

High Exposure Retail Space on Churn Creek Rd

1230 Churn Creek
Road, Redding, CA
96003

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary

PROPERTY DESCRIPTION

Discover prime leasing opportunities at our vibrant shopping center located within Redding's Core Retail Area. Benefit from exceptional visibility with a daily traffic count of 15,800 cars passing along Churn Creek Road. Join esteemed tenants like Starbucks, Edward Jones, and Children's Choice Dentistry, and capitalize on the steady flow of foot traffic they attract. Don't miss out on this opportunity – seize your space today and position your business for success in this thriving retail hub.

PROPERTY HIGHLIGHTS

- Great tenant mix including Starbucks, Edward Jones, and Children's Choice Dentistry
- Direct route through the parking lot to Home Depot
- Traffic counts of over 15,800 cars per day
- Estimated NNN charges are \$0.56 per square foot per month

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	317	1,080	3,404
Total Population	570	2,394	8,044
Average HH Income	\$75,658	\$77,974	\$81,072



OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN)
Available SF:	2,164 SF
Lot Size:	1.43 Acres
Building Size:	14,107 SF
Year Built:	2007
Zoning:	Regional Commercial
Parcel Number:	071-330-007

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2155 Larkspur Ln. Suite C

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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,164 SF	Lease Rate:	\$2.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 400	Available	2,164 SF	NNN	\$2.25 SF/month	Well-appointed medical office suite designed for efficiency and comfort, featuring a welcoming reception and waiting area, administrative office, exam rooms, consult offices, a dedicated x-ray room, and three additional treatment areas. Complete with two restrooms, a convenient break room, and ample storage, this versatile layout is ideal for medical, wellness, or professional practice.

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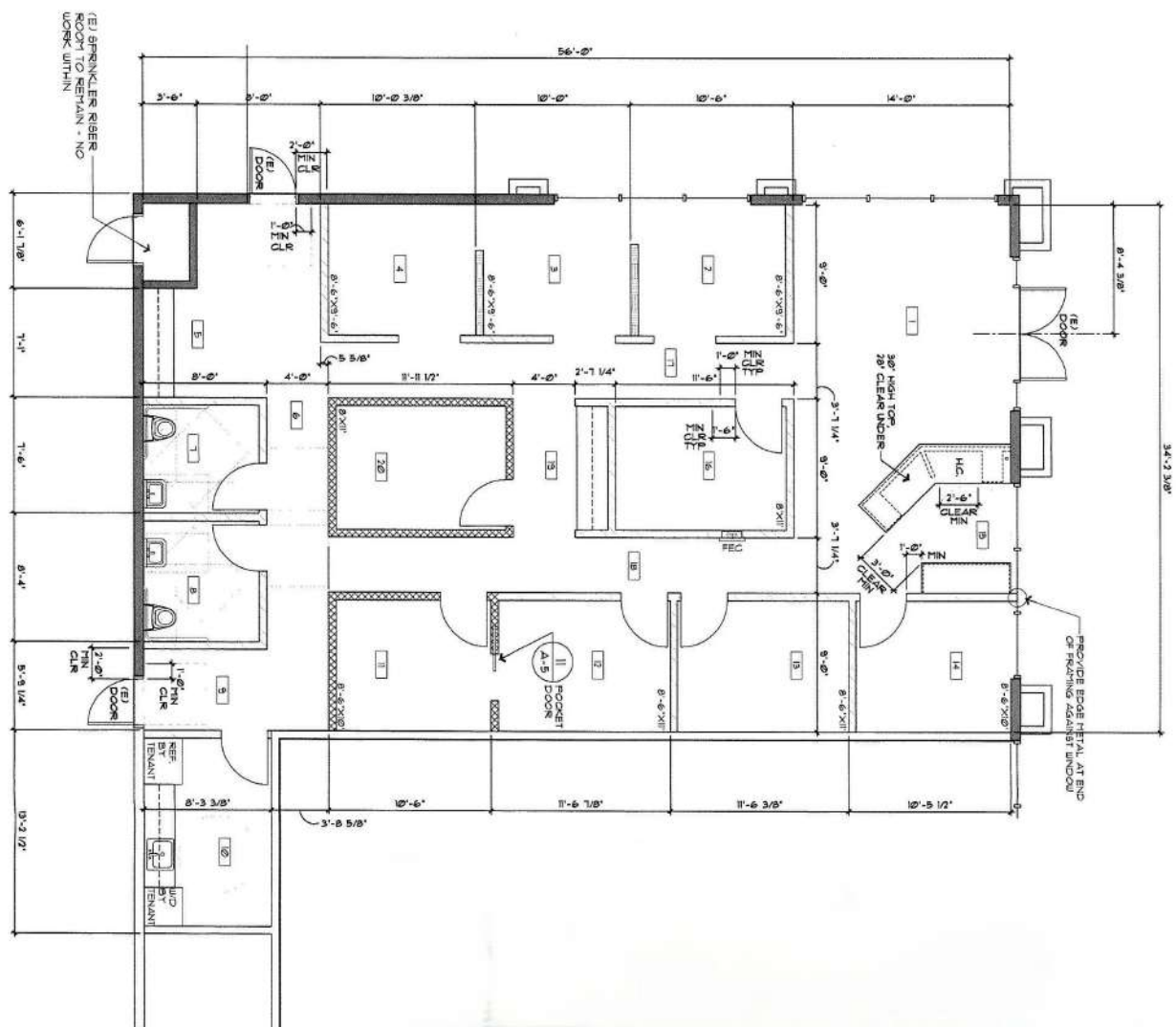
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Interior Photos



Exterior Photos

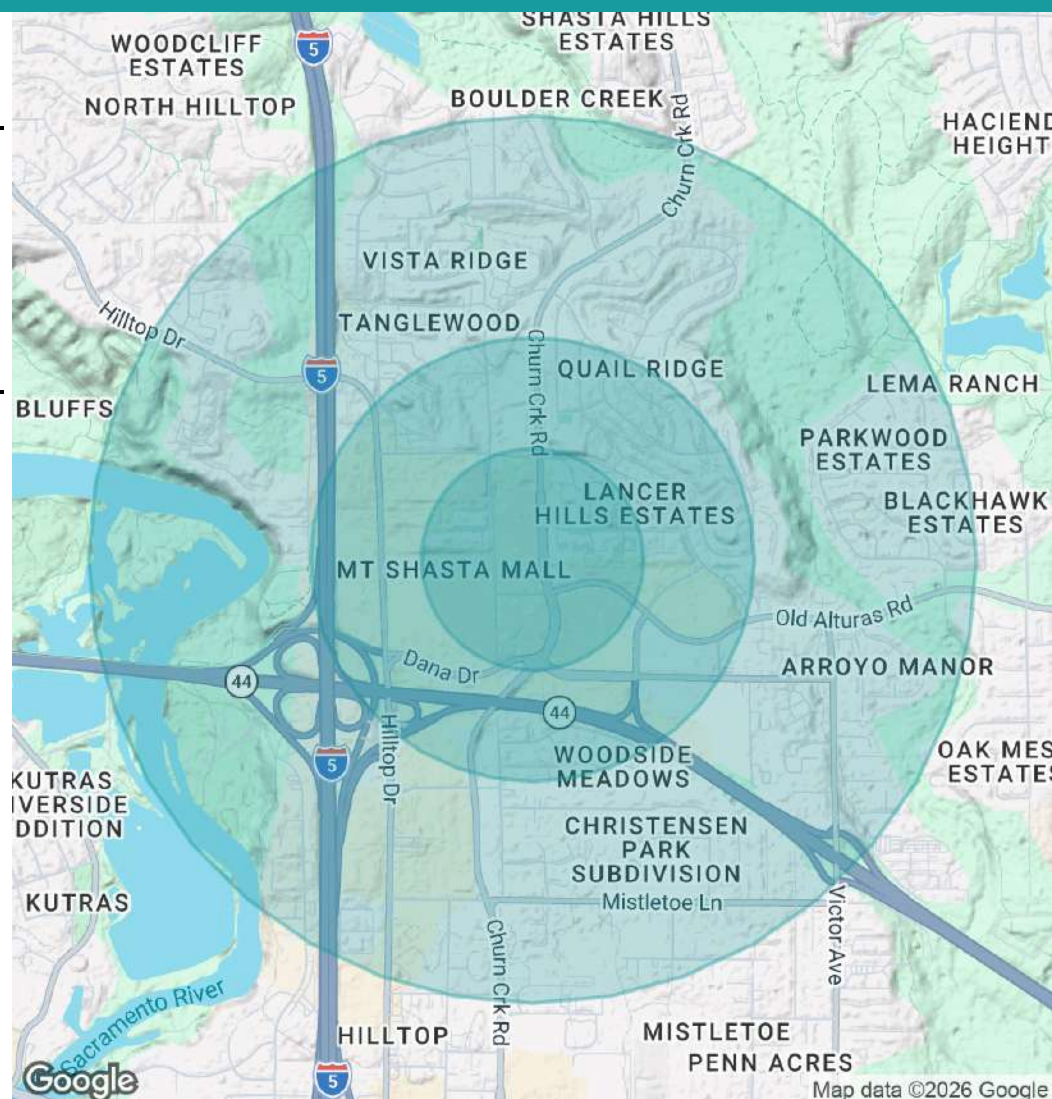


Retail Map



Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	570	2,394	8,044
Average Age	34.0	31.6	33.9
Average Age (Male)	34.2	30.7	32.6
Average Age (Female)	34.1	33.1	35.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	317	1,080	3,404
# of Persons per HH	1.8	2.2	2.4
Average HH Income	\$75,658	\$77,974	\$81,072
Average House Value	\$392,144	\$384,814	\$393,640



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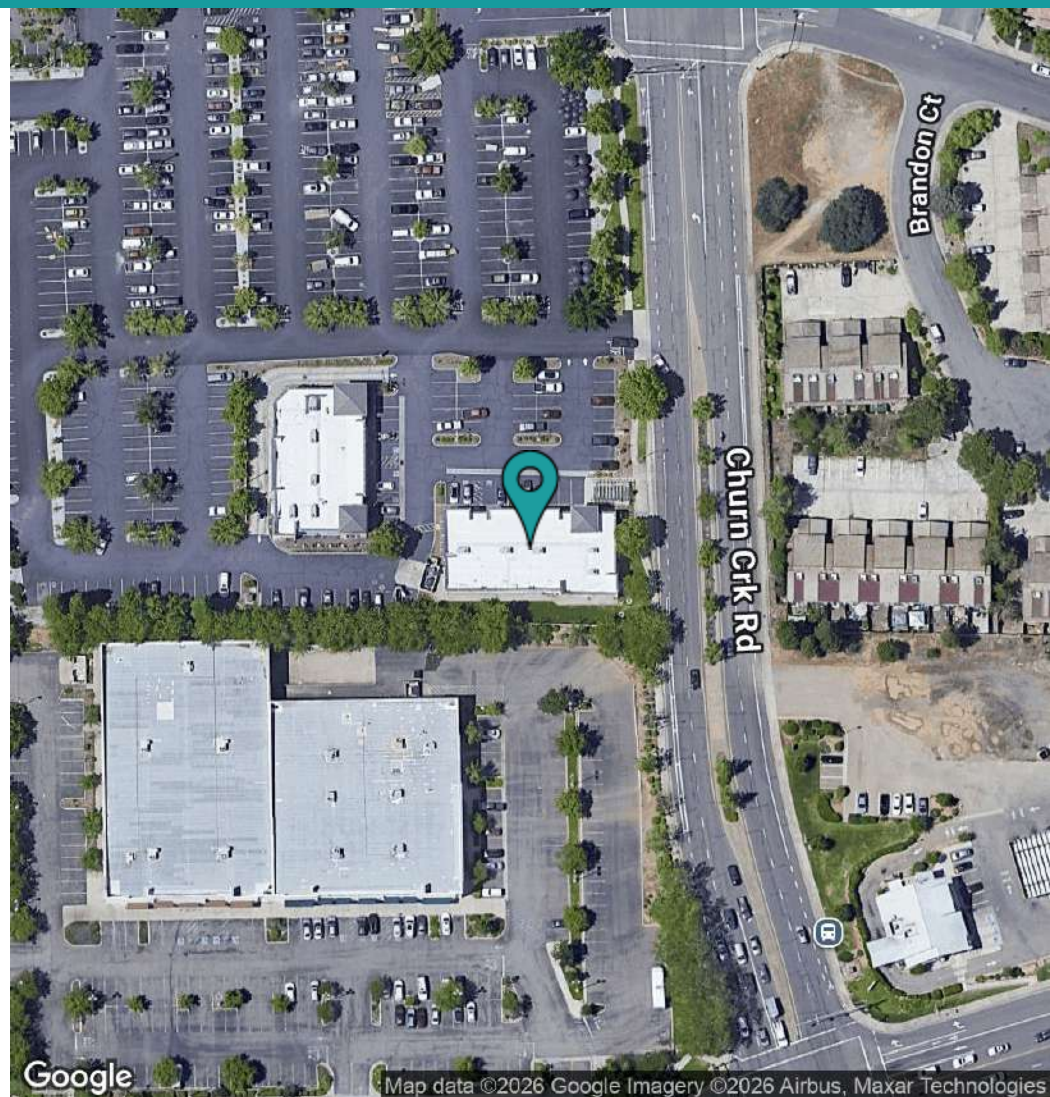
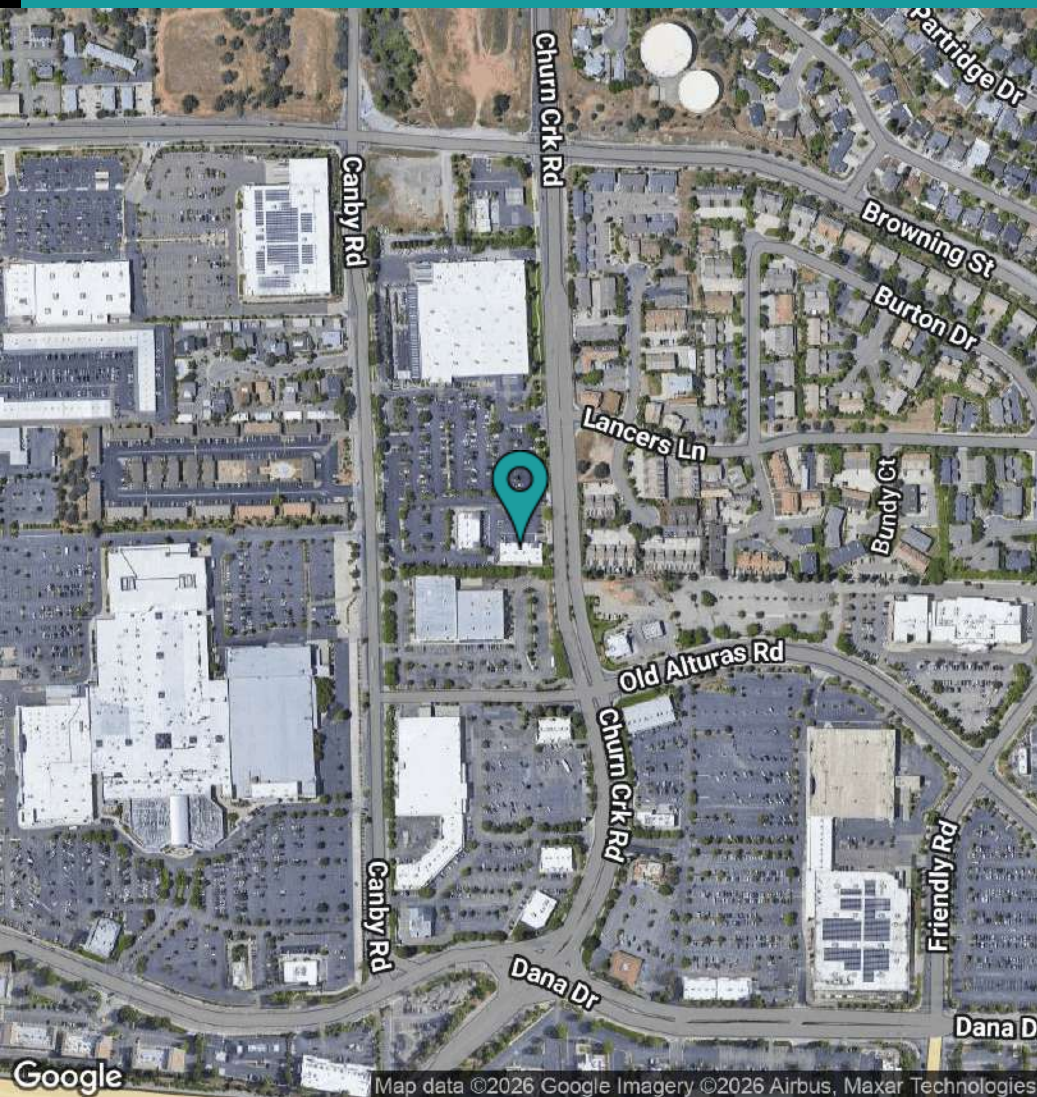
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Location Map



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Meet the Broker



JESS WHITLOW, CCIM

Broker/CEO

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Direct: **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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