COX Real Estate Consultants INC

THE AZALEA PLAZA

630-698 AZALEA AVE, REDDING, CA 96002

Jess Whitlow, CCIM
Broker Associate/Consultant
530.605.5169
jess@coxrec.com
coxrec.com

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY

630-698 AZALEA AVE, REDDING, CA 96002

PROPERTY DESCRIPTION

Beautifully remodeled, modern office space now available in The Azalea Plaza, located in the heart of Redding, CA. Enjoy a peaceful working environment with convenient access to Hilltop Drive, Highway 44, and I-5.

PROPERTY HIGHLIGHTS

- Available Now
- Gated office complex with secure entry outside of main business hours for flexible access
- Convenient location near Hilltop Dr., Hwy 44, and I-5
- Recently renovated with butcher block countertops, upgraded plumbing fixtures, LED lighting, and LVP faux wood flooring
- Functional floor plan with a high number of private offices to suit your team's needs
- Responsive local landlord for streamlined communication
- Internet Service Included

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	361	2,625
Total Population	261	917	6,118
Average HH Income	$87,508	$85,842	$78,005

OFFERING SUMMARY

Lease Rate:	$1,623 per month (MG)
Lease Type:	Modified Gross
Available SF:	1,673 SF
Lot Size:	0.71 Acres
Building Size:	15,608 SF
Year Built / Renovated:	1975 / 2024
Zoning:	GC-VR-BH - General Commercial - Visitor Retail - Building Height

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LEASE SPACES

630-698 AZALEA AVE, REDDING, CA 96002

LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,673 SF	Lease Rate:	$1,623 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
668 Azalea Ave	1,673 SF	$1,623 per month	Beautifully updated upstairs office space featuring 4 private offices, a conference room, a break room, and a spacious open work area designed for both functionality and comfort. Large windows fill the space with natural light, while modern finishes—including LVP faux wood flooring, butcher block countertops, and energy-efficient LED lighting—create a clean and contemporary feel. Located within a gated office complex, the suite offers access to updated common restrooms that are professionally maintained by the landlord. Please note access is stair-only. Internet service is included. Available Now.

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668 AZALEA AVE: FLOOR PLAN

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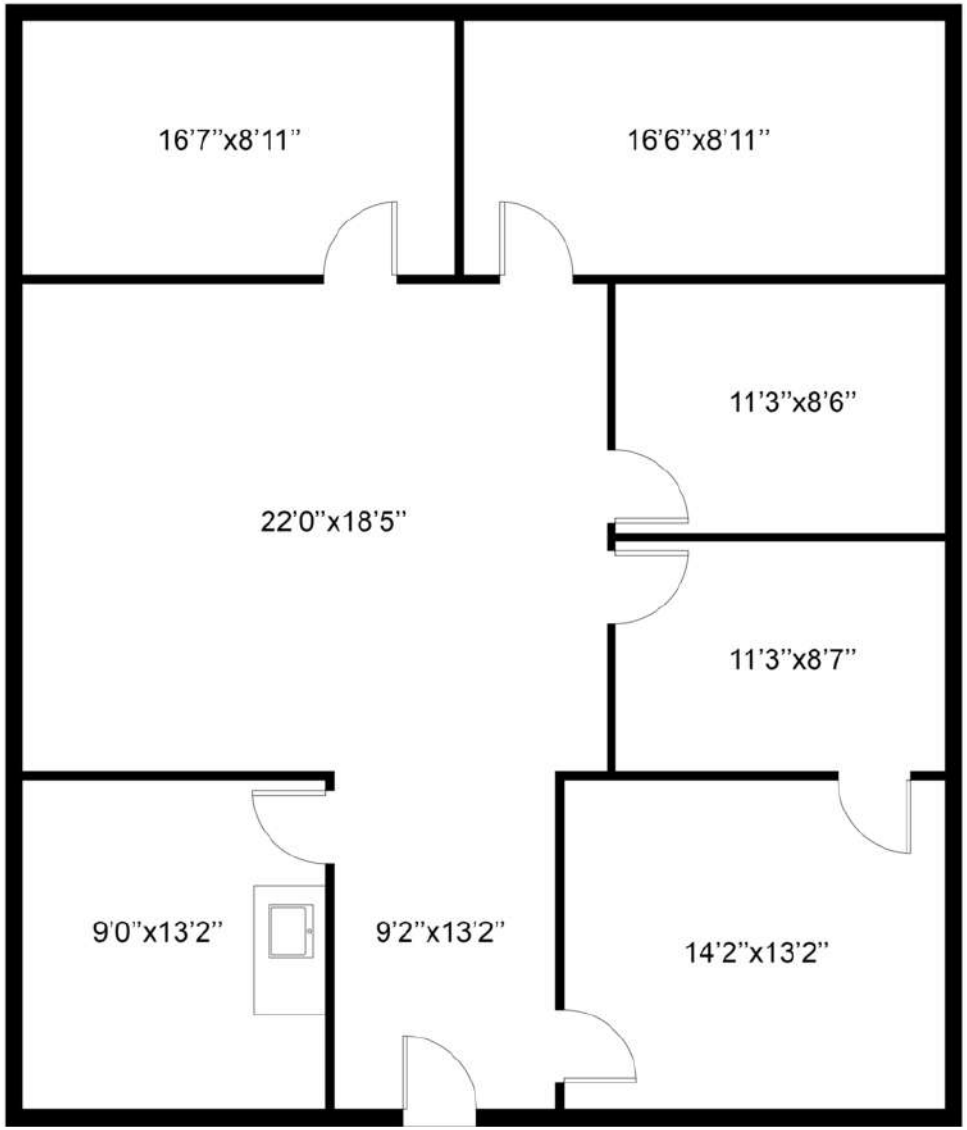

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668 AZALEA AVE: PHOTOS

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EXTERIOR PHOTOS

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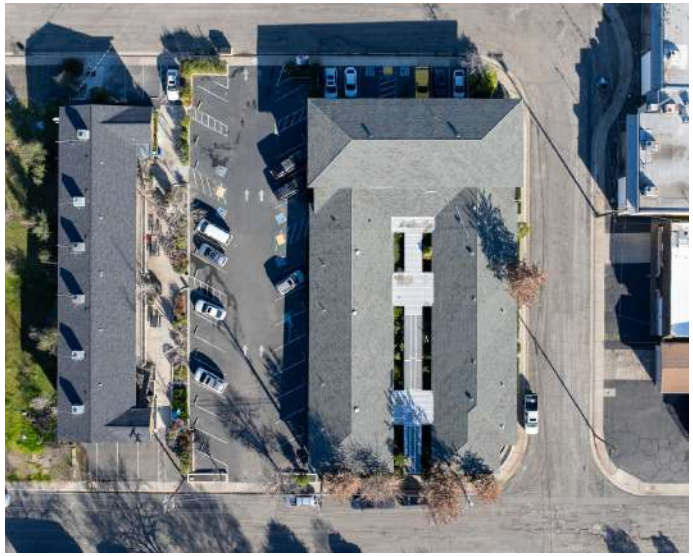

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LOCATION MAPS

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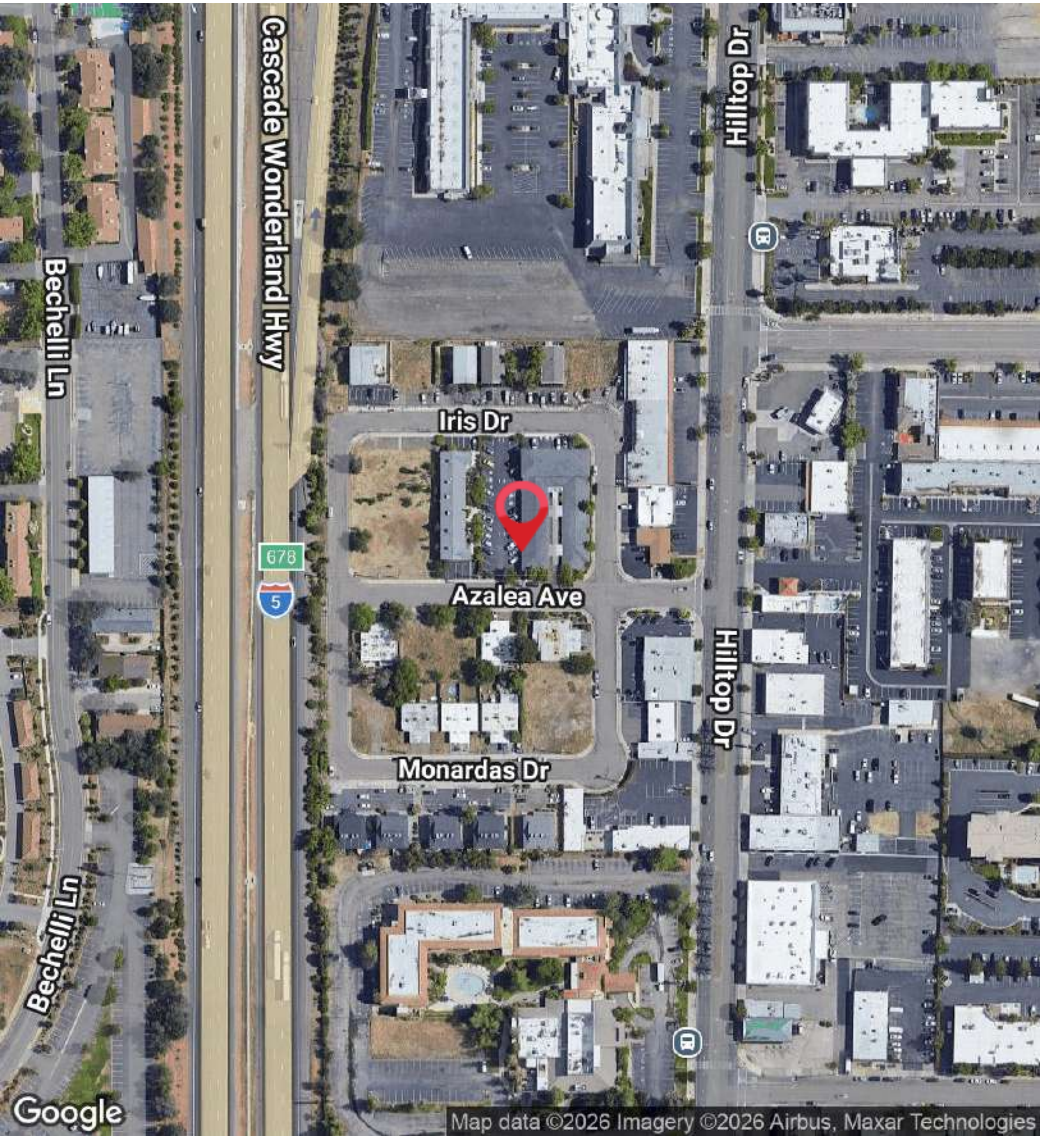

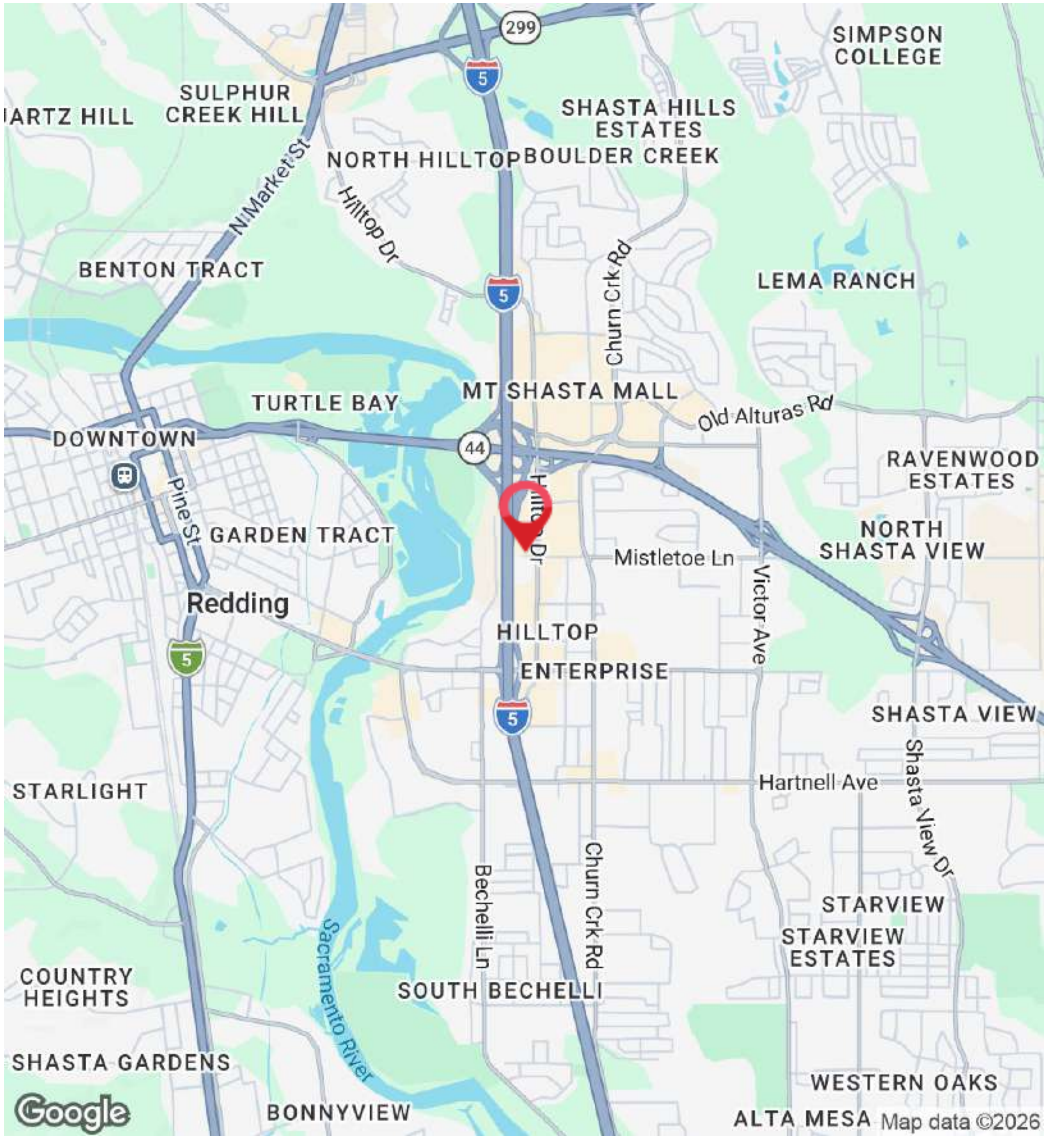

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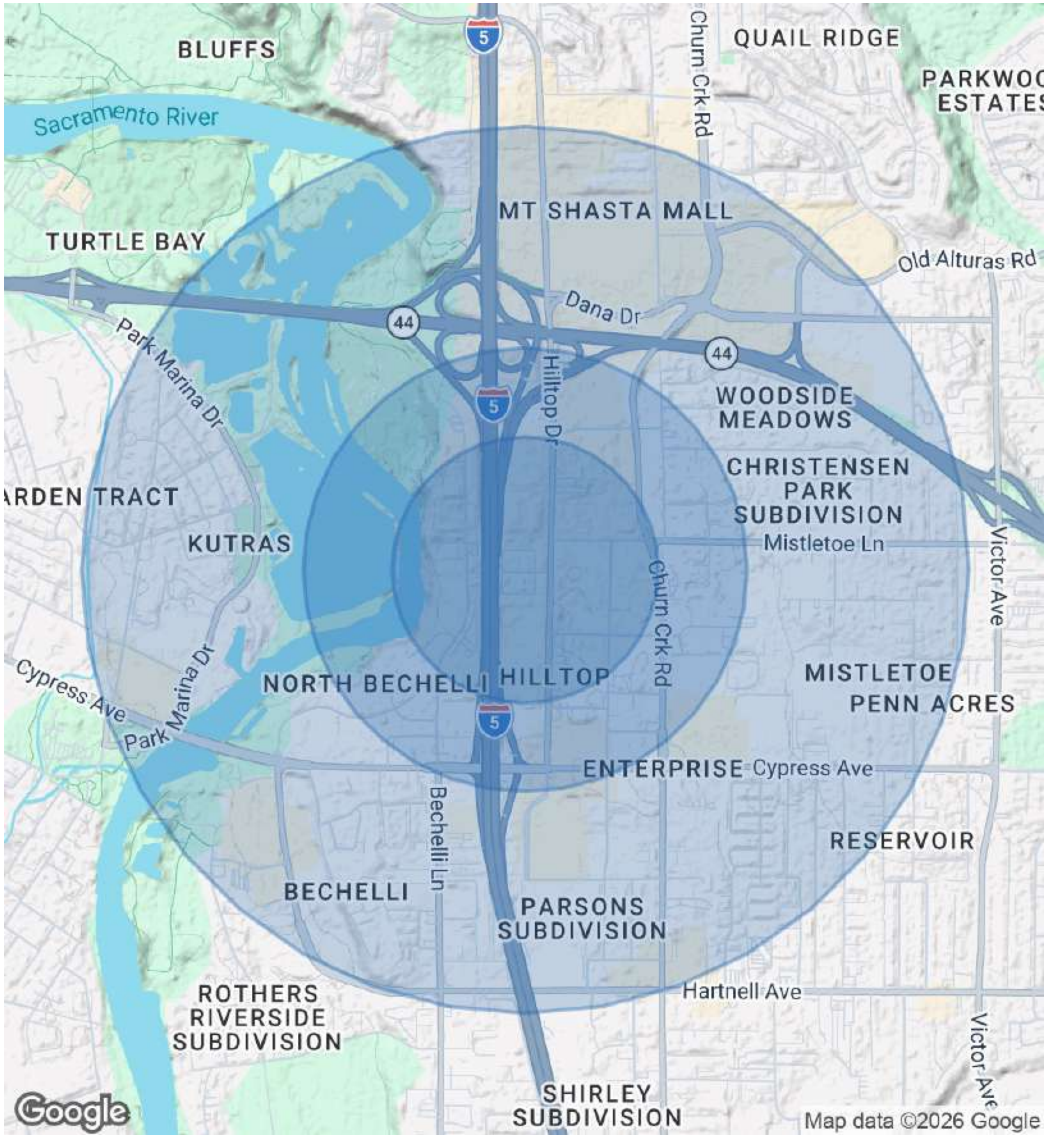
DEMOGRAPHICS MAP & REPORT

630-698 AZALEA AVE, REDDING, CA 96002

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	261	917	6,118
Average Age	47	44	42
Average Age (Male)	44	42	40
Average Age (Female)	49	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	361	2,625
# of Persons per HH	2.6	2.5	2.3
Average HH Income	$87,508	$85,842	$78,005
Average House Value	$333,095	$346,558	$349,303

2020 American Community Survey (ACS)



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OFFICE BUILDING FOR LEASE

MEET THE BROKER

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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.

EDUCATION

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

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