



COMMERCIAL OFFICE AND RESIDENTIAL INCOME PROPERTY WITH GREAT VISIBILITY AND LOCATION IN ANDERSON, CA

2976 W CENTER ST, ANDERSON, CA 96007

**Jess Whitlow, CCIM**  
Broker Associate/Consultant  
530.605.5169  
jess@coxrec.com  
coxrec.com



# PROPERTY SUMMARY

2976 W CENTER ST, ANDERSON, CA 96007



## PROPERTY DESCRIPTION

Rare investment opportunity in Anderson, CA, featuring a highly visible, freestanding 1,846 SF commercial office building paired with a 744 SF residential income unit. This property provides flexibility to live and work on-site or lease both spaces for rental income. Conveniently located with excellent access to North St, Hwy 273, and I-5, it combines functionality with growth potential.

## PROPERTY HIGHLIGHTS

- Dual-Use Property: 1,846 SF commercial office building with a 744 SF residential unit.
- Income-Generating Tenant: Residential unit at 2971 Douglas St is rented at \$700/month on a month-to-month contract.
- Updated Commercial Space: New HVAC and roof installed in 2022.
- Ample Parking & Expansion Potential: Private lot with 6 spaces and fenced yard for additional use or expansion.
- Exceptional Location: Visibility from North St and Hwy 273, near Anderson's Christmas parade route and City Christmas Tree on E. Center St.
- Functional Residential Unit: Includes a covered carport, small yard, mini-split system, and gas wall heater.
- High Traffic Counts: Prime exposure with 24,400+ CPD on Hwy 273.



## OFFERING SUMMARY

Sale Price:	\$329,000
Lot Size:	9,584 SF
Total Building Size:	2,590 SF
Year Built:	1935
Year Last Renovated:	2005
APN:	202-340-049
Zoning:	C-1 - General Commercial

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COMMERCIAL OFFICE AND RESIDENTIAL INCOME PROPERTY FOR SALE

# COMMERCIAL BUILDING EXTERIOR PHOTO

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OFFICE BUILDING FOR SALE

# RESIDENTIAL BUILDING EXTERIOR

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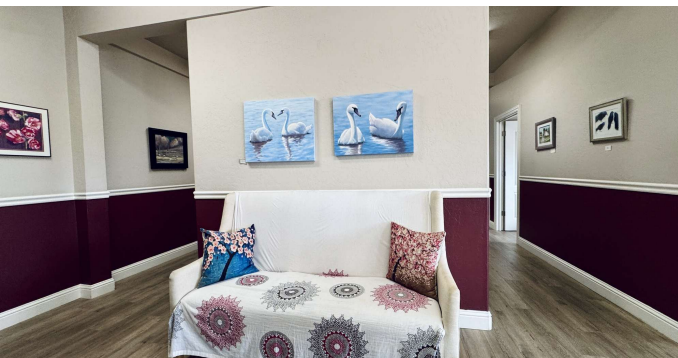
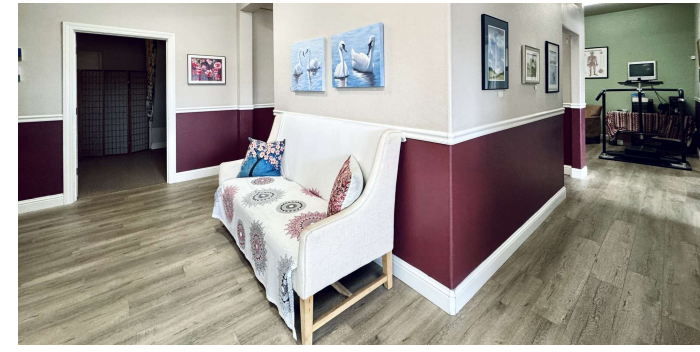
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# COMMERCIAL BUILDING INTERIOR

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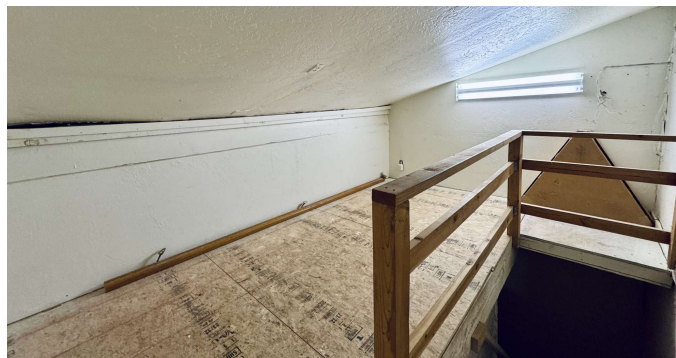
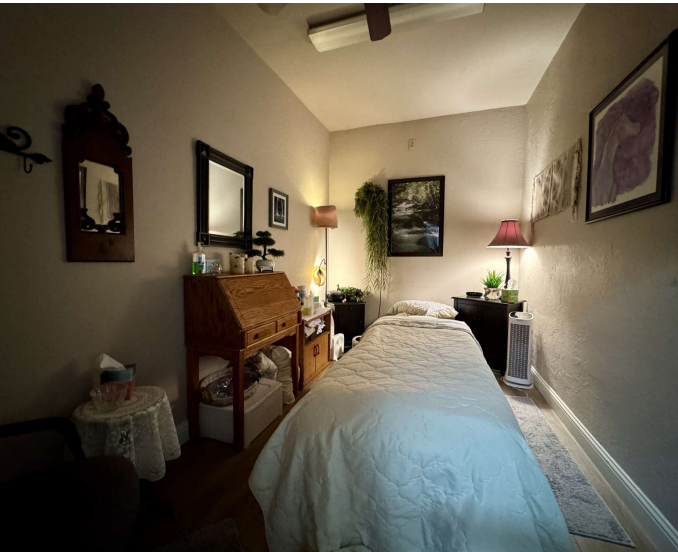
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# INTERIOR PHOTOS CONTD.

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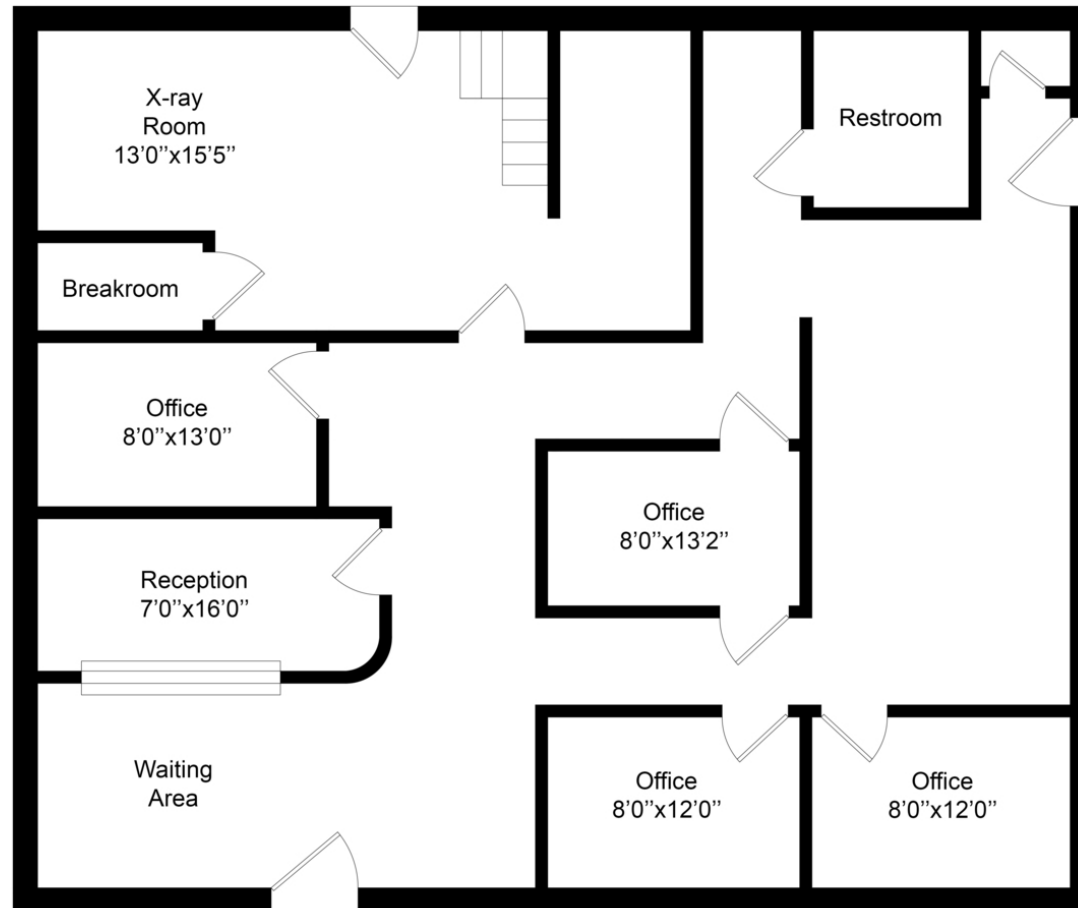
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# COMMERCIAL BUILDING FLOOR PLAN

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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.

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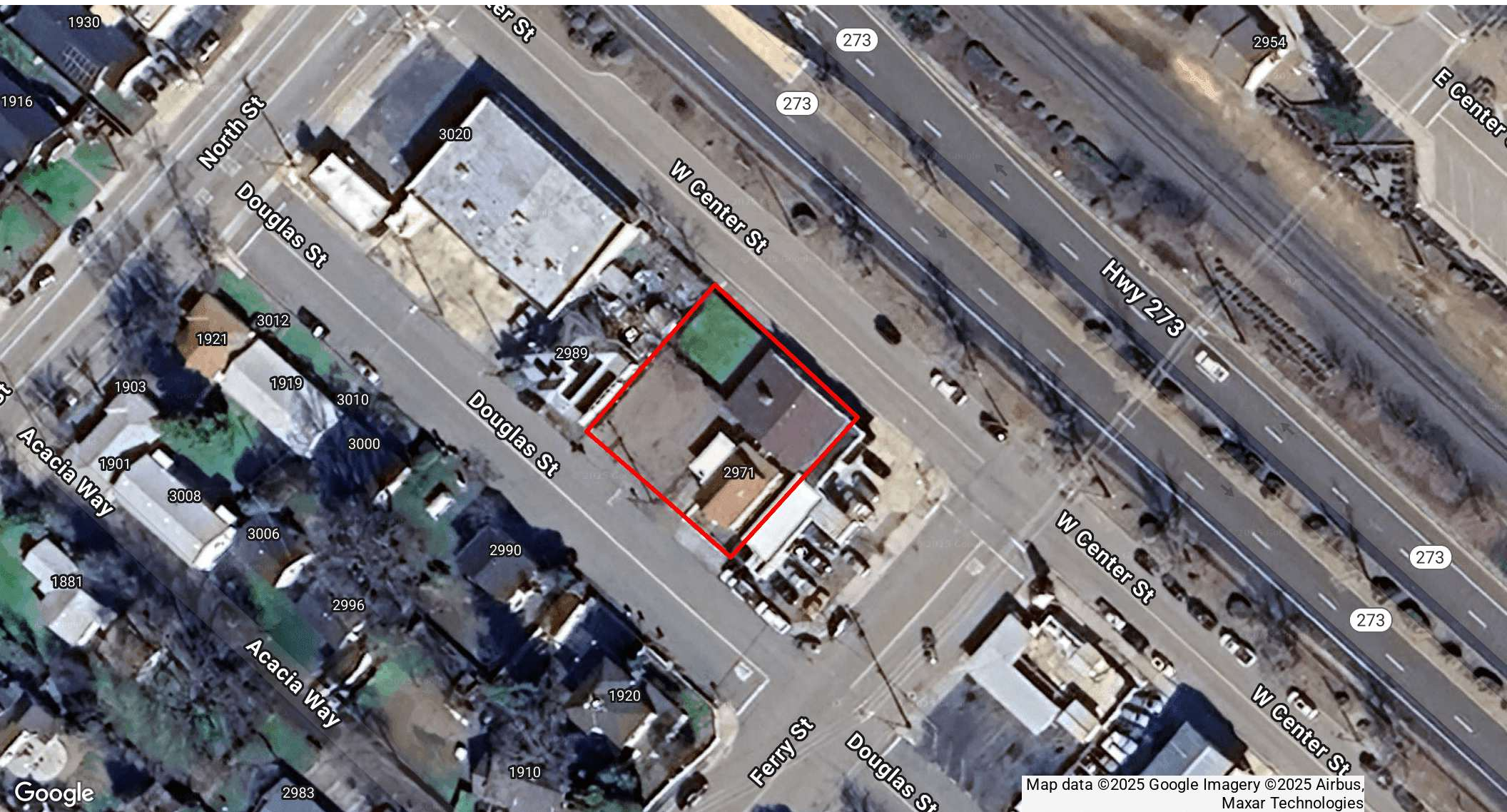
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# PARCEL OUTLINED (APPRX.)

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# DEMOGRAPHICS MAP & REPORT

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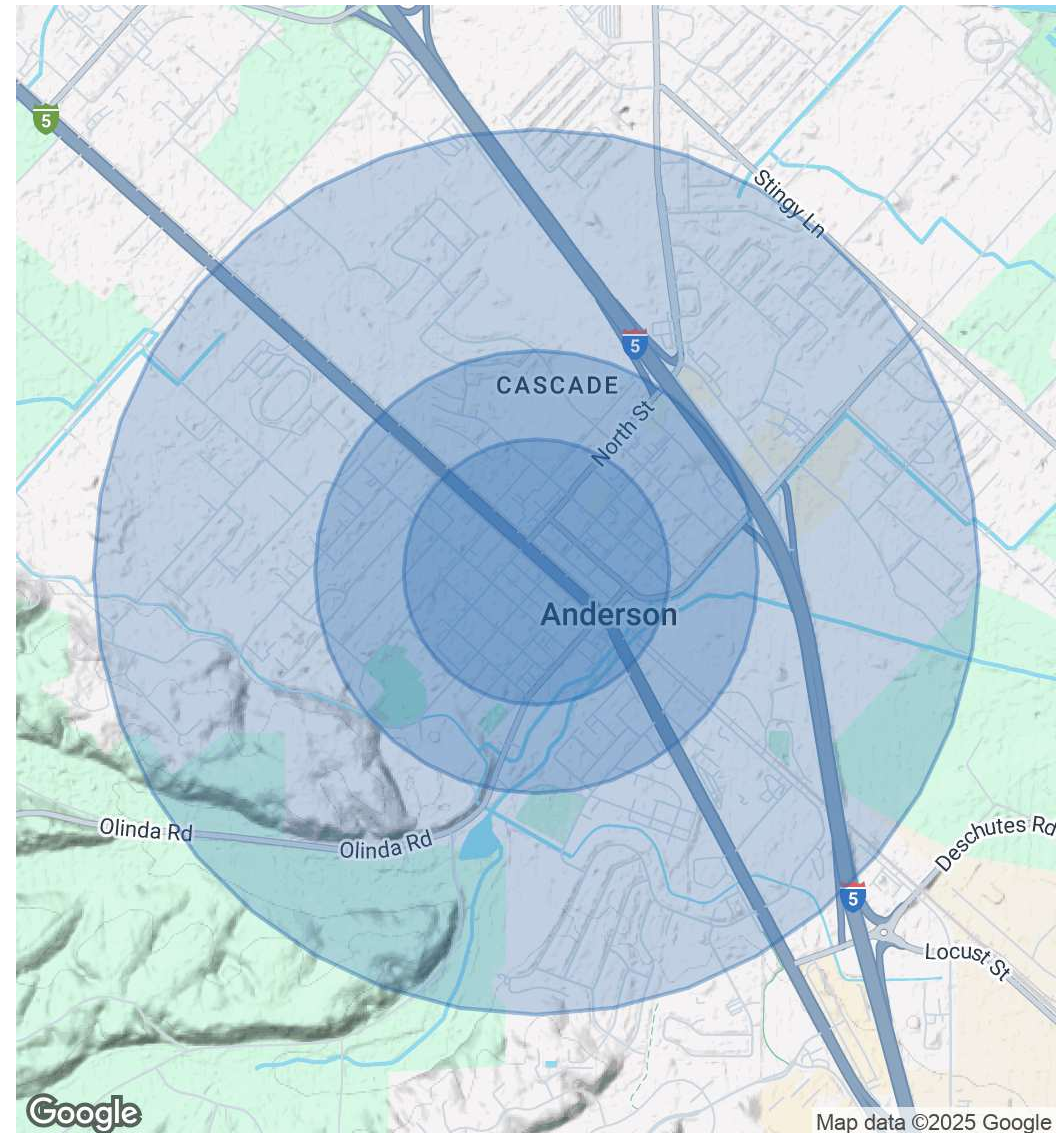
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	977	2,541	7,509
Average Age	40	38	39
Average Age (Male)	40	38	38
Average Age (Female)	39	39	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	348	930	2,924
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$52,188	\$52,293	\$61,857
Average House Value	\$258,469	\$261,235	\$314,095

Demographics data derived from AlphaMap



Map data ©2025 Google

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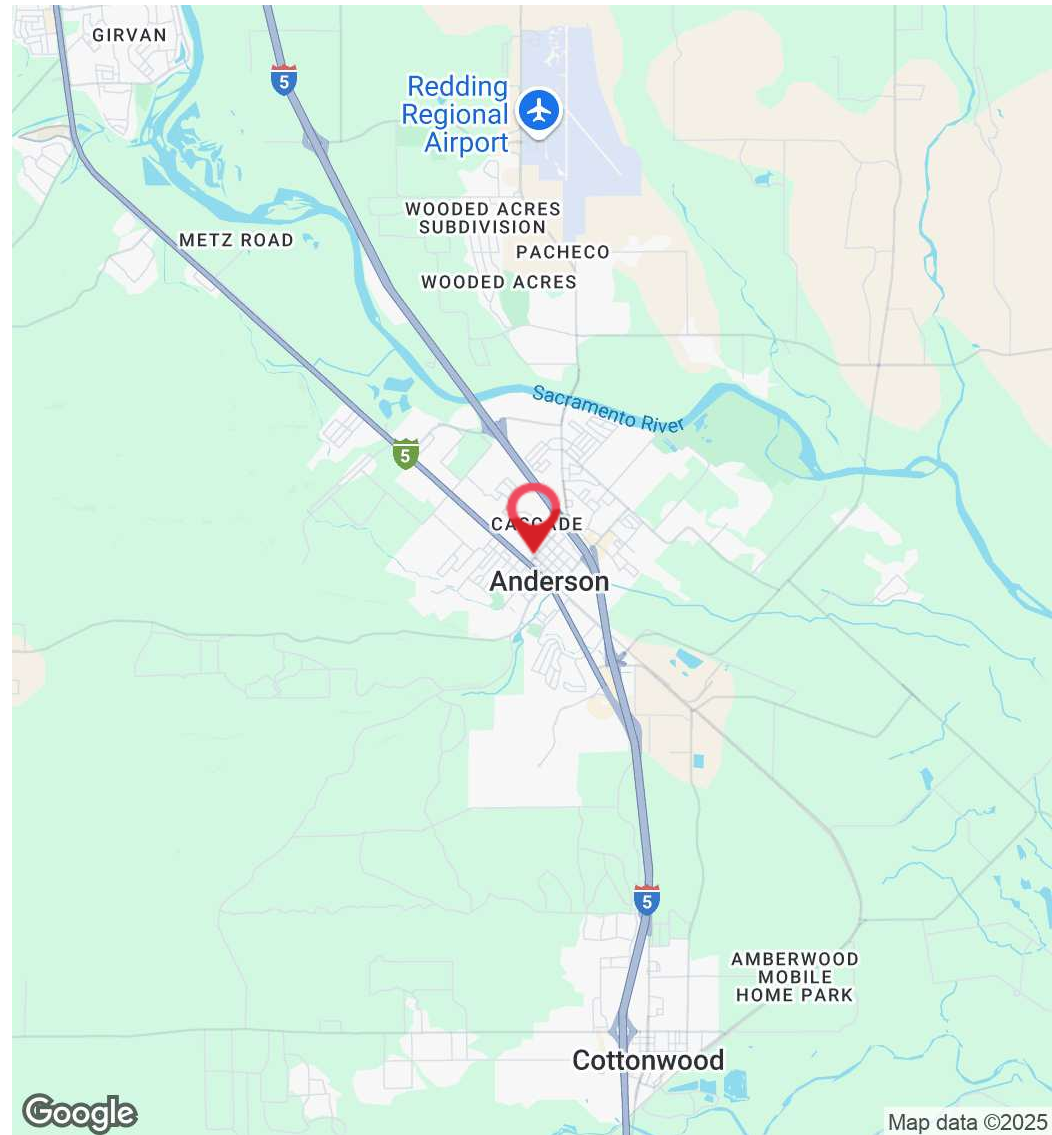
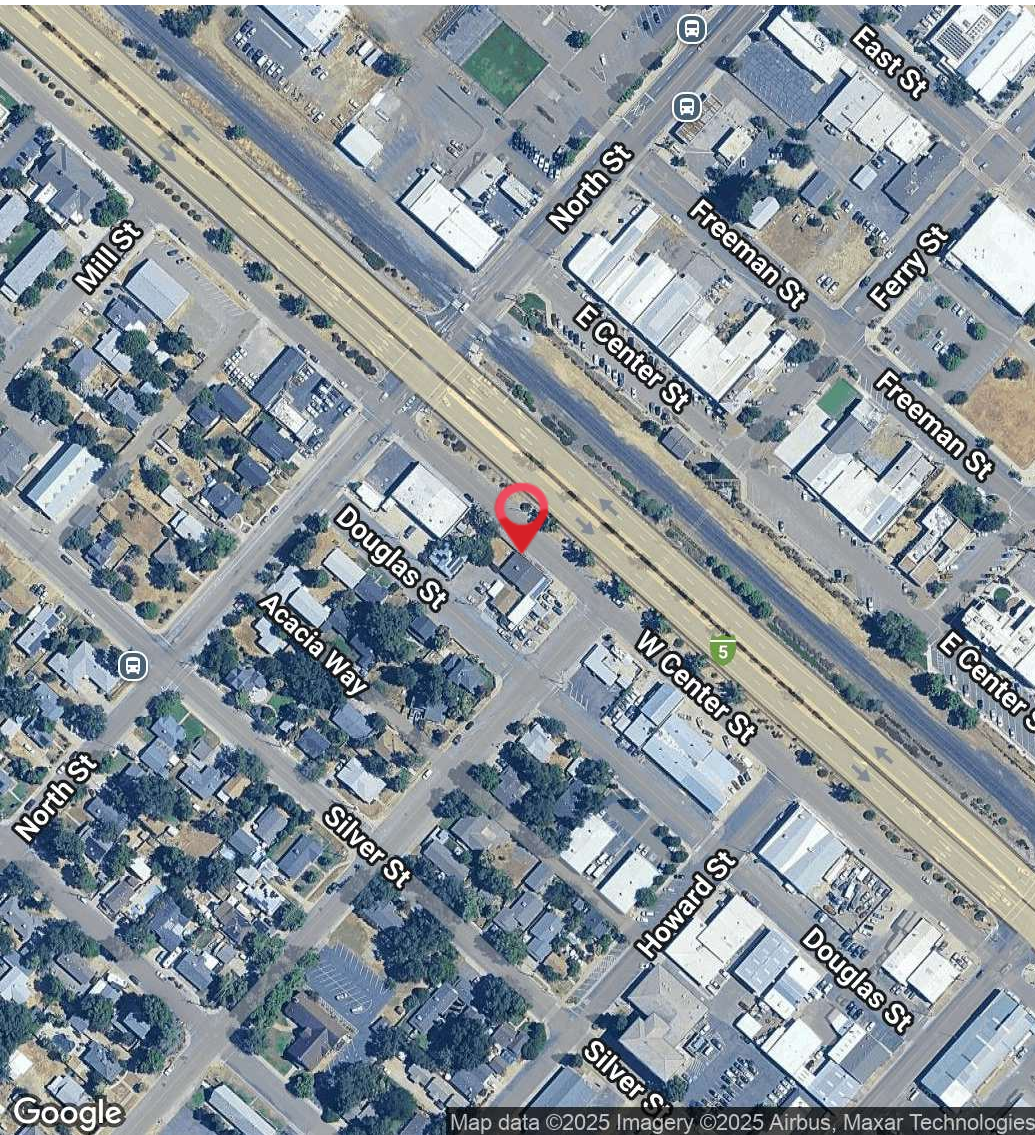
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# LOCATION MAPS

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# MEET THE BROKER

2976 W CENTER ST, ANDERSON, CA 96007



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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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