

**COX**  
Real Estate  
Consultants  
INC



**OFFICE SPACE IN RETAIL CENTER - EASY ACCESS TO HWY 44 AND I-5**

**1812 PARK MARINA DR, REDDING, CA 96001**

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

# PROPERTY SUMMARY

1812 PARK MARINA DR, REDDING, CA 96001



## PROPERTY DESCRIPTION

Park Marina Plaza offers a prime location for businesses seeking convenience, visibility, and flexibility. Positioned directly across from the Highway 44 onramp and less than a mile from I-5, this property ensures easy commuting and accessibility. With great signage opportunities and high visibility along Park Marina Drive, it is an ideal location just one exit from Downtown Redding. The available space features abundant natural light with windows on the north and east sides, ample parking, and a functional floor plan that can be easily divided if needed.

1812 Park Marina Dr offers approximately 3,913 square feet, including two private offices, a conference room, a storage area, three single-stall restrooms, and a large open work area suitable for retail, training sessions, or collaborative workspaces. The flexible layout can be tailored to suit a variety of business needs.

## PROPERTY HIGHLIGHTS

- Directly across from the Highway 44 onramp
- Less than 1 mile from I-5
- One exit from Downtown Redding
- Great signage opportunities with high visibility along Park Marina Drive
- Abundant natural light from windows on the north and east sides
- Ample parking for clients and employees



## OFFERING SUMMARY

Lease Rate:	\$1.15/SF/month
Lease Type:	Modified Gross
Available SF:	3,913 SF
Lot Size:	6.71 Acres
Use:	Office
Zoning:	GC- VR - SP - General Commercial Visitor Retail - Specific Plan Overlay
Traffic Counts:	Park Marina Dr - 12,126 CPD HWY 44 - 44,250 CPD

**JESS WHITLOW, CCIM**  
Broker Associate/Consultant

530.605.5169  
jess@coxrec.com

coxrec.com  
CalDRE #01941996

OFFICE SPACE FOR LEASE IN PARK MARINA PLAZA

# INTERIOR PHOTOS

1812 PARK MARINA DR, REDDING, CA 96001



**JESS WHITLOW, CCIM**  
Broker Associate/Consultant

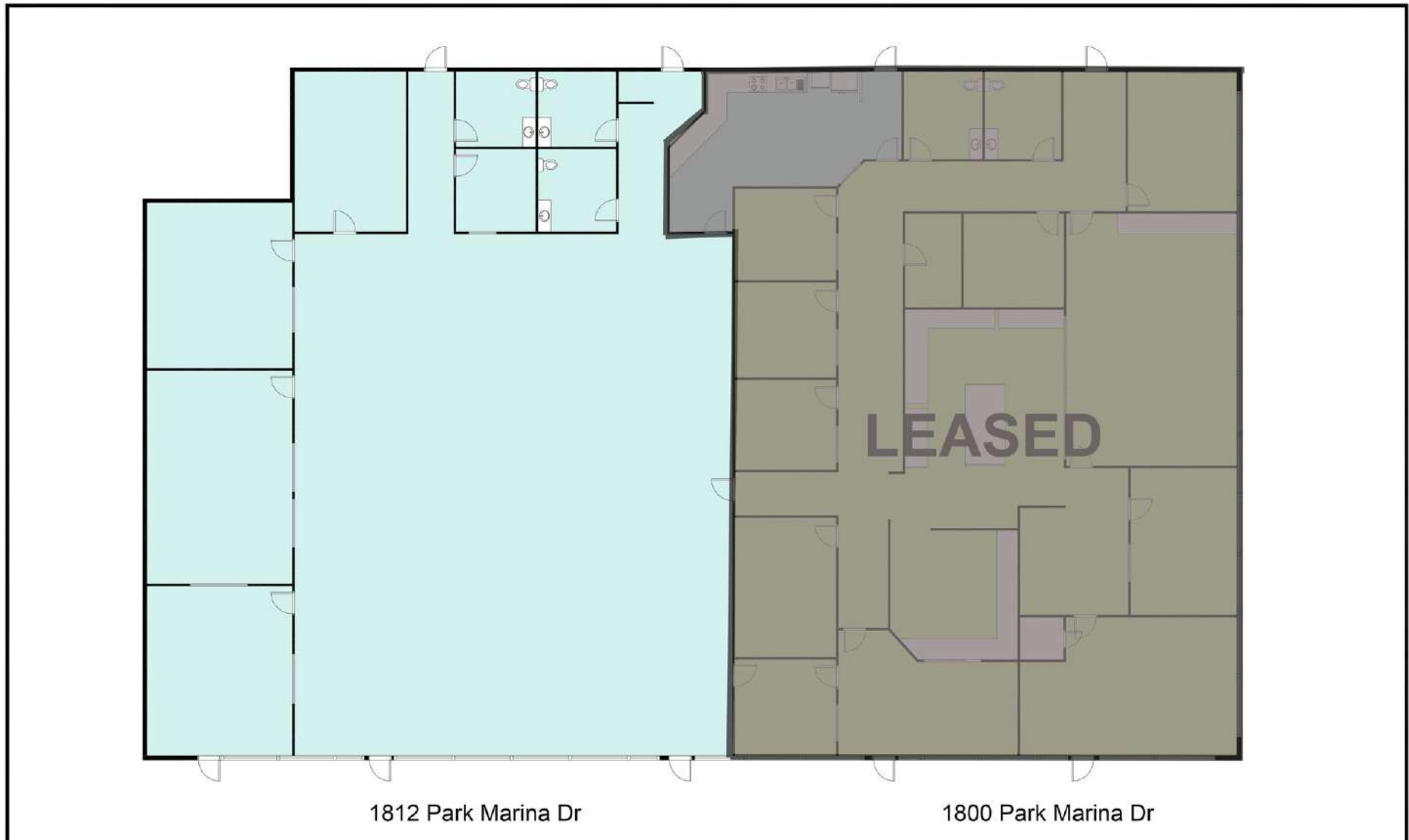
530.605.5169  
jess@coxrec.com

coxrec.com  
CalDRE #01941996

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# FLOOR PLAN

1812 PARK MARINA DR, REDDING, CA 96001



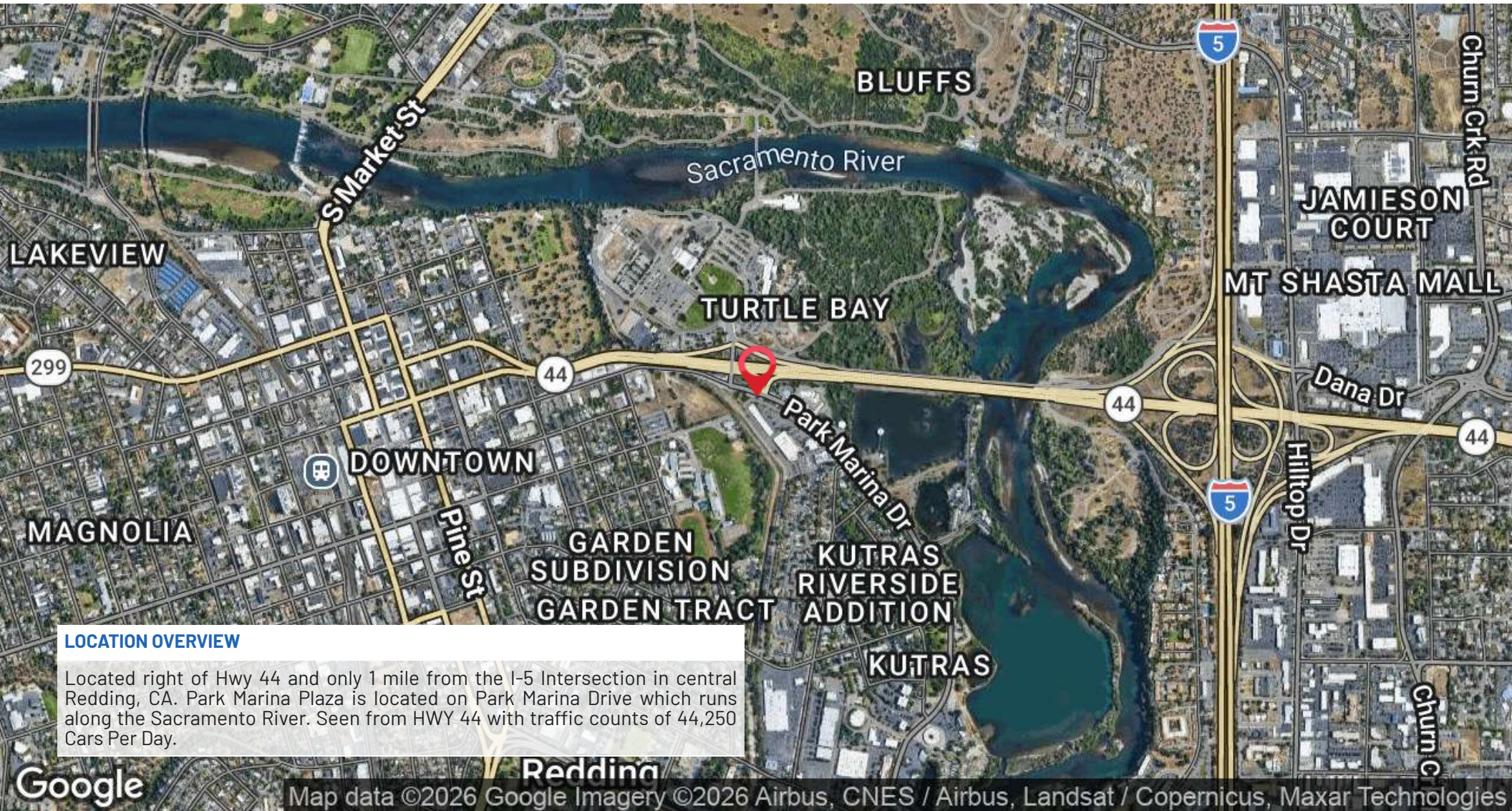
**JESS WHITLOW, CCIM**  
Broker Associate/Consultant

530.605.5169  
jess@coxrec.com

coxrec.com  
CaIDRE #01941996

# LOCATION MOVERVIEW

1812 PARK MARINA DR, REDDING, CA 96001



## LOCATION OVERVIEW

Located right of Hwy 44 and only 1 mile from the I-5 Intersection in central Redding, CA. Park Marina Plaza is located on Park Marina Drive which runs along the Sacramento River. Seen from HWY 44 with traffic counts of 44,250 Cars Per Day.

**JESS WHITLOW, CCIM**  
Broker Associate/Consultant

530.605.5169  
jess@coxrec.com

coxrec.com  
CalDRE #01941996

# DEMOGRAPHICS MAP & REPORT

1812 PARK MARINA DR, REDDING, CA 96001



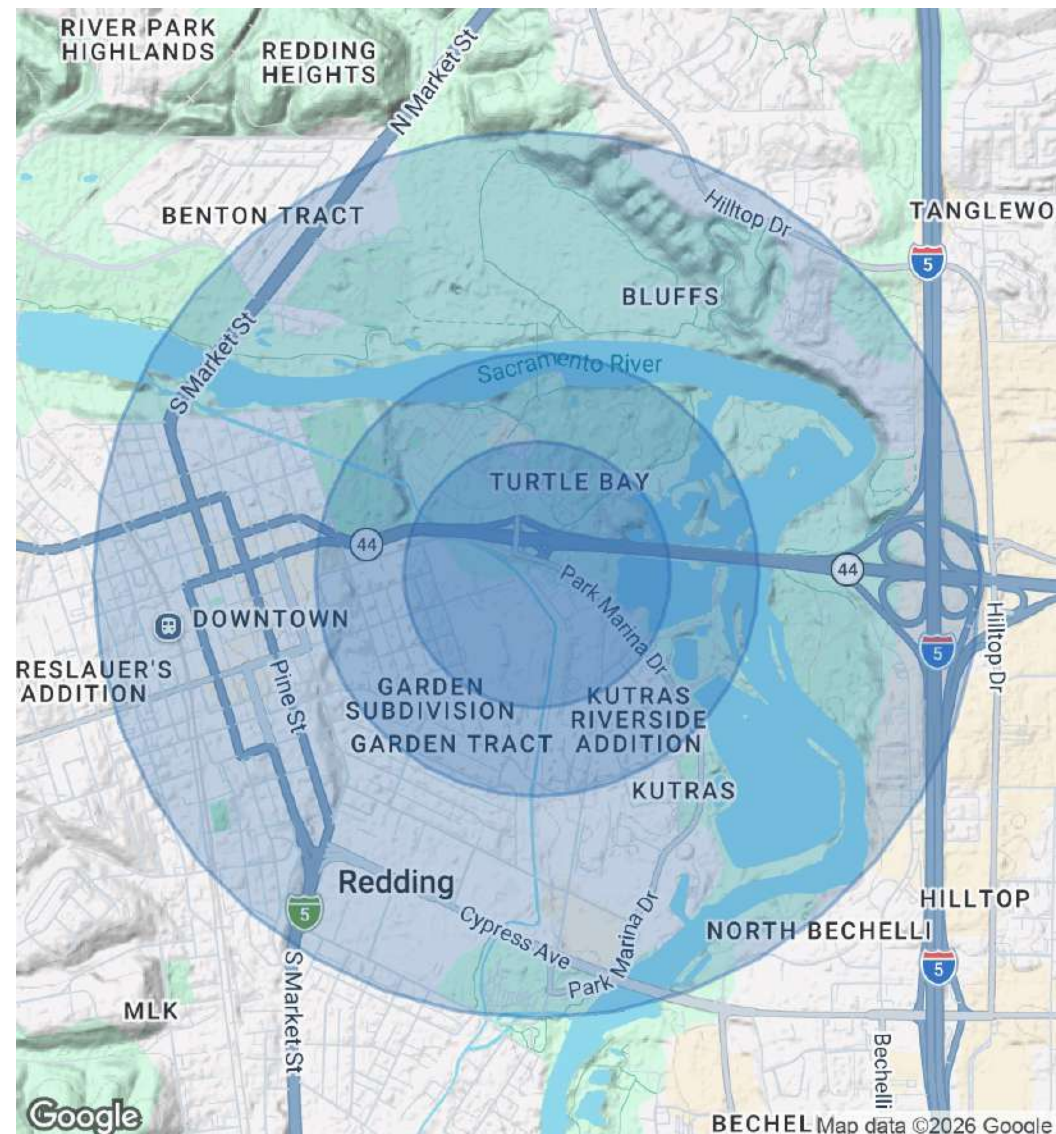
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	422	1,623	5,434
Average Age	49	45	45
Average Age (Male)	46	43	43
Average Age (Female)	52	47	46

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	230	797	2,572
# of Persons per HH	1.8	2	2.1
Average HH Income	\$76,359	\$74,830	\$68,957
Average House Value	\$420,866	\$390,923	\$429,007

2020 American Community Survey (ACS)



**JESS WHITLOW, CCIM**  
Broker Associate/Consultant

530.605.5169  
jess@coxrec.com

coxrec.com  
CalDRE #01941996

# MEET THE BROKER

1812 PARK MARINA DR, REDDING, CA 96001



## JESS WHITLOW, CCIM

Broker Associate/Consultant

jess@coxrec.com

Direct: **530.605.5169**

CalDRE #01941996

### 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

1246 East St  
Redding, CA 96001  
530.605.5169

**JESS WHITLOW, CCIM**

Broker Associate/Consultant

**530.605.5169**

**jess@coxrec.com**

**coxrec.com**

**CalDRE #01941996**