

EXCITING RETAIL LEASE OPPORTUNITY AT DANA CROSSING

961 DANA DR, REDDING, CA 96003

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PROPERTY SUMMARY

961 DANA DR, REDDING, CA 96003



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at Dana Crossing! Located in the heart of Redding, CA, this shopping center is strategically positioned across from the Mt. Shasta Mall in the city's central retail hub. With immediate access to HWY 44 and just minutes from I-5, it offers excellent convenience for both local residents and regional travelers. Anchored by popular names like Chipotle Mexican Grill, Five Guys, Tan Republic, and Modo Tea, Dana Crossing features onsite security cameras, nightly security checks, and outstanding traffic exposure. Available spaces include Suite 110 (approx. 2,800 SF) and Suite 130 (approx. 1,650 SF).

PROPERTY HIGHLIGHTS

- Traffic Counts of Apprx. 17,384+ CPD
- Anchored by popular tenants: Chipotle, Five Guys, Tan Republic, Modo Tea
- Onsite security cameras and nightly security checks
- Located across from Mt. Shasta Mall in the central retail hub

OFFERING SUMMARY

Lease Rate:	\$1.60 SF/month
Lease Type:	Triple-Net (NNN)
Available SF:	1,650 - 2,800 SF
Lot Size:	1.36 Acres
Zoning:	RC - Regional Commercial

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LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE(SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	2,800 SF	NNN	\$1.60 SF/month	Large retail suite with expansive retail area, back stock room/work area measuring 35'x16', plumbed breakroom, two private offices, two private restrooms and two back entry doors. This space also offers advanced security with metal roll-down security screens for all windows and doors which are easy to operate and inconspicuous when open for business.
Suite 130	Available	1,650 SF	NNN	\$1.60 SF/month	Salon/spa place comprised of two treatment rooms with utility sinks, shampoo room, pedicure room, mixing room, large open salon floor with room for multiple stations, front reception/retail area, utility room with washer/dryer hookups, and a private restroom. Perfect for other aesthetics businesses including lash work, microblading, high quality massage therapy, esthetician services or other similar uses!

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RETAIL - STRIP CENTER PROPERTY FOR LEASE

SUITE 110 PHOTOS

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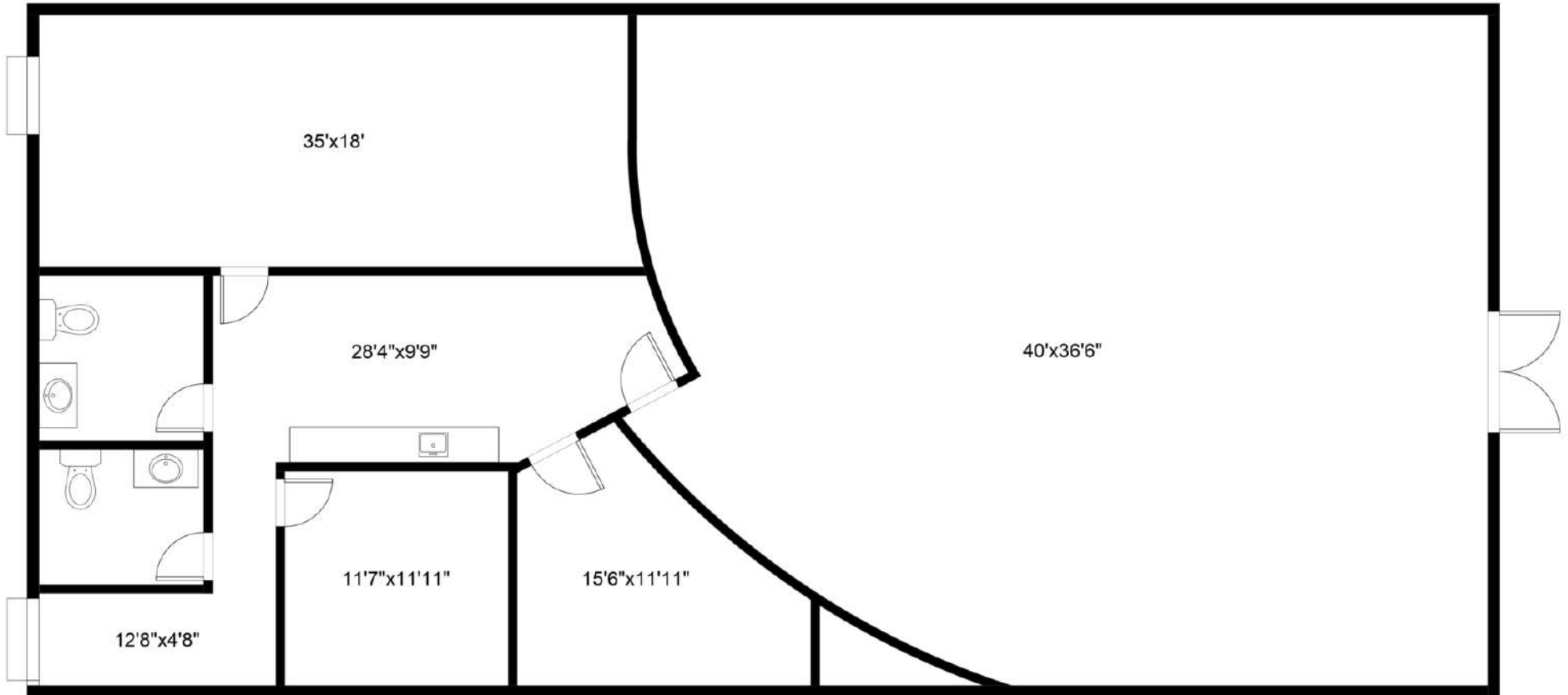
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RETAIL - STRIP CENTER PROPERTY FOR LEASE

SUITE 110 FLOOR PLAN

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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RETAIL - STRIP CENTER PROPERTY FOR LEASE

SUITE 130 PHOTOS

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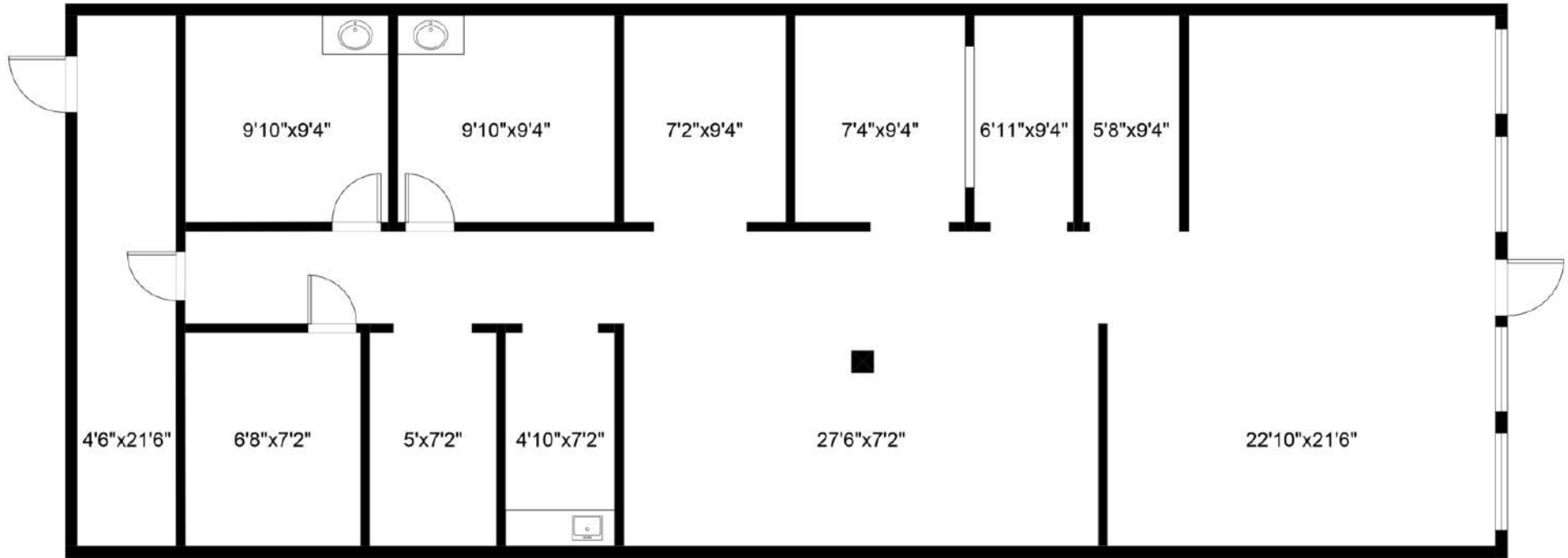
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SUITE 130 FLOOR PLAN

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FLOOR PLAN

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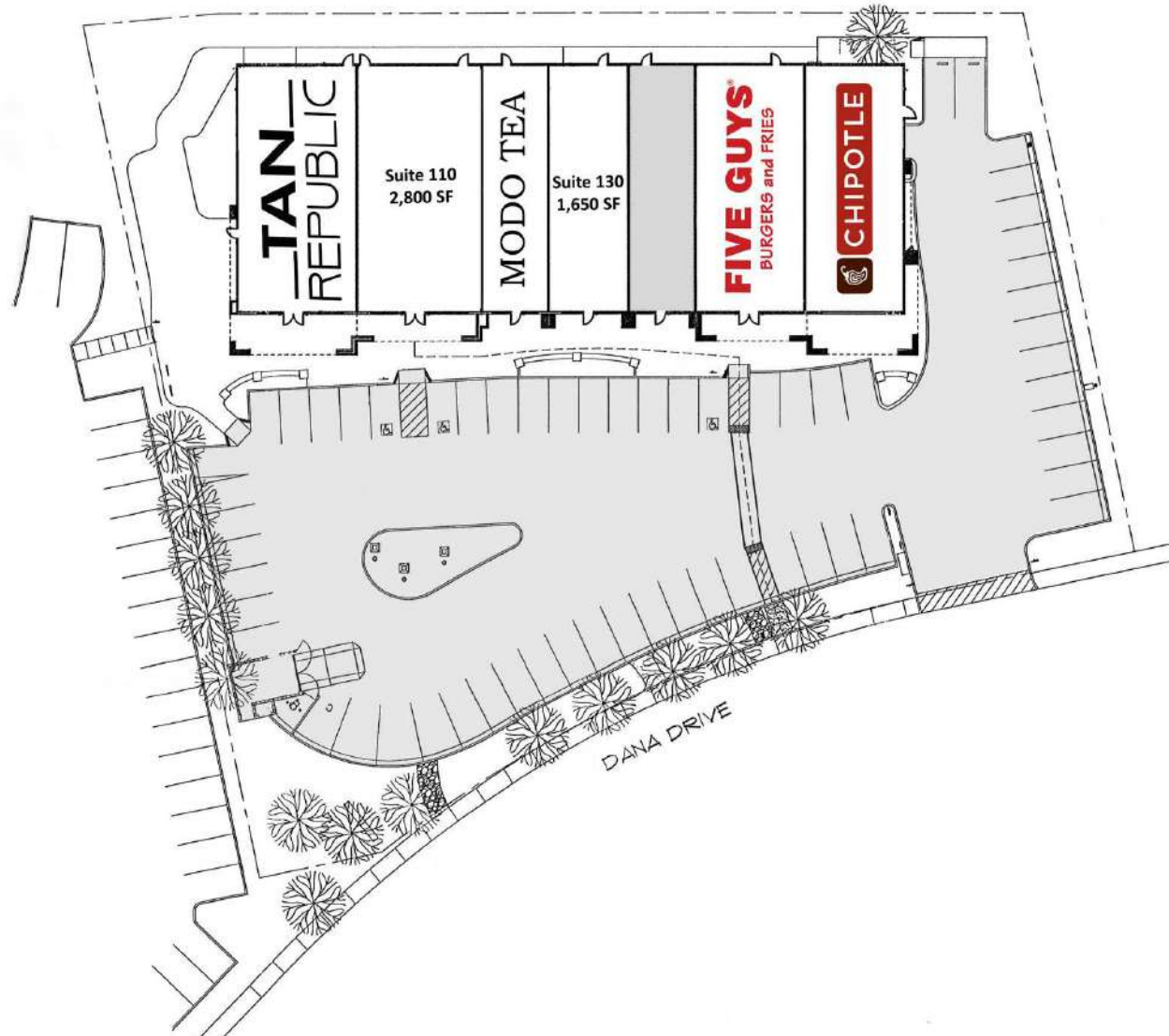
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SITE PLAN

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RETAIL - STRIP CENTER PROPERTY FOR LEASE

LOCATED IN MAIN RETAIL HUB

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DEMOGRAPHICS MAP & REPORT

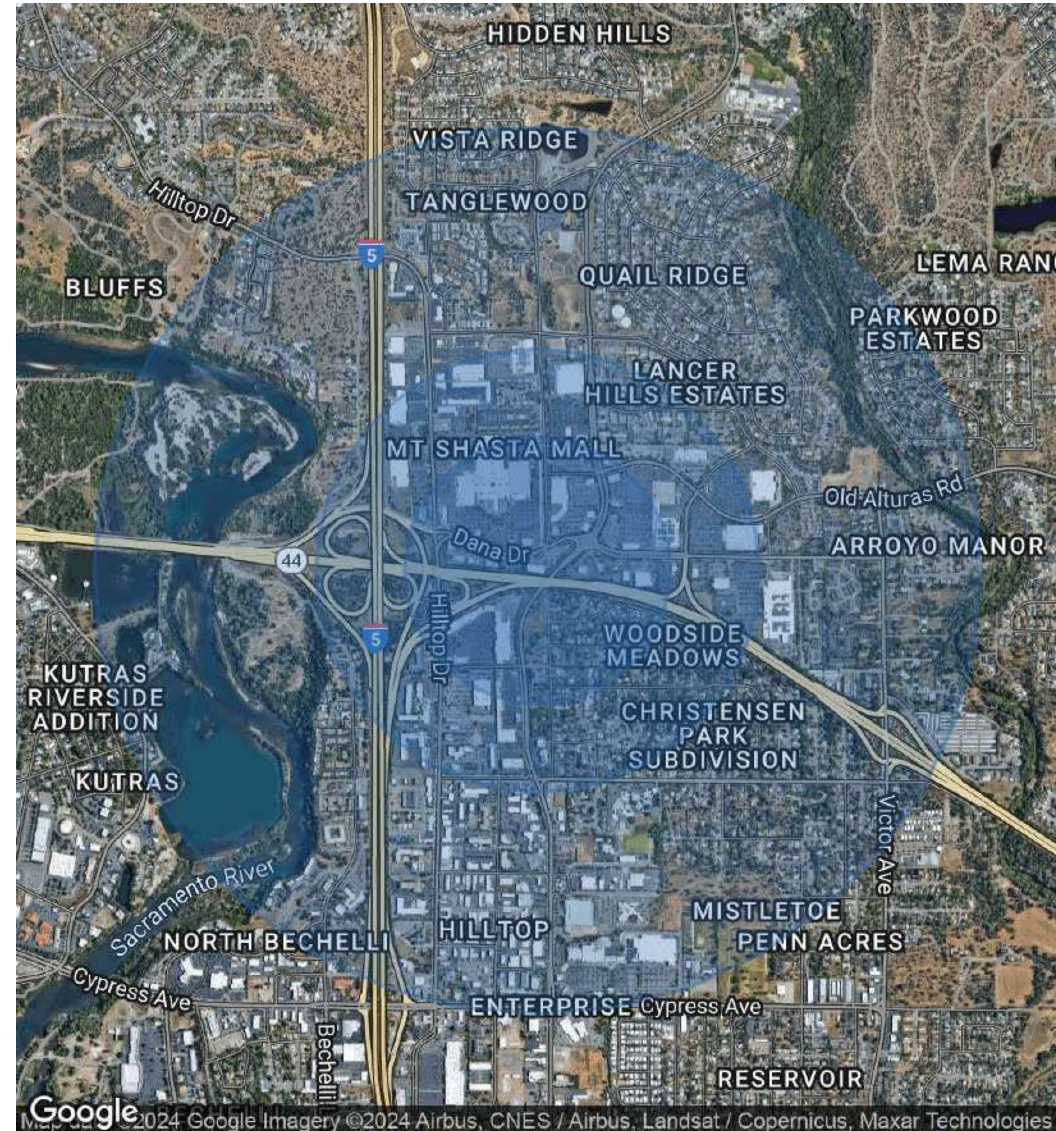
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	564	2,044	8,200
Average Age	38	37	40
Average Age (Male)	37	36	38
Average Age (Female)	39	38	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	230	892	3,410
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$81,267	\$74,329	\$81,524
Average House Value	\$386,603	\$377,658	\$392,412

Demographics data derived from AlphaMap



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MEET THE BROKER

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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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