



OFFICE SPACE IN RETAIL CENTER - EASY ACCESS TO HWY 44 AND I-5

1812 PARK MARINA DR, REDDING, CA 96001

Jess Whitlow, CCIM

Broker Associate/Consultant

530.605.5169

jess@coxrec.com

coxrec.com

PROPERTY SUMMARY

1812 PARK MARINA DR, REDDING, CA 96001



PROPERTY DESCRIPTION

Park Marina Plaza offers a prime location for businesses seeking convenience, visibility, and flexibility. Positioned directly across from the Highway 44 onramp and less than a mile from I-5, this property ensures easy commuting and accessibility. With great signage opportunities and high visibility along Park Marina Drive, it is an ideal location just one exit from Downtown Redding. The available space features abundant natural light with windows on the north and east sides, ample parking, and a functional floor plan that can be easily divided if needed.

1812 Park Marina Dr offers approximately 3,913 square feet, including two private offices, a conference room, a storage area, three single-stall restrooms, and a large open work area suitable for retail, training sessions, or collaborative workspaces. The flexible layout can be tailored to suit a variety of business needs.

PROPERTY HIGHLIGHTS

- Directly across from the Highway 44 onramp
- Less than 1 mile from I-5
- One exit from Downtown Redding
- Great signage opportunities with high visibility along Park Marina Drive
- Abundant natural light from windows on the north and east sides
- Ample parking for clients and employees



OFFERING SUMMARY

Lease Rate:	\$1.15/SF/month
Lease Type:	Modified Gross
Available SF:	3,913 SF
Lot Size:	6.71 Acres
Use:	Office
Zoning:	GC- VR - SP - General Commercial Visitor Retail - Specific Plan Overlay
Traffic Counts:	Park Marina Dr - 12,126 CPD HWY 44 - 44,250 CPD

JESS WHITLOW, CCIM

Broker Associate/Consultant

530.605.5169

jess@coxrec.com

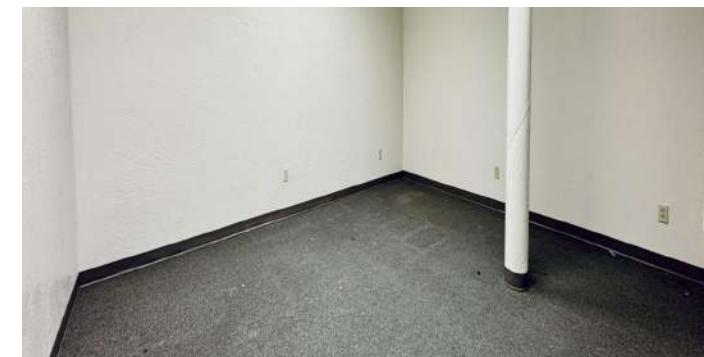
coxrec.com

CalDRE #01941996

OFFICE SPACE FOR LEASE IN PARK MARINA PLAZA

INTERIOR PHOTOS

1812 PARK MARINA DR, REDDING, CA 96001



JESS WHITLOW, CCIM
Broker Associate/Consultant

530.605.5169
jess@coxrec.com

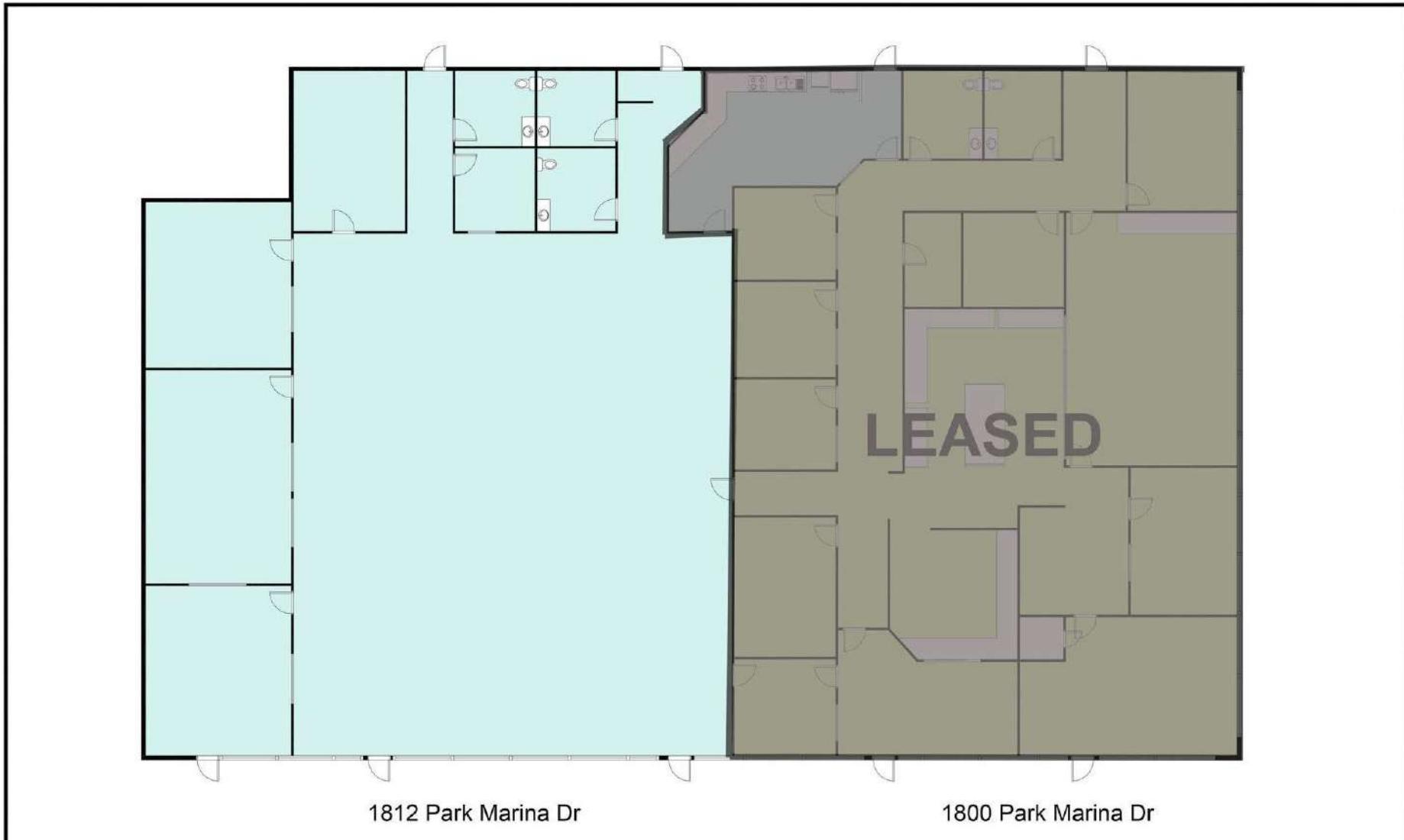
coxrec.com
CalDRE #01941996

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

OFFICE SPACE FOR LEASE IN PARK MARINA PLAZA

FLOOR PLAN

1812 PARK MARINA DR, REDDING, CA 96001



JESS WHITLOW, CCIM
Broker Associate/Consultant

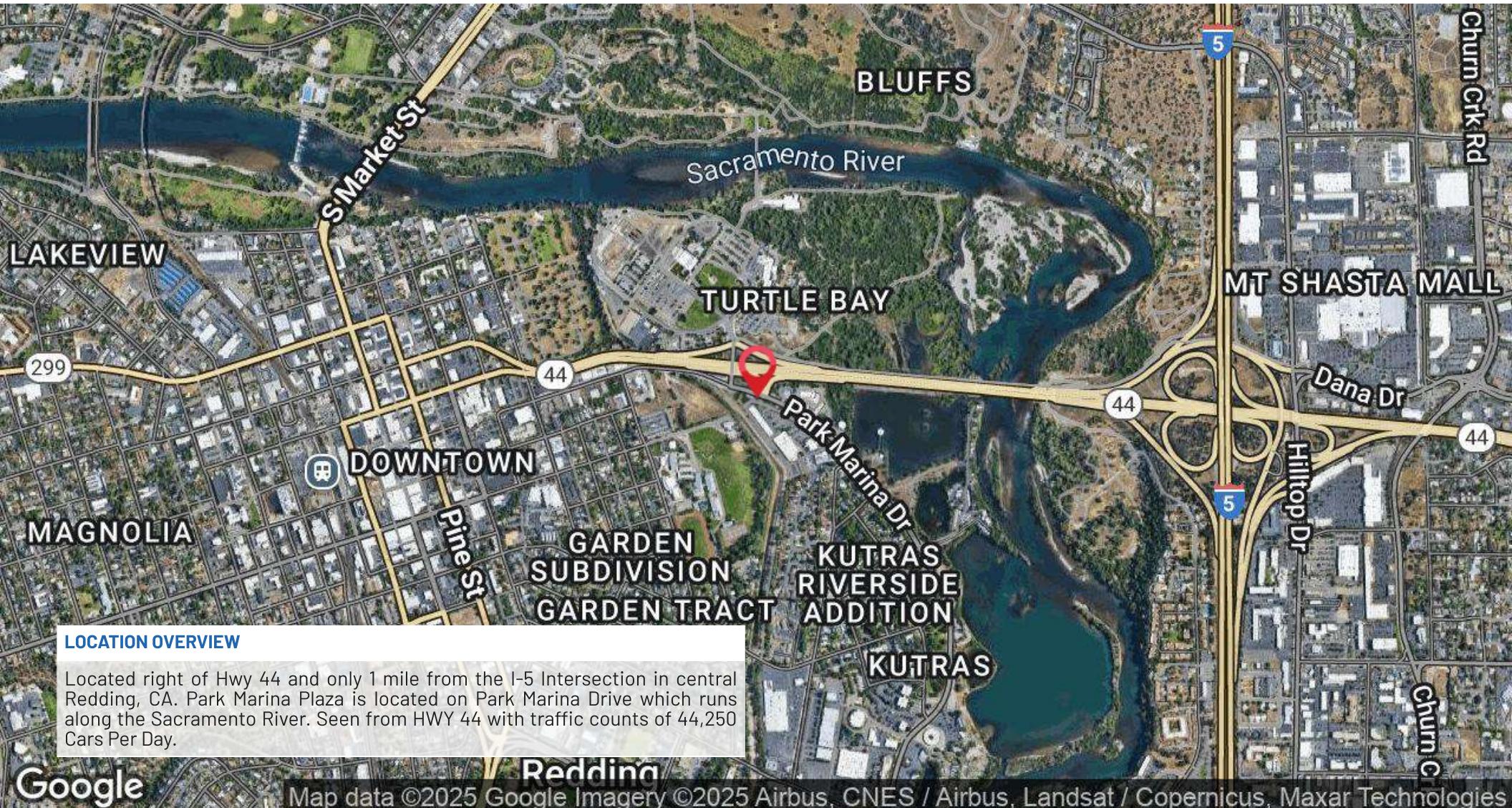
530.605.5169
jess@coxrec.com

coxrec.com
CalDRE #01941996

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

LOCATION MOVERVIEW

1812 PARK MARINA DR, REDDING, CA 96001



JESS WHITLOW, CCIM
Broker Associate/Consultant

530.605.5169
jess@coxrec.com

coxrec.com
CalDRE #01941996

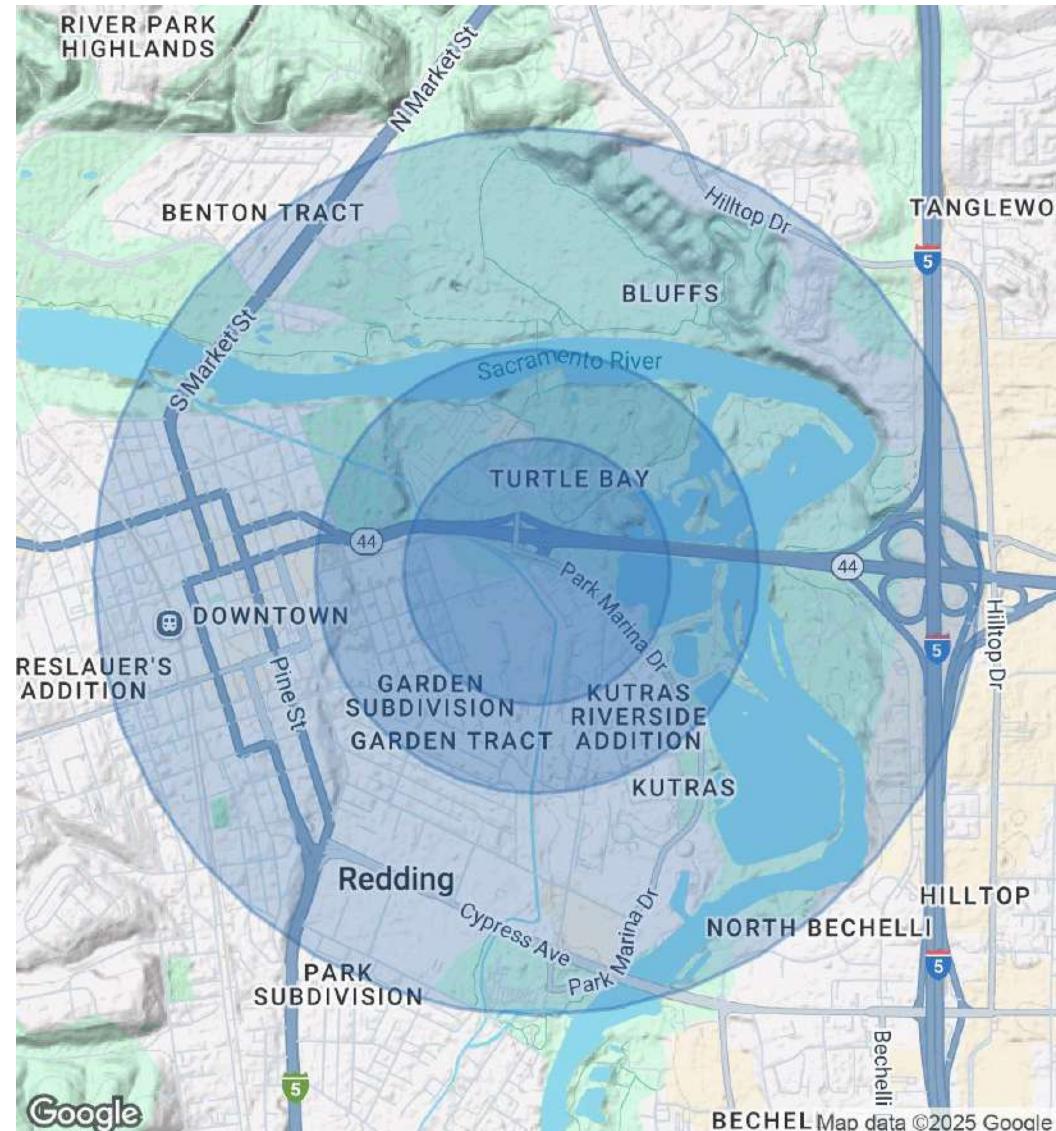
DEMOGRAPHICS MAP & REPORT

1812 PARK MARINA DR, REDDING, CA 96001



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	422	1,623	5,434
Average Age	49	45	45
Average Age (Male)	46	43	43
Average Age (Female)	52	47	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	230	797	2,572
# of Persons per HH	1.8	2	2.1
Average HH Income	\$76,359	\$74,830	\$68,957
Average House Value	\$420,866	\$390,923	\$429,007

Demographics data derived from AlphaMap



JESS WHITLOW, CCIM
Broker Associate/Consultant

530.605.5169
jess@coxrec.com

coxrec.com
CalDRE #01941996

MEET THE BROKER

1812 PARK MARINA DR, REDDING, CA 96001



JESS WHITLOW, CCIM

Broker Associate/Consultant

jess@coxrec.com

Cell: **530.605.5169**

CalDRE #01941996

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

JESS WHITLOW, CCIM

Broker Associate/Consultant

530.605.5169

jess@coxrec.com

coxrec.com

CalDRE #01941996