

COX
Real Estate
Consultants
INC



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

1812 PARK MARINA DR, REDDING, CA 96001

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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.

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
- Functional floor plan with the ability to divide space if needed
- Abundant natural light from windows on the north and east sides
- Ample parking for clients and employees



OFFERING SUMMARY

Lease Rate:	\$1.20/SF/month
Lease Type:	Modified Gross
Available SF:	4,205 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

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OFFICE SPACE FOR LEASE IN PARK MARINA PLAZA

LEASE SPACES

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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	4,205 SF	Lease Rate:	\$1.25 SF/month

AVAILABLE SPACES

SUITE	SIZE(SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1812 Park Marina Dr.	4,205 SF	Modified Gross	\$1.25 SF/month	This space offers approximately 4,205 square feet, including two private offices, a conference room, a storage area, three single-stall restrooms, a break room, 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.

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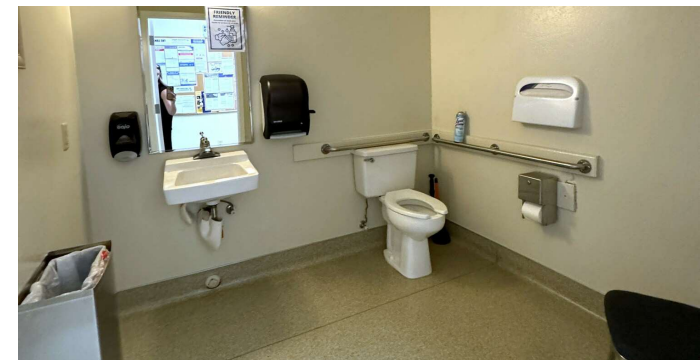
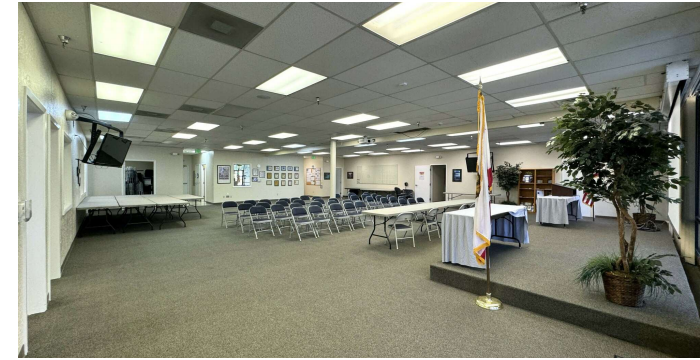
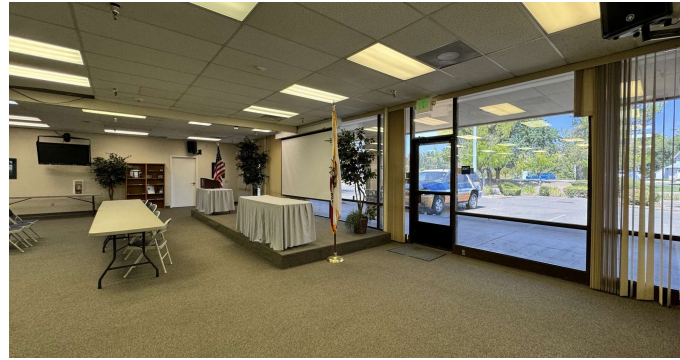
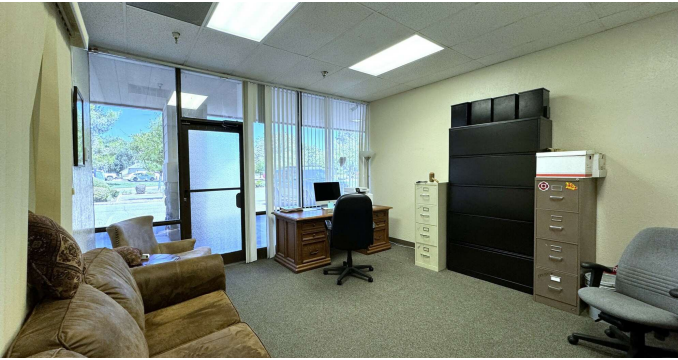
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INTERIOR PHOTOS

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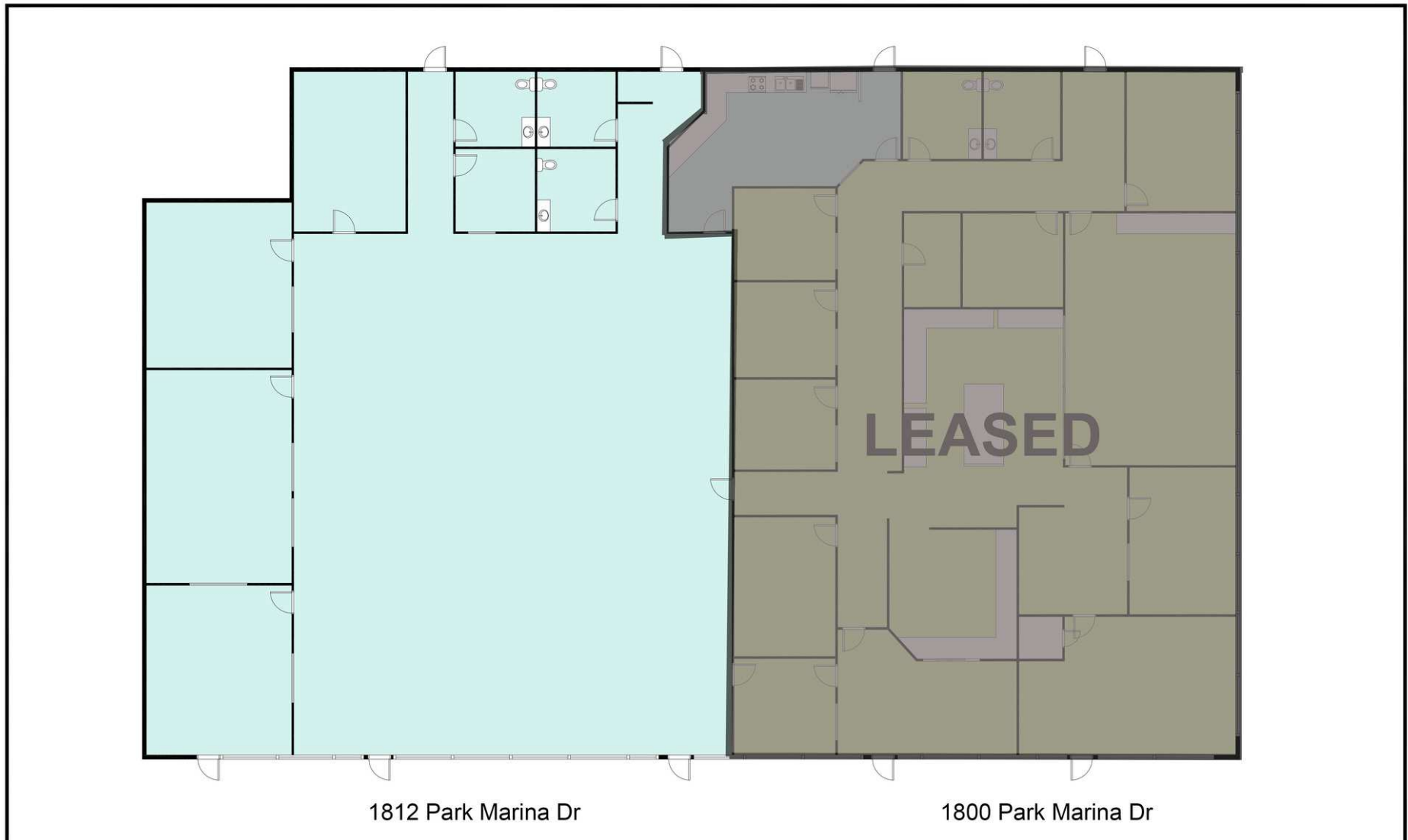
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FLOOR PLAN

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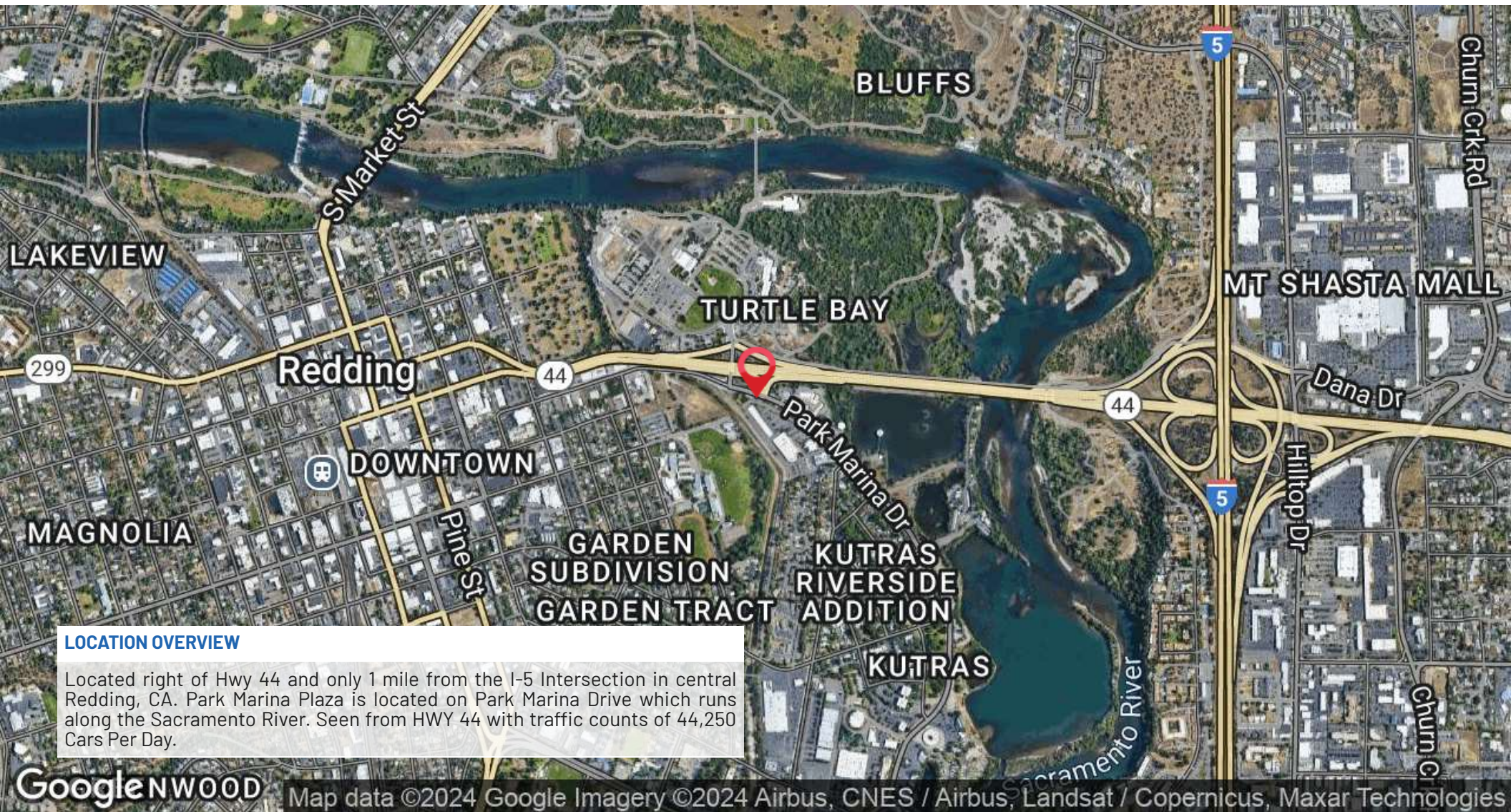
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LOCATION MOVERVIEW

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LOCATION OVERVIEW

Located right of Hwy 44 and only 1 mile from the I-5 Intersection in central Redding, CA. Park Marina Plaza is located on Park Marina Drive which runs along the Sacramento River. Seen from HWY 44 with traffic counts of 44,250 Cars Per Day.

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DEMOGRAPHICS MAP & REPORT

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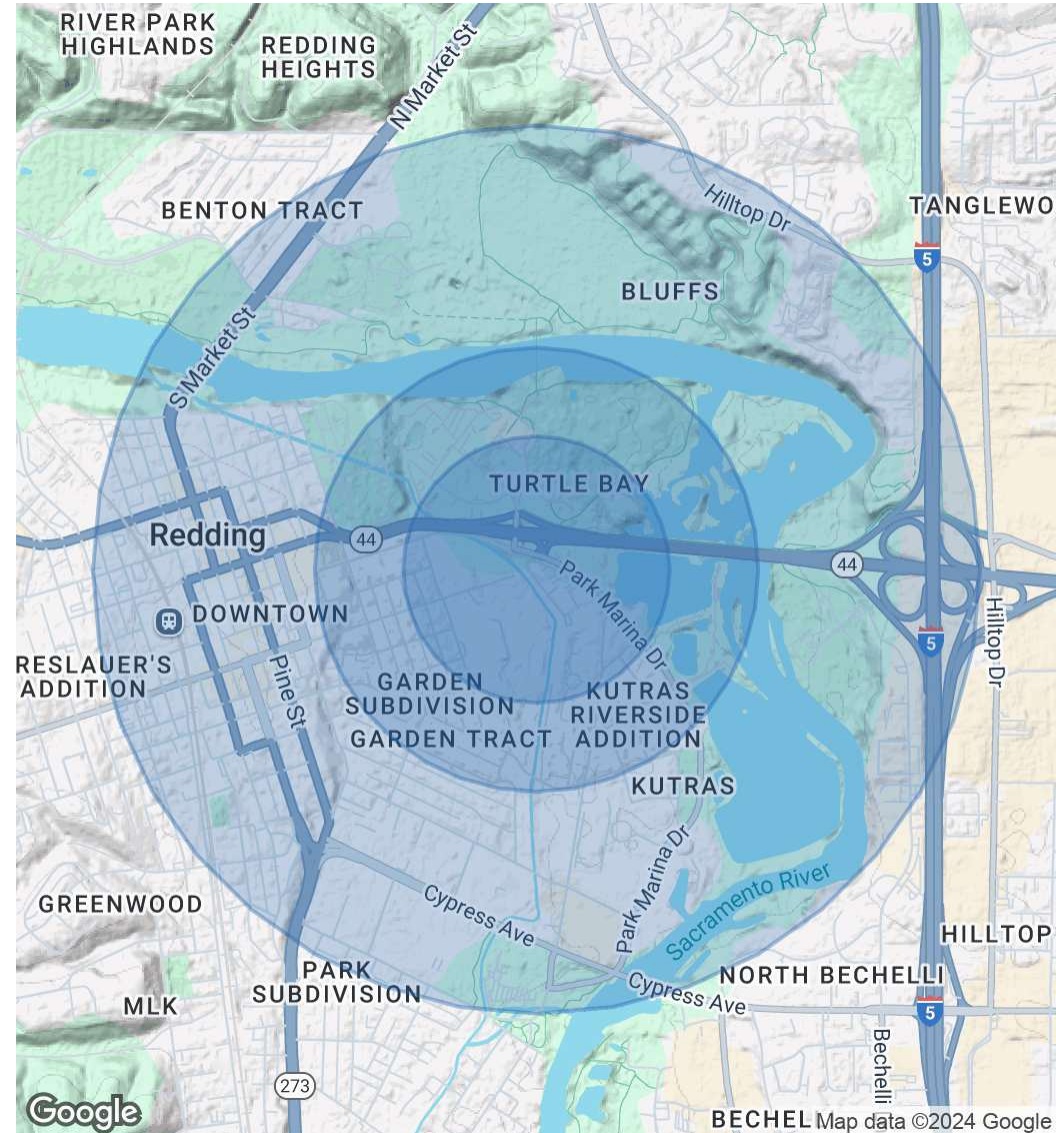
POPULATION

	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



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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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