

**COX**  
Real Estate  
Consultants  
INC



**HIGH QUALITY PROFESSIONAL OFFICE SPACE AVAILABLE NOW!**

**1155 DEL MONTE STREET, REDDING, CA 96002**

**Jess Whitlow, CCIM**  
Broker Associate/Consultant  
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# PROPERTY SUMMARY

1155 DEL MONTE STREET, REDDING, CA 96002



## PROPERTY DESCRIPTION

Individual or combined professional office suites available in centrally located and recently renovated office building shared with reputable local accounting company. Excellent option to level of up the professional atmosphere for your business. Utilities included in the rent (except phone and internet). Common lobby and restrooms.

## PROPERTY HIGHLIGHTS

- Central location just off of Churn Creek Rd and Industrial St in Redding CA
- Easy to access from all areas of town via I-5 and Hwy 44
- Beautiful and high end interior finishes
- Wrought Iron fenced parking lot for additional security (gates open during business hours)
- Building has security system/alarm at landlord's expense
- Available now
- Ability to lease fully furnished and with computer monitors by request for additional fee



## OFFERING SUMMARY

Lease Rate:	\$475 - \$1275/month
Lease Type:	Gross
Available SF:	250 - 500 SF
Lot Size:	0.94 Acres
Building Size:	9,790 SF
Year Built:	1983
Year Renovated:	2023
Zoning:	HC - Heavy Commercial

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# LEASE SPACES

1155 DEL MONTE STREET, REDDING, CA 96002



## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	250 - 500 SF	Lease Rate:	\$475 - \$900 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	Available	250 SF	Gross	\$475 per month	Suite D - Ground floor single office within recently renovated professional office building with J.R. Martin and Associates as primary tenant. Utilities Included (except phone and internet). Can be leased furnished for an additional fee. Shared access to the common lobby and restrooms.
Suite D and E	Available	500 SF	Gross	\$900 per month	Suite D and E - Two ground-floor adjacent single offices within a recently renovated professional office building with J.R. Martin and Associates as the primary tenant. Utilities, except phone and internet, are included in the lease rate. Can be leased furnished for an additional fee. Shared access to the common lobby and restrooms.

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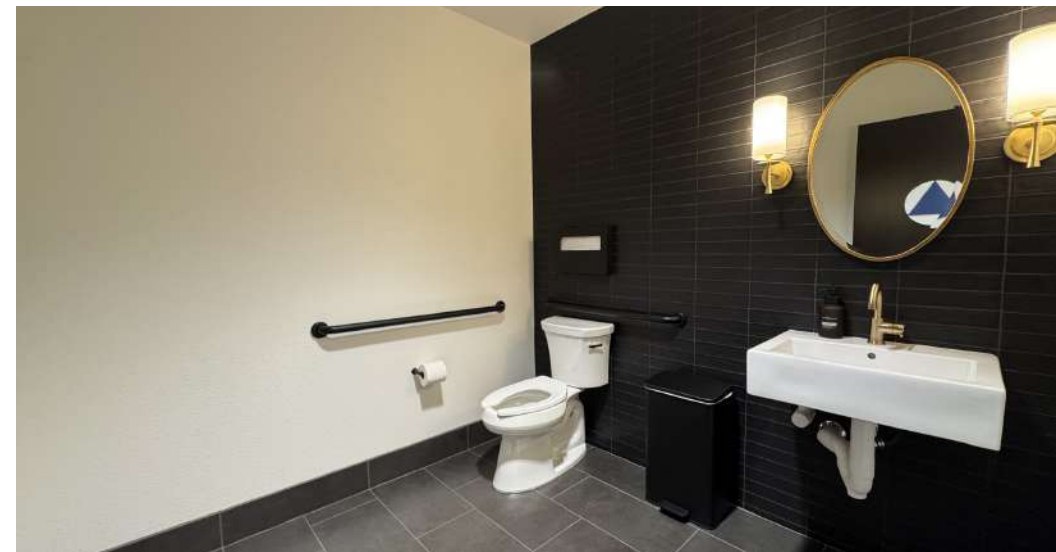
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OFFICE BUILDING FOR LEASE

# COMMON AREA PHOTOS

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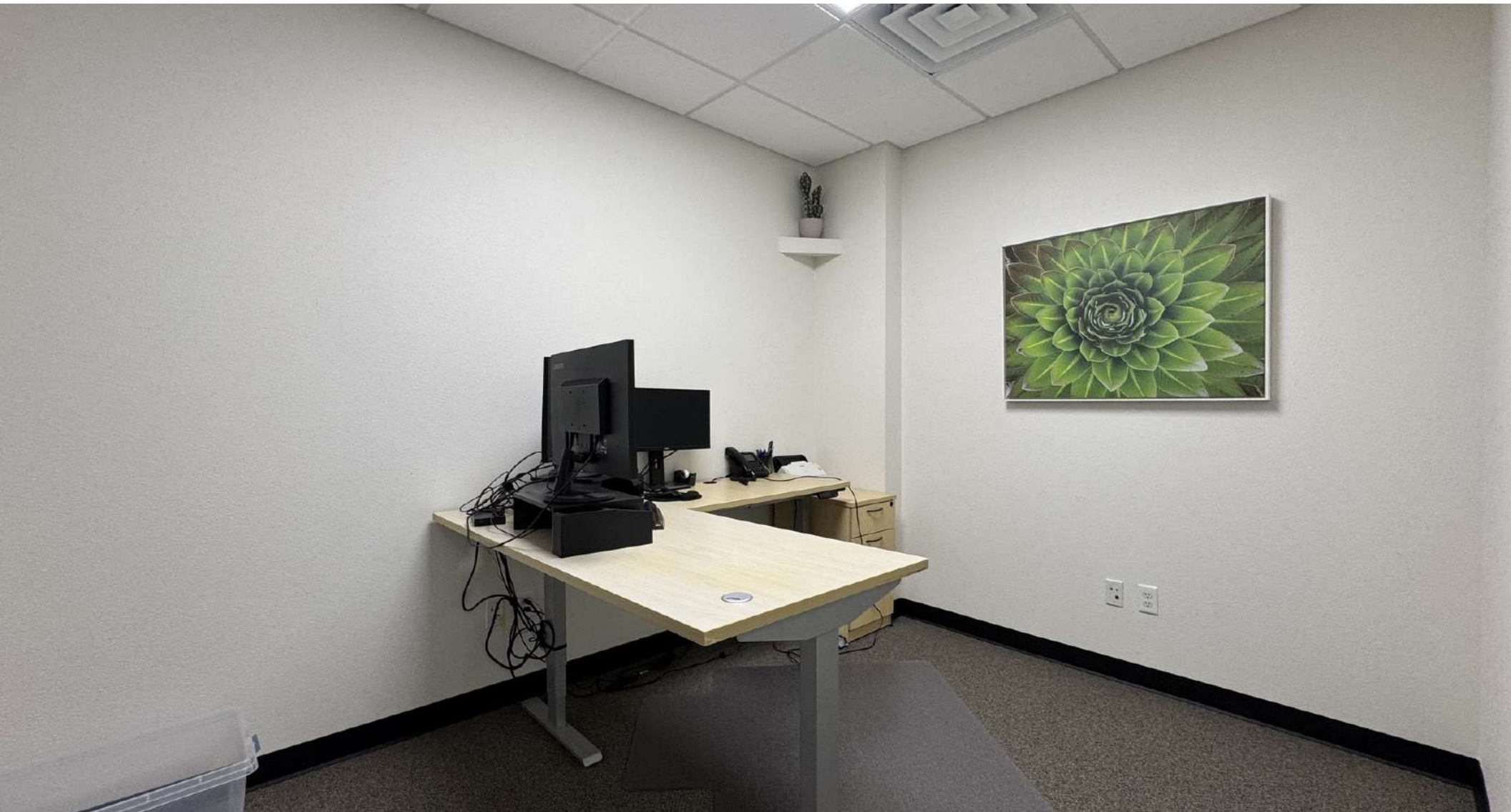
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OFFICE BUILDING FOR LEASE

# SUITE D

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# SUITE E

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# FLOOR PLAN

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SCENARIO 1: SF AREAS
1518 sf
796 sf
2602 sf

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# RETAILER MAP

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# DEMOGRAPHICS MAP & REPORT

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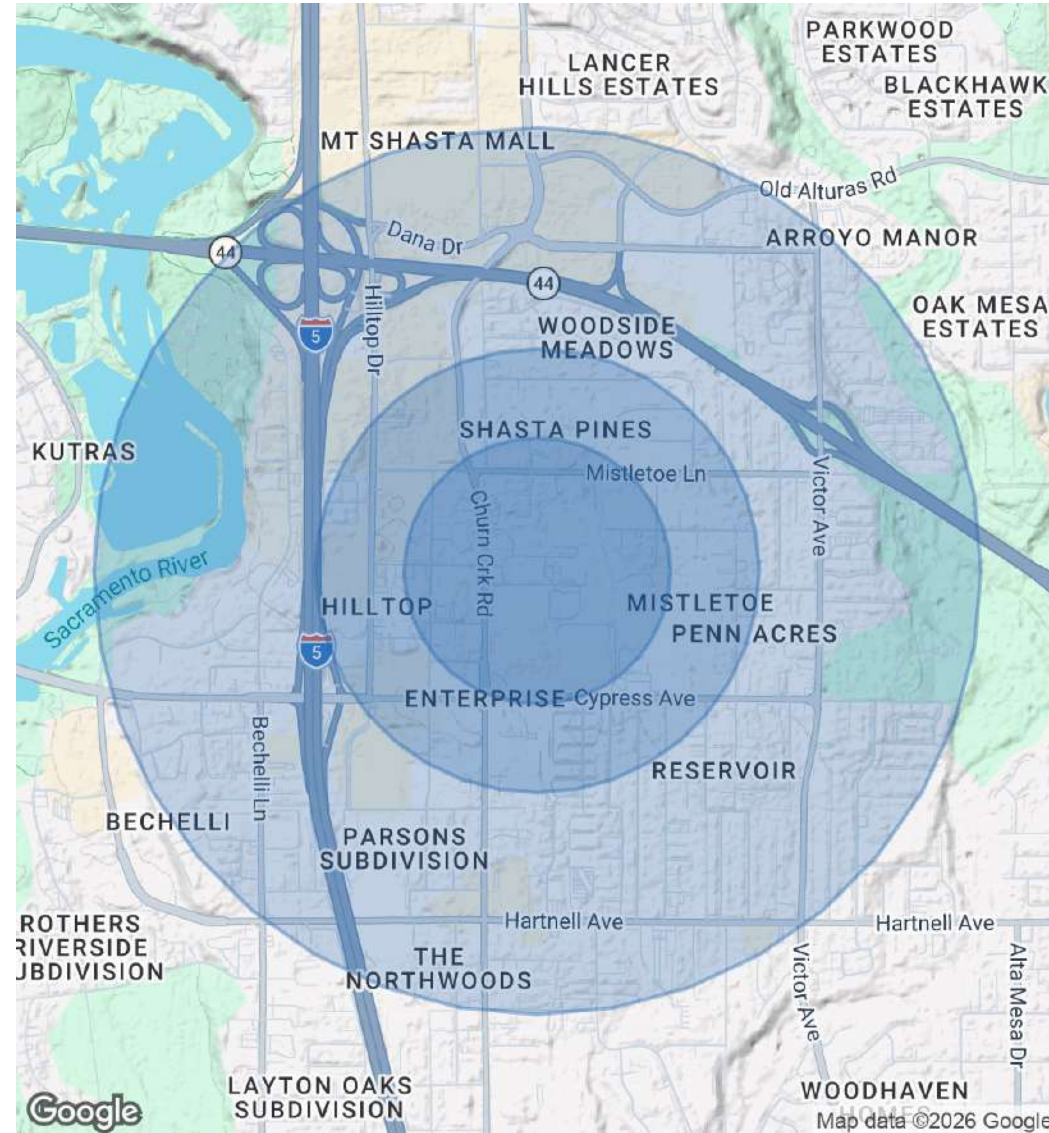
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	220	1,820	8,382
Average Age	45	40	40
Average Age (Male)	43	38	38
Average Age (Female)	47	41	41

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	721	3,333
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$87,234	\$76,136	\$79,851
Average House Value	\$335,981	\$290,080	\$335,695

Demographics data derived from AlphaMap



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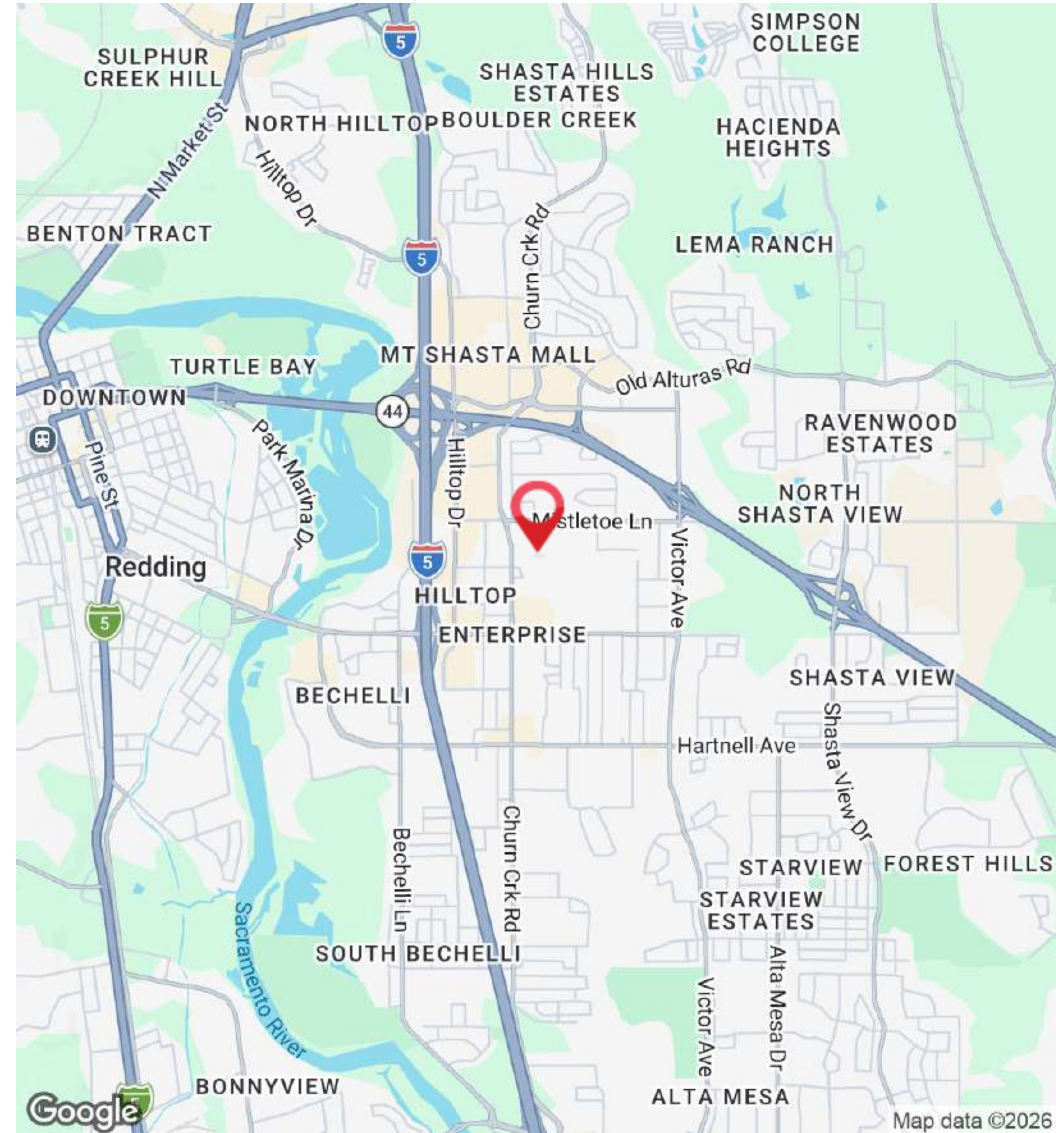
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# LOCATION MAPS

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# MEET THE BROKER

1155 DEL MONTE STREET, REDDING, CA 96002



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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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