1145 WHISKEYTOWN

REDDING | CA

For Sale

±12,767 SF Building

Medical office building with income and expansion potential in Redding, CA

- ±12,767 SF two-story medical office building with elevator and dual-level access.
- ±6,578 SF leased upper level with ±5,100 SF lower level in shell condition, ready for improvements.
- 35 on-site parking spaces plus shared use of 15 additional spaces.

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EXECUTIVE SUMMARY

1145 WHISKEYTOWN
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PROPERTY OVERVIEW

1145 Whiskeytown Court in Redding, CA is a ±12,767 square foot two-story medical office building constructed in 2008. The upper level offers ±6,578 square feet improved as a modern sleep center with patient rooms, consulting rooms, physician offices, a large lobby, conference space, and support areas. The lower level provides ±6,189 square feet with ±1,090 square feet finished for laundry, storage, and janitorial uses, and approximately ±5,100 square feet in shell condition ready for improvements. The property is served by an elevator and stairwell and provides direct access to parking at both levels. The upper level is leased to Jiva Health, Inc. through July 1, 2028.

The building is located off Eureka Way/Highway 299 in a cul-de-sac east of Vibra Hospital in west Redding. The site includes 35 on-site parking spaces and a shared parking agreement with the adjacent Pilgrim Congregational Church for 15 additional spaces connected by a walking path. The area is established for medical and professional use, with quick access to Highway 299 and downtown Redding.

OFFERING

Zoning: GO - General Office

APN: 103-230-040

Price: $2,495,000

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RENT ROLL

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SUITE	TENANT	SIZE	COMMENCEMENT DATE	EXPIRATION DATE	MONTHLY RENT	RENTAL TYPE	RENT ESCALATIONS
Upper Level	Jiva Health	±7,668 SF	July 1, 2024	May31, 2028	$9,500.00	Modified Gross	$11,750 next year, then $14,000
Lower Level	Vacant - Cold Shell	±5,099 SF	-	-	-	-	-
TOTAL:		**±12,767 SF**					

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FLOOR PLAN

Upper Level

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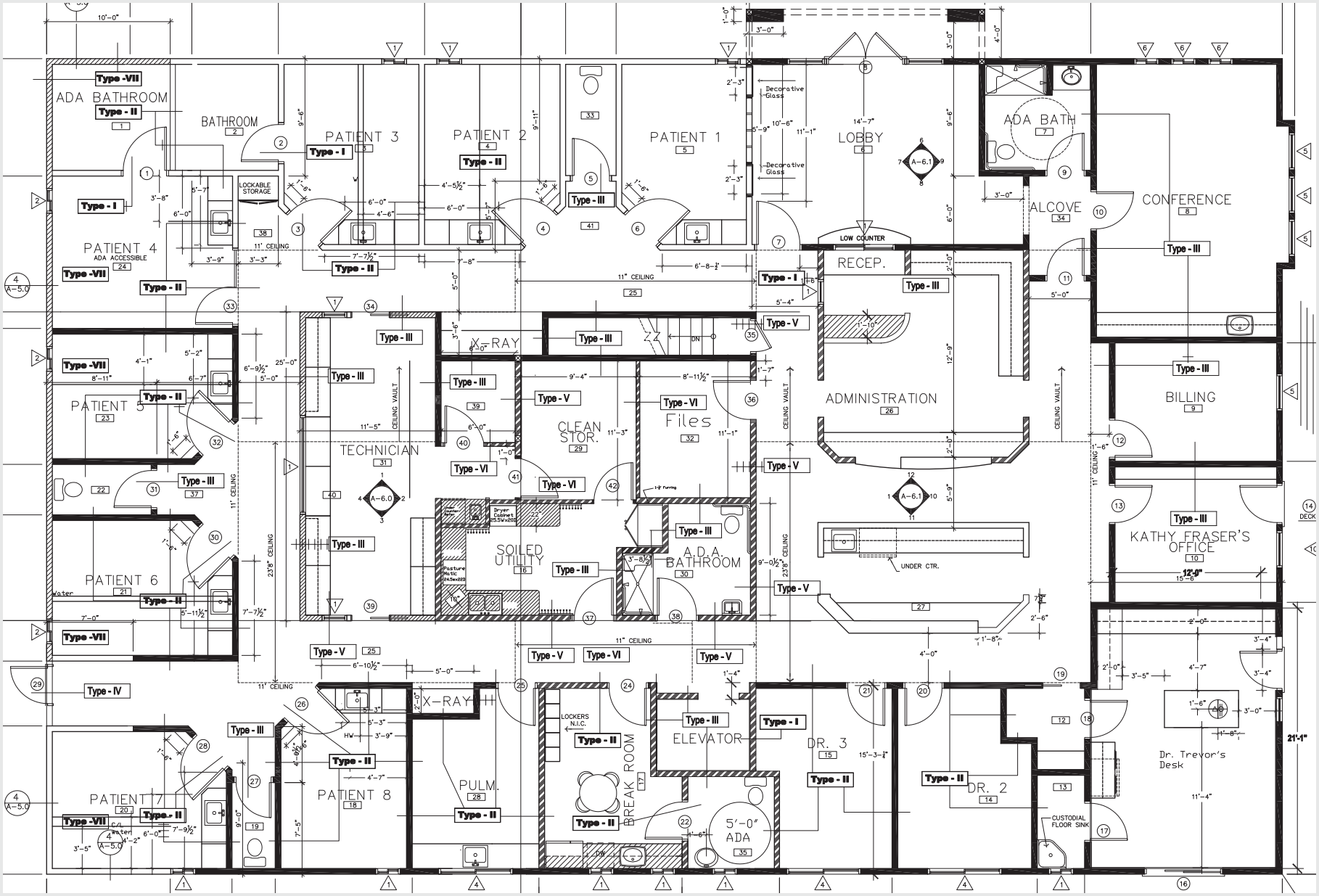

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FLOOR PLAN

Lower Level

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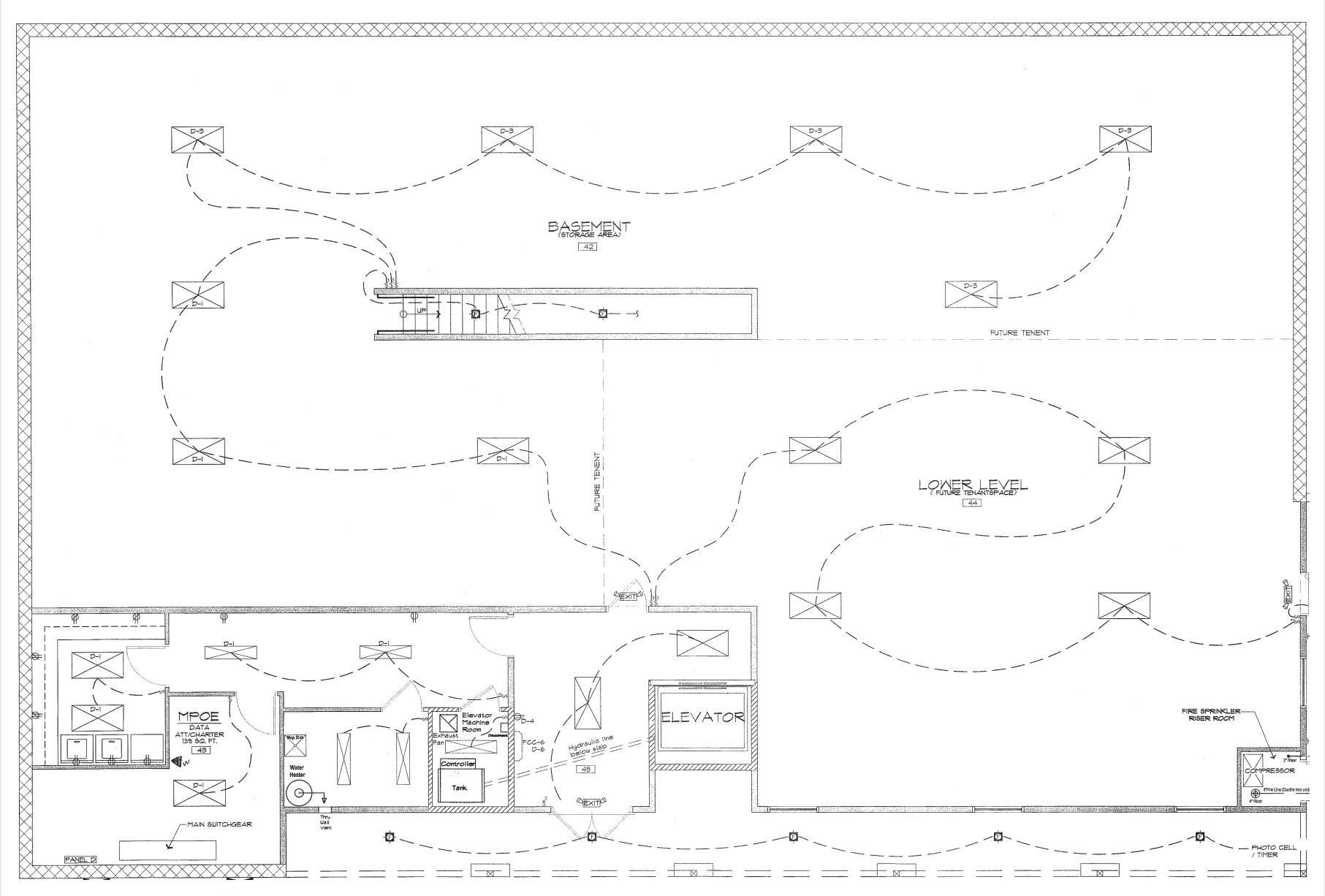

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EXTERIOR PHOTOS

1145
WHISKEYTOWN
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INTERIOR PHOTOS

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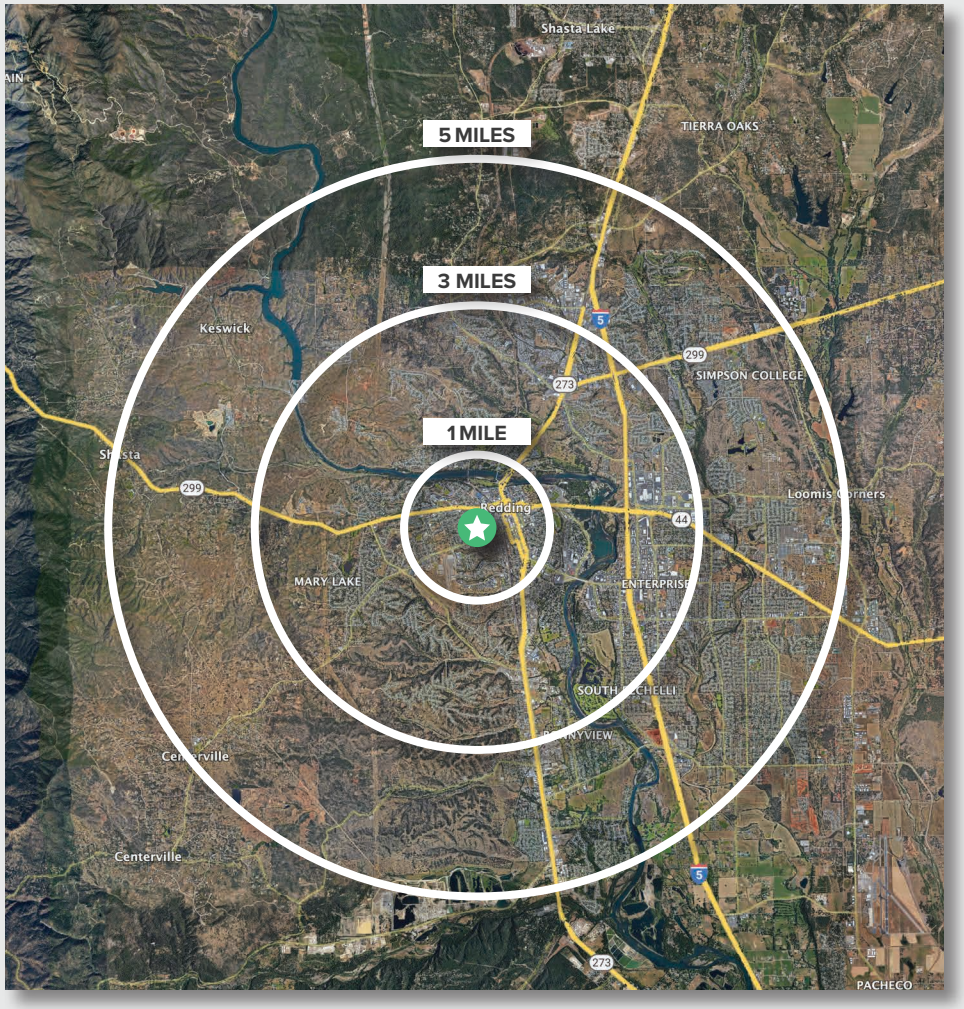
REGIONAL DEMOGRAPHICS

1145 WHISKEYTOWN
REDDING | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	7,791	38,461	86,490
2020 Census Population	7,865	38,058	87,561
2010 Census Population	7,839	37,277	85,707
2025 Median Age	37.8	39.9	38.5
HOUSEHOLDS			
2025 Estimated Households	3,336	16,489	35,029
2020 Census Households	3,284	16,356	35,492
2010 Census Households	3,304	16,106	34,603
INCOME			
2025 Estimated Average Household Income	$99,511	$95,210	$98,069
2025 Estimated Median Household Income	$71,802	$71,509	$75,703
BUSINESS			
2025 Estimated Total Businesses	1,179	3,374	5,506
2025 Estimated Total Employees	8,108	27,748	46,198

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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