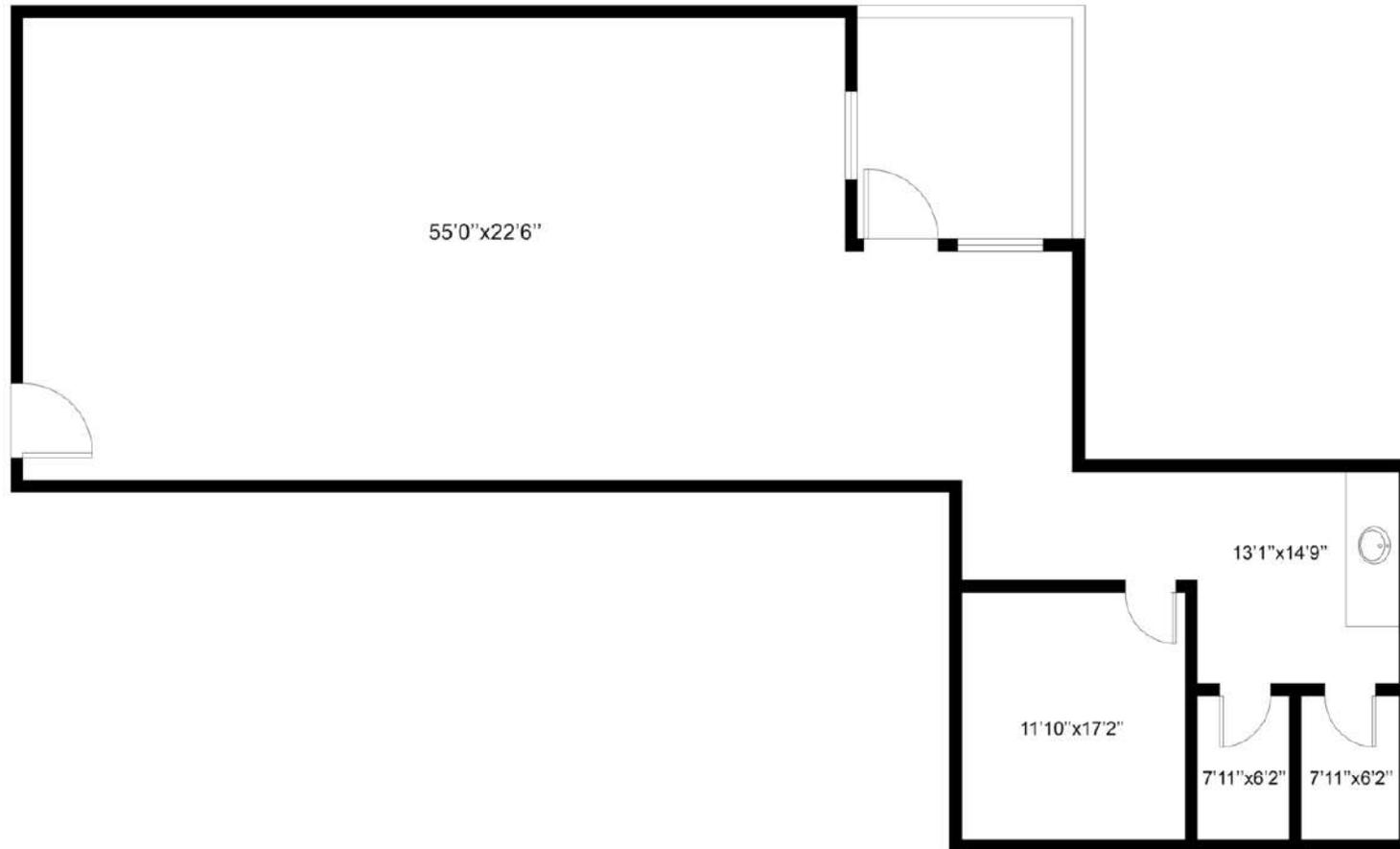
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OFFICE BUILDING FOR LEASE

SUITE 101 - FLOOR PLAN

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1890 PARK MARINA DR
SUITE 101
FLOOR PLAN

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SUITE 106 - PHOTOS

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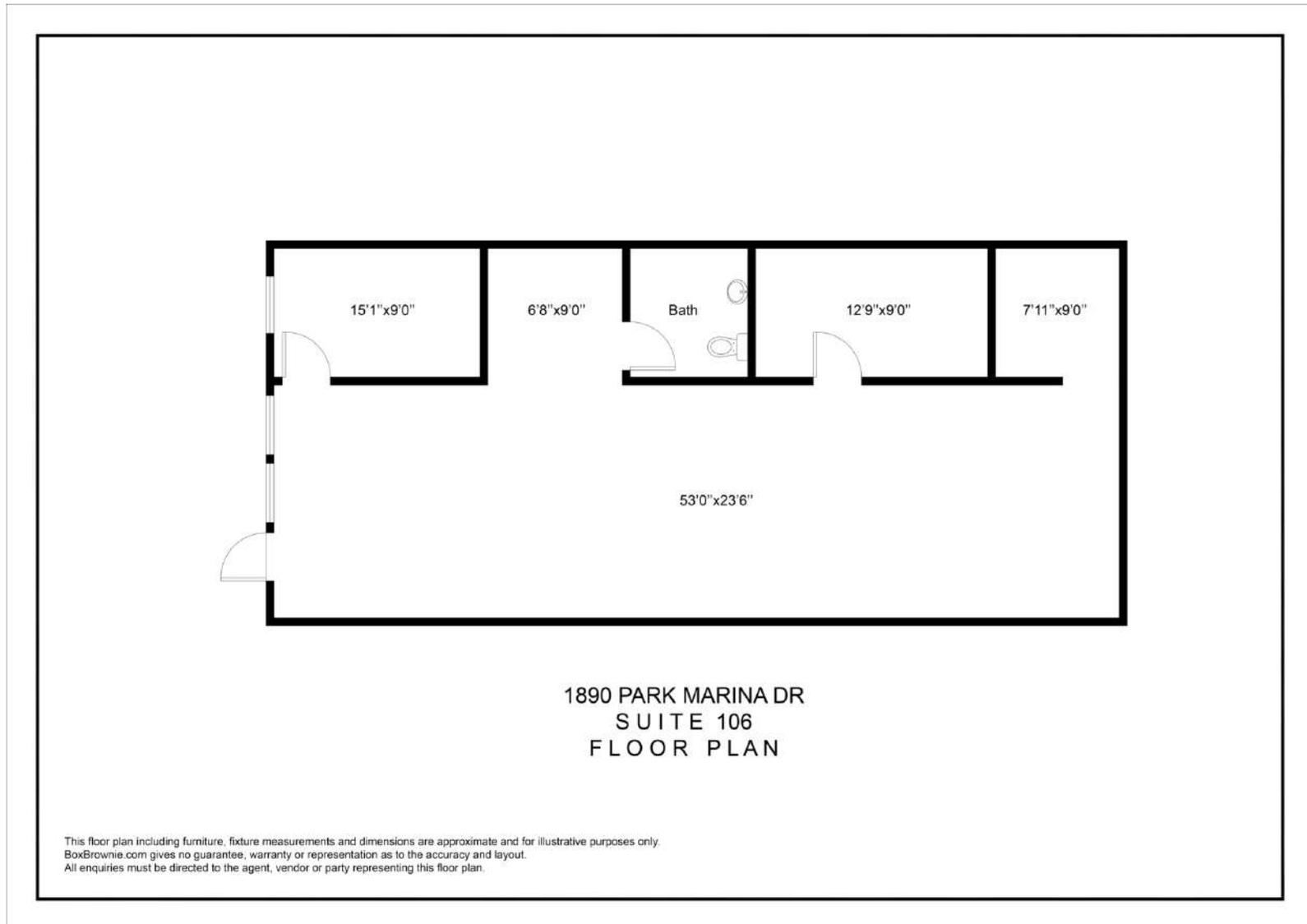
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OFFICE BUILDING FOR LEASE

SUITE 106 - FLOOR PLAN

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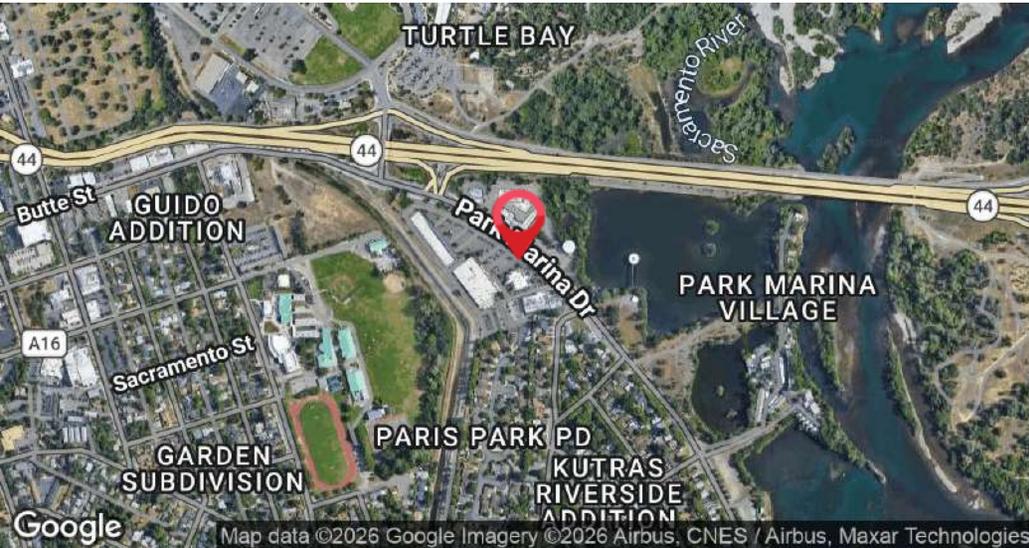
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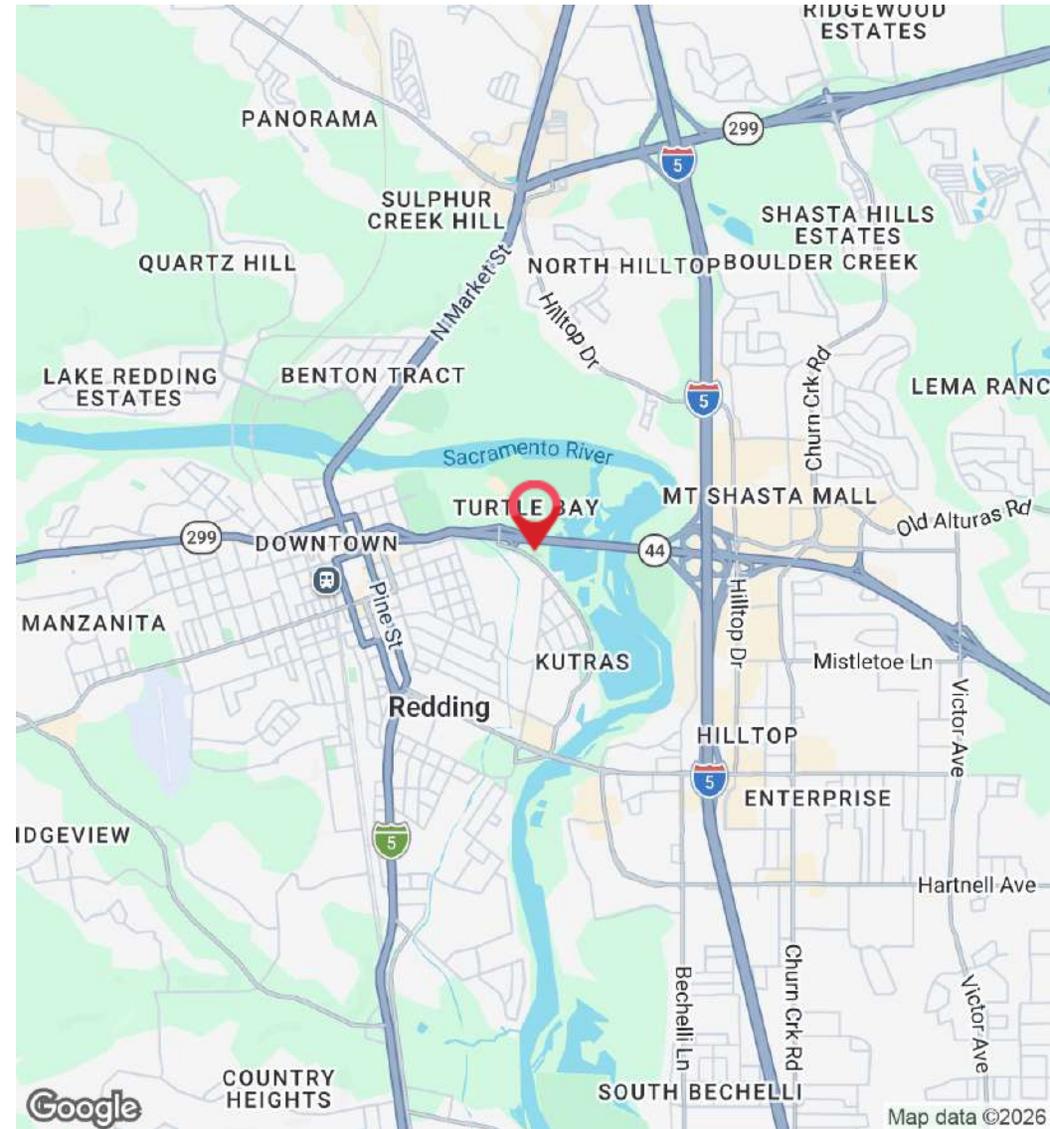
LOCATION OVERVIEW

1890 PARK MARINA DR., REDDING, CA 96001



LOCATION OVERVIEW

Located just off Hwy 44 in West Redding 1 mile from Hwy 44 and I-5 Intersection. Quick and easy to access from all areas of town. Across Park Marina Dr from Sacramento River.



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DEMOGRAPHICS MAP & REPORT

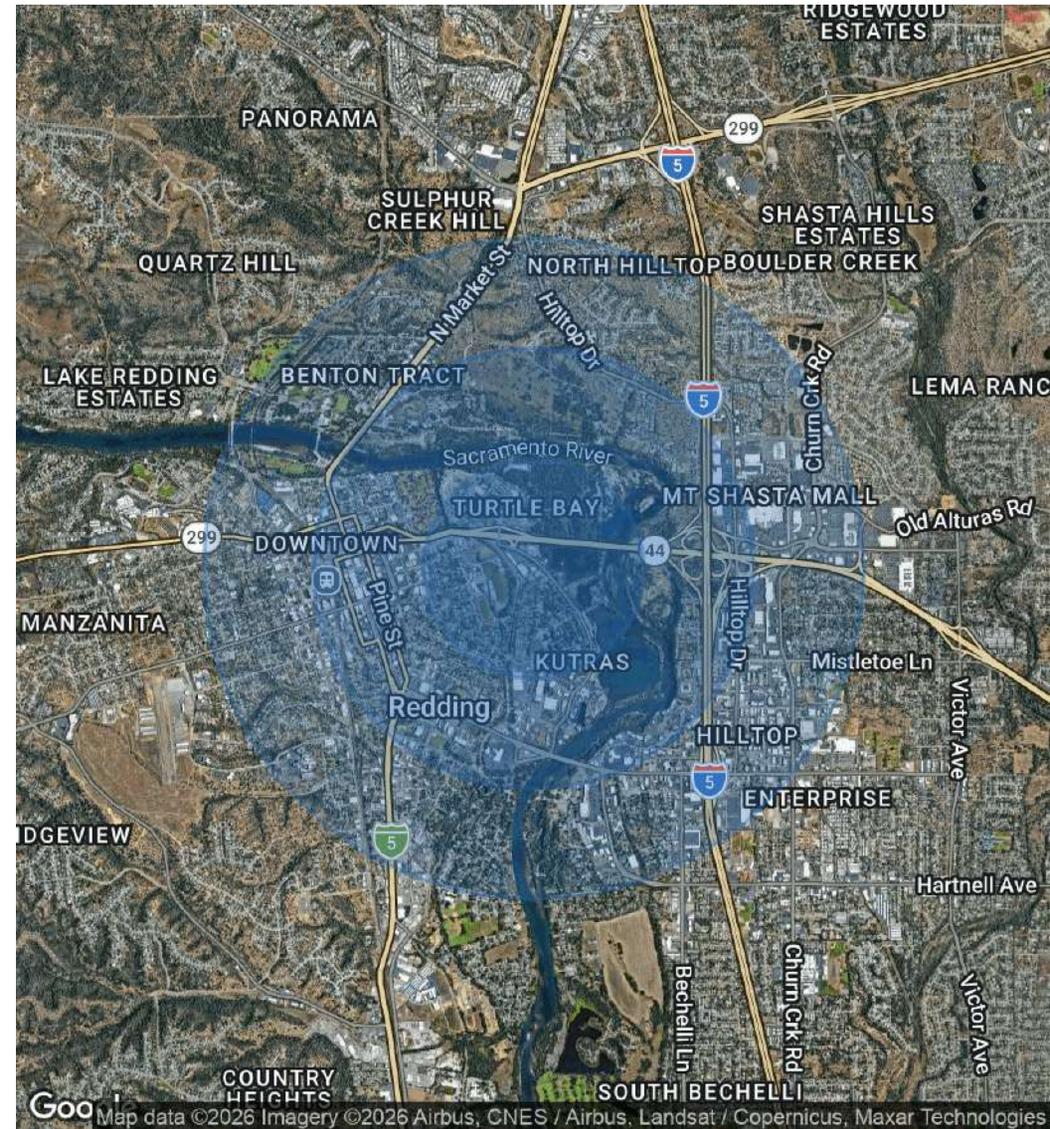
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,307	6,750	17,272
Average Age	33.8	35.8	36.7
Average Age (Male)	33.4	36.4	37.1
Average Age (Female)	39.5	39.8	38.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	646	3,263	8,091
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$62,845	\$58,843	\$56,933
Average House Value	\$244,701	\$244,351	\$223,601

2020 American Community Survey (ACS)



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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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