

Park Marina Plaza

1878 Park Marina
Drive, Redding, CA
96001

JESS WHITLOW, CCIM

Broker/CEO

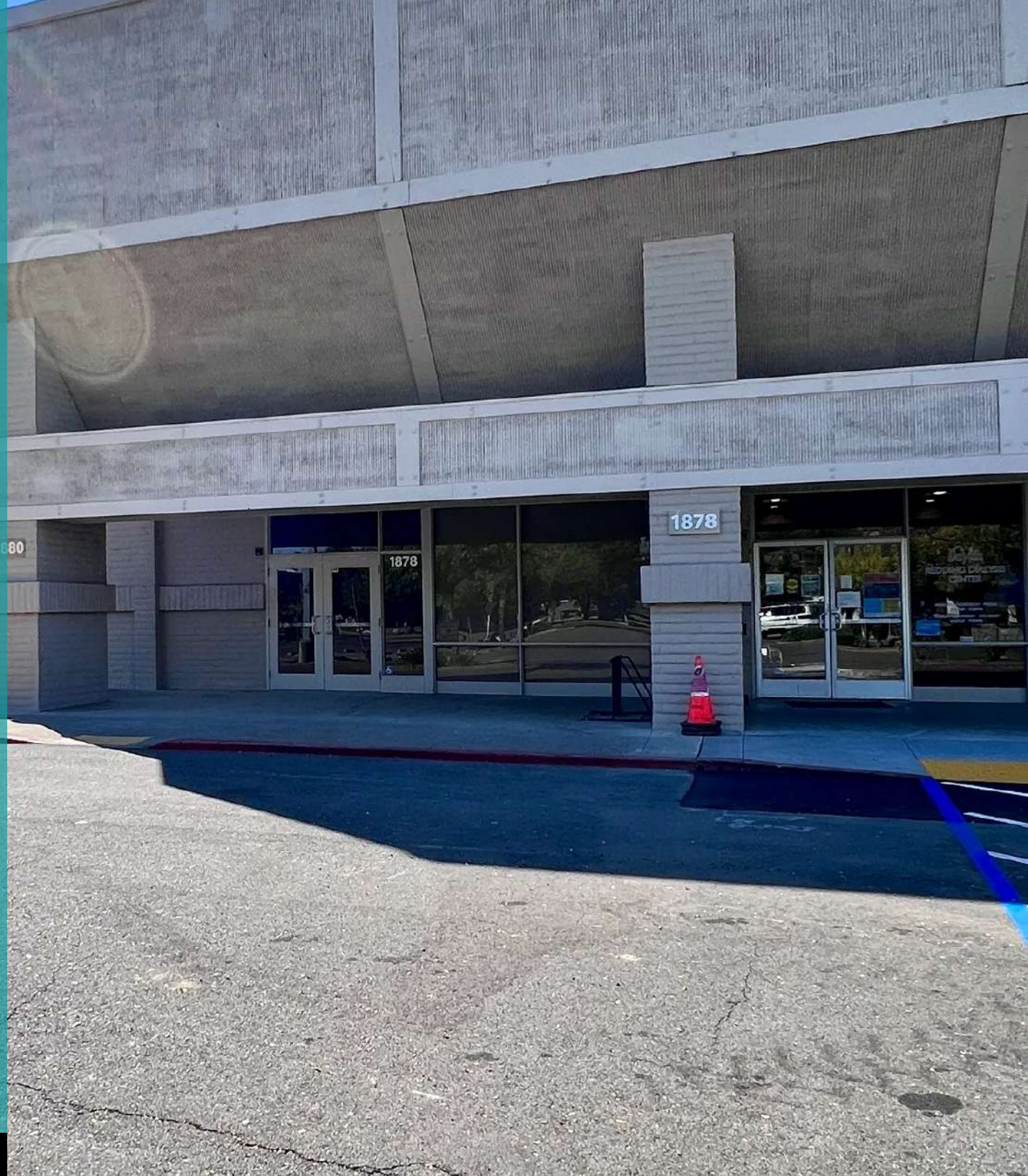
530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



PROPERTY DESCRIPTION

Large anchor space available within the shopping center known as Park Marina Plaza. 10,236 square feet of space ready to be built out for office, medical, or retail use. Park Marina Plaza features excellent signage and high visibility along Park Marina Drive, with convenient access to/from Highway 44, Interstate 5, and downtown Redding. Situated in an ideal location for any business, and is within proximity to the Sacramento River!

Note: NNN fees approximately \$.34/sf.

OFFERING SUMMARY

Lease Type:	NNN
Lot Size:	6.71 Acres
Building Size:	30,000 SF
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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Lease Spaces

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1878 Park Marina Dr	10,237 SF	NNN	\$0.65 SF/month	10,236 square feet of space ready to be built out for office, medical or retail use! Includes ample parking at no additional charge. Other highlights include 17' clear height ceilings, fire sprinklers, and separately metered utilities. 225 amp service with 480/277 volts, 3 phase, and 167 kVaa available. Contact listing agent for more information on the property owner installing restrooms and HVAC.

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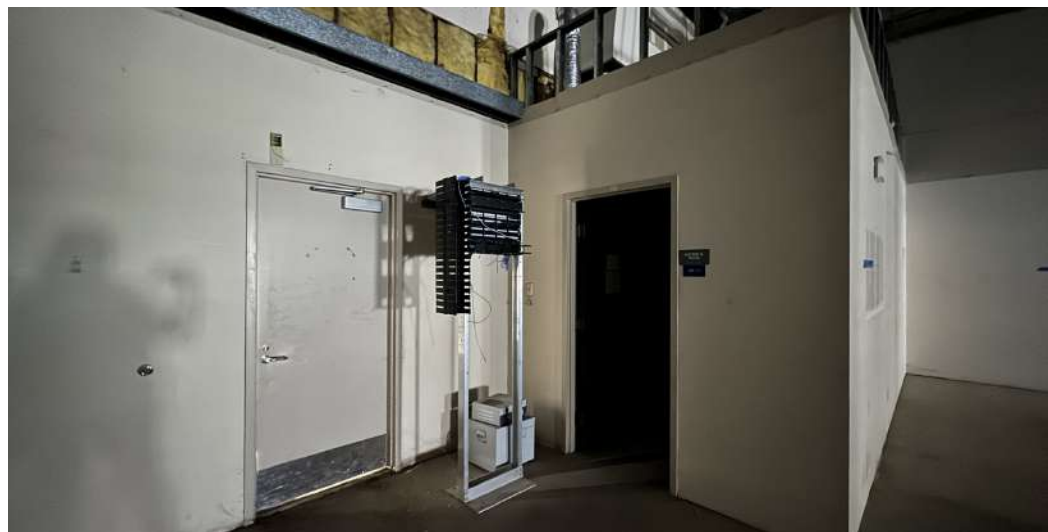
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1878 Park Marina Dr: Photos



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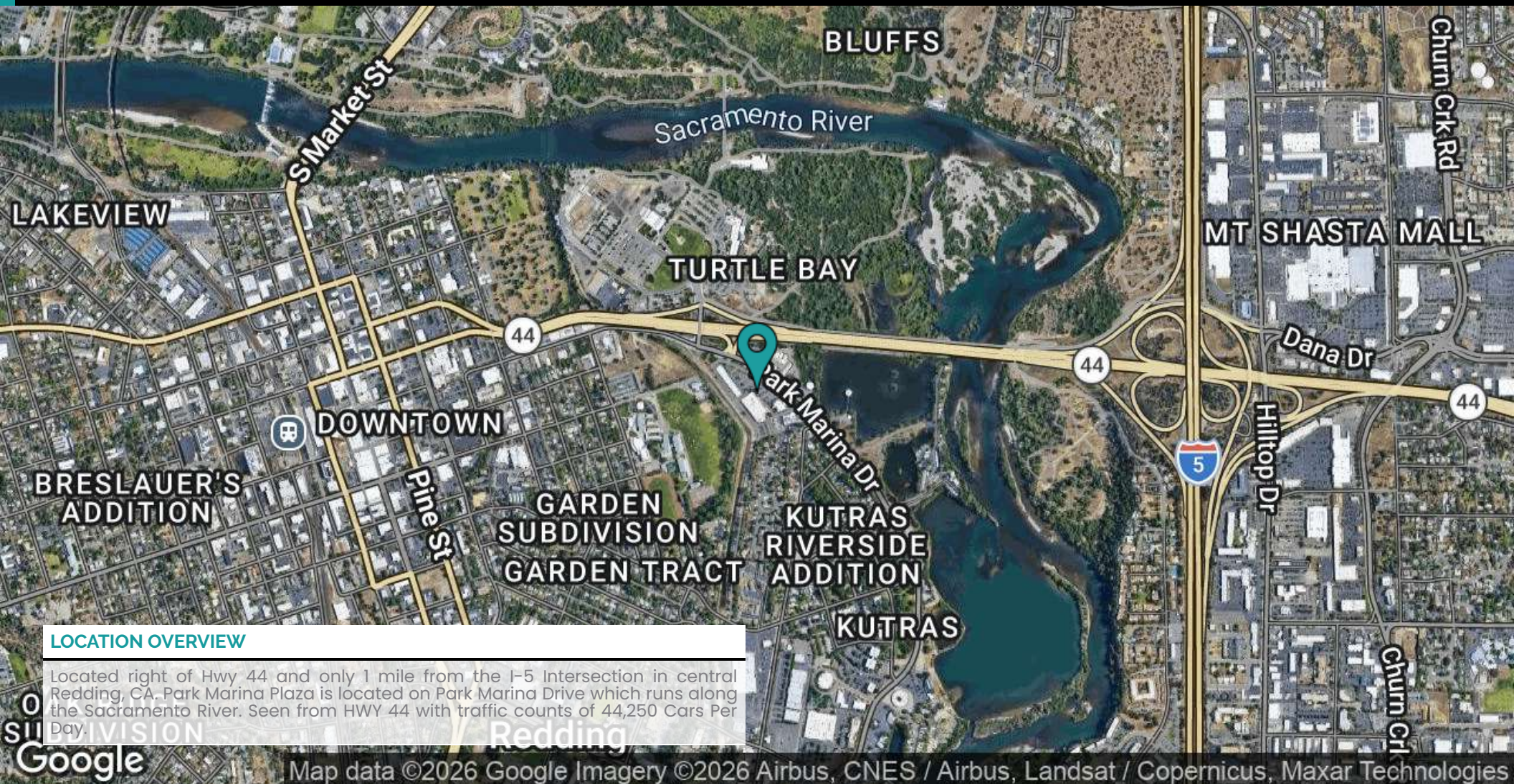
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Location map and overview



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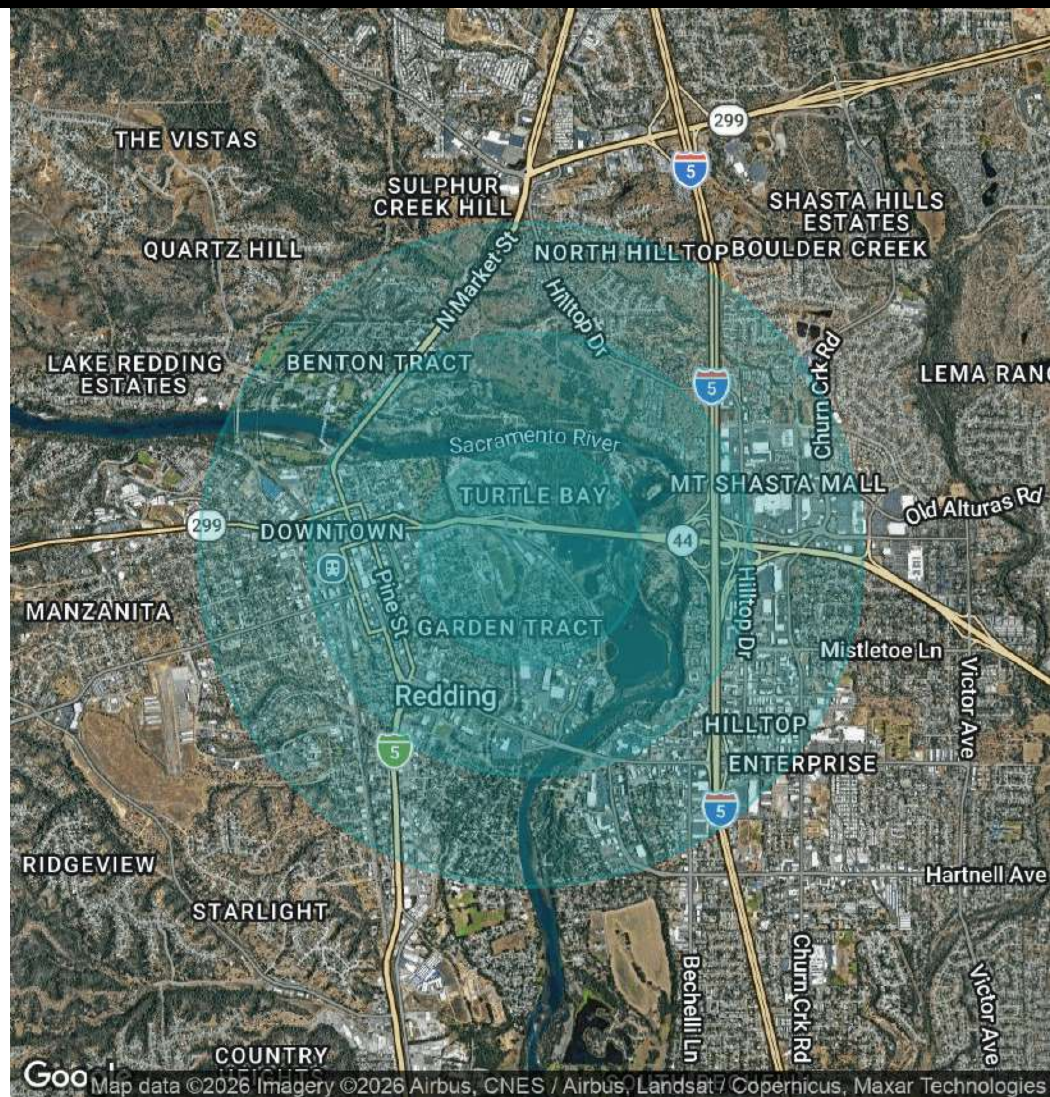
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Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,454	5,286	17,908
Average Age	46	45	42
Average Age (Male)	44	43	40
Average Age (Female)	48	46	43
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	732	2,510	8,160
# of Persons per HH	2	2.1	2.2
Average HH Income	\$76,182	\$71,266	\$72,627
Average House Value	\$395,903	\$426,375	\$433,127

2020 American Community Survey (ACS)



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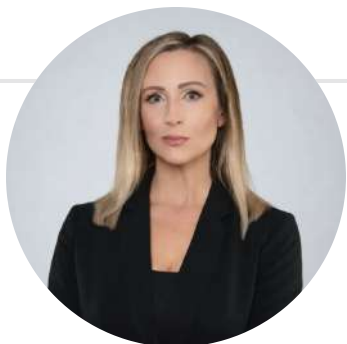
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Meet the Broker



JESS WHITLOW, CCIM

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Cell: **530.605.5169**

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with over 20 years of industry experience and a strong background in property management. Since beginning her career in Santa Barbara, she has worked across the Los Angeles, Phoenix, and Redding markets, bringing both broad market perspective and deep local expertise to every transaction.

Raised in Redding California, Jess possesses an in-depth understanding of the Northern California regional market and is consistently recognized as one of the most active commercial real estate brokers in the Shasta County Region. Her clients value her professionalism, responsiveness, and unwavering commitment to exceptional service, as well as her ability to navigate complex transactions with clarity and precision.

Jess is passionate about commercial real estate for its collaborative nature and the opportunity it provides to work closely with investors, local businesses, and nonprofit organizations. She is known for helping clients identify creative, practical solutions to overcome challenges specific to tertiary markets and achieve their real estate and investment goals.

Jess is a Certified Commercial Investment Member (CCIM), and a member of the International Council of Shopping Centers (ICSC) and a member of the local Shasta Association of Realtors (SAOR), Jess leverages a strong professional network to deliver effective solutions for her clients.

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