

COX
Real Estate
Consultants
INC

KINDRED HEARTS

2665

ANGELING
PACKAGED
SERVICES

2665 BECHELLI LN

REDDING, CA 96002

Jess Whitlow, CCIM

Broker Associate/Consultant

530.605.5169

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PROPERTY SUMMARY

2665 BECHELLI LN, REDDING, CA 96002



PROPERTY DESCRIPTION

Freestanding office building in central Redding with functional floor plan including reception and waiting area, 7 private offices, large training room/conference room, break room, storage and private restroom. Less than 0.3 miles to I-5 access for easy commute from any area of town. Signage on busy Bechelli Ln near Cypress Ave.

PROPERTY HIGHLIGHTS

- Central location has easy access to I-5 and all areas of the city
- Signage exposure on Bechelli Ln
- REU utilities for Water, Sewer, Trash and Electricity
- 7 off street parking spaces including 1 HC

OFFERING SUMMARY

Lease Rate:	\$1.15 SF/month (MG)
Available SF:	2,400 SF
Lot Size:	0.17 Acres
Building Size:	2,400 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	356	711	3,305
Total Population	808	1,679	8,176
Average HH Income	\$75,561	\$78,627	\$84,752

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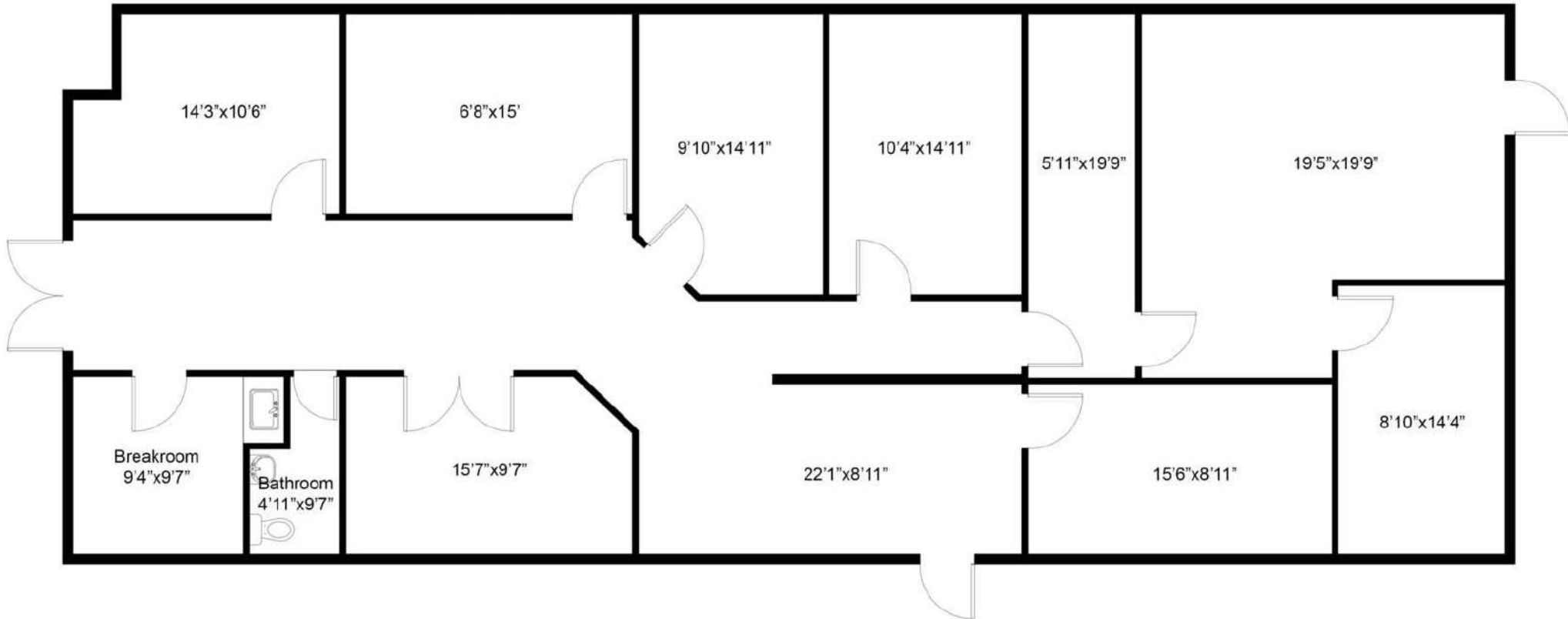
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OFFICE BUILDING FOR LEASE

FLOOR PLANS

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FLOOR PLAN

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OFFICE BUILDING FOR LEASE

EXTERIOR PHOTOS

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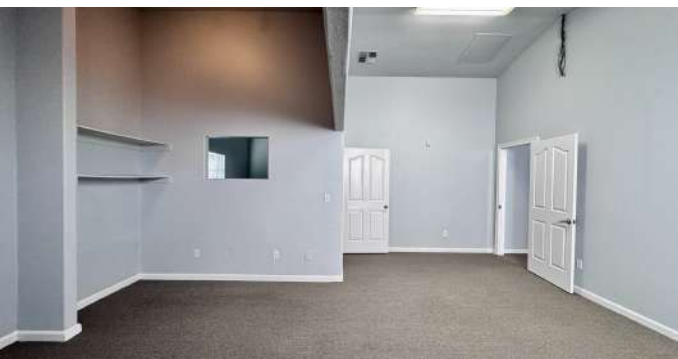
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OFFICE BUILDING FOR LEASE

INTERIOR PHOTOS

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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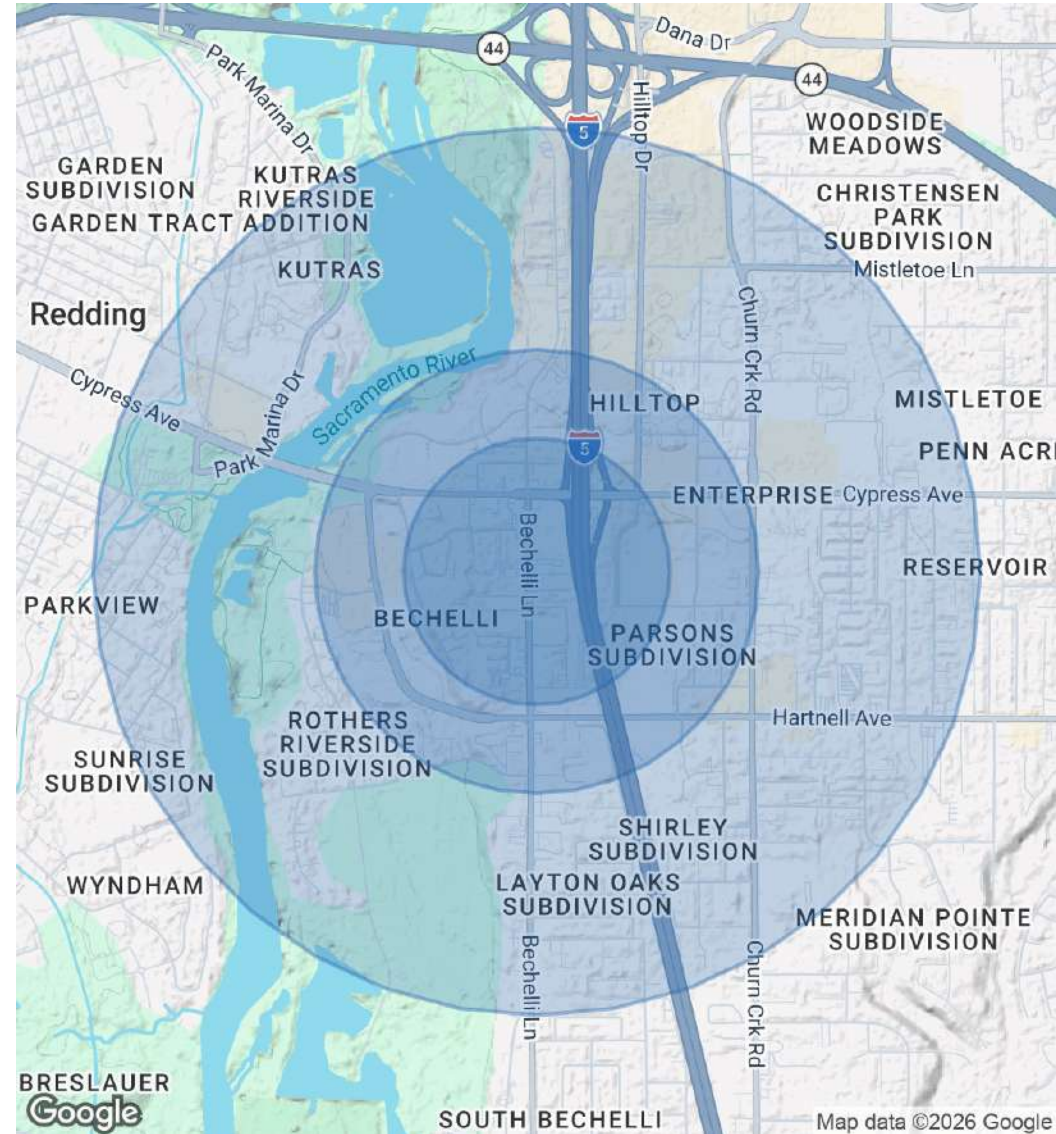
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	808	1,679	8,176
Average Age	43	42	41
Average Age (Male)	40	39	39
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	356	711	3,305
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$75,561	\$78,627	\$84,752
Average House Value	\$386,394	\$370,201	\$393,483

2020 American Community Survey (ACS)



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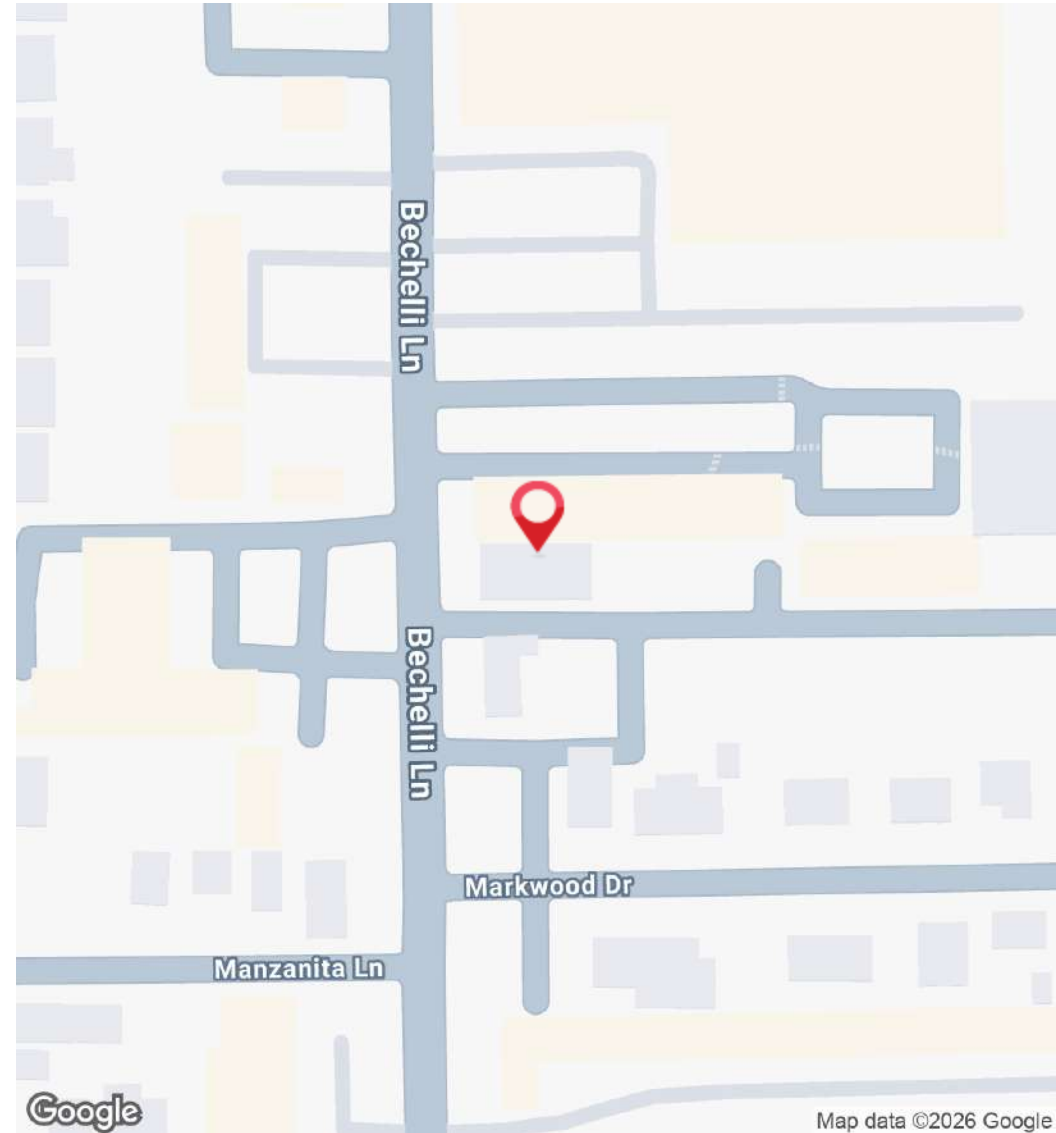
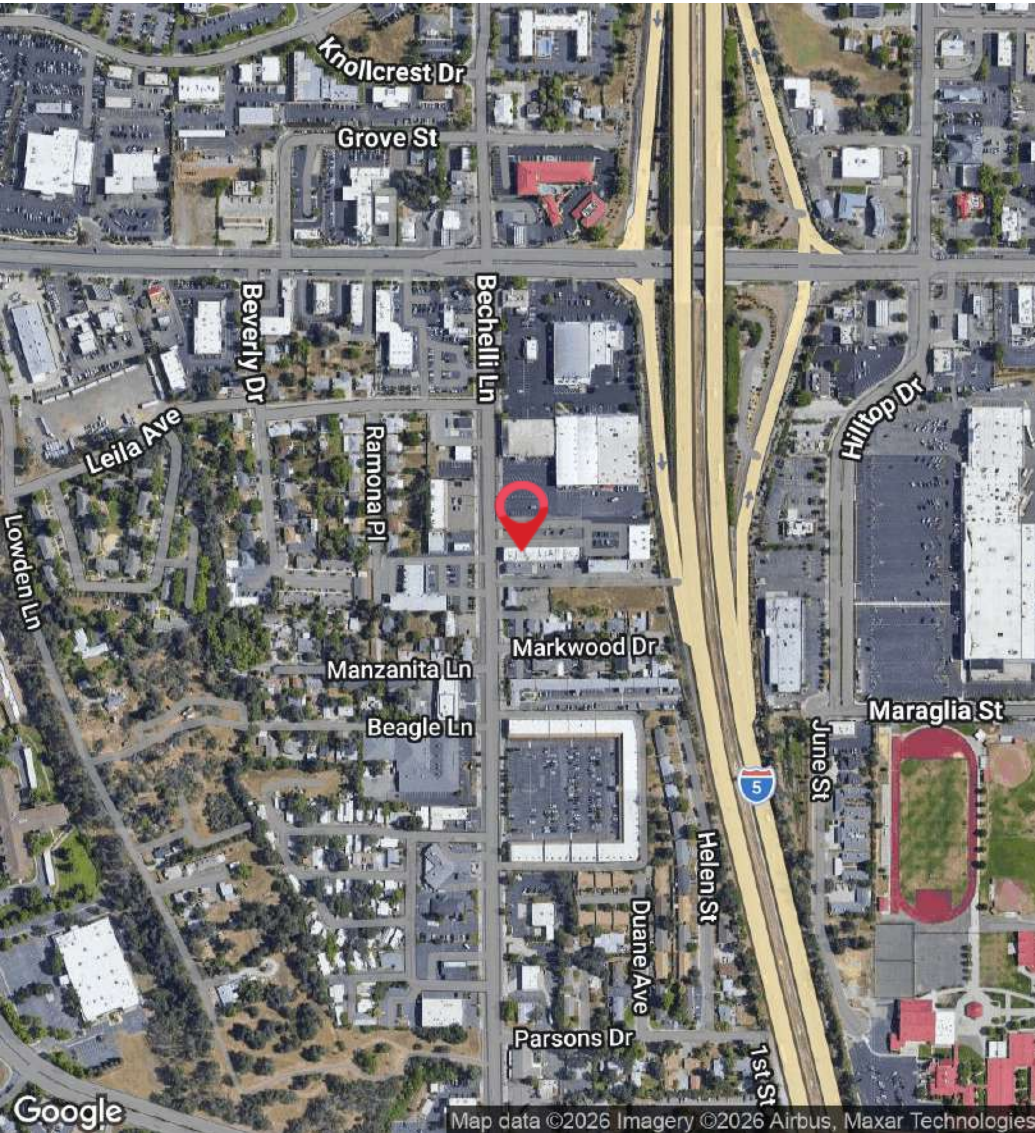
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OFFICE BUILDING FOR LEASE

LOCATION MAP

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MEET THE BROKER

2665 BECHELLI LN, REDDING, CA 96002



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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.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

Cox Real Estate Consultants - Jess Whitlow

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