



**FOR LEASE**

# STOREFRONT RETAIL/OFFICE SPACE AVAILABLE IN THE CENTER OF TOWN

2185 CHURN CREEK ROAD , REDDING, CA 96002

**JESSICA WHITLOW, CCIM**

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# EXECUTIVE SUMMARY

2185 CHURN CREEK ROAD | REDDING, CA 96002



## PROPERTY SUMMARY

<b>Available SF:</b>	239 - 2,116 SF
<b>Lease Rate:</b>	\$2,250 per month
<b>Lot Size:</b>	1.21 Acres
<b>Building Size:</b>	15,876 SF
<b>Year Built:</b>	1993
<b>Zoning:</b>	GC - VR - General Commercial - Visitor Retail
<b>Cross Streets:</b>	Industrial

## PROPERTY OVERVIEW

Perfect space for smaller retailers or office users to set up shop in an affordable location that is easy to access in a well-maintained retail/office center. Can sign with lighting available to illuminate your business name/logo in retail space.

## PROPERTY HIGHLIGHTS

- Traffic Counts of over 20,000 cars per day
- Additional parking in rear of the building
- Center is next to Dutch Bros and Grocery Outlet - both high traffic drivers
- Property manager leases in the same center - clean and well kept
- Well rounded center currently includes: Groomer, Chiropractor, Alterations business, Insurance, Property Management, Salon, Massage, Jeweler and financial consultant

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# AVAILABLE SPACES

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**LEASE RATE:** SEE BELOW

**LEASE TYPE:** MG; GROSS

**TOTAL SPACE:** 239 - 2,116 SF

**LEASE TERM:** NEGOTIABLE

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite L	\$2,250 per month	Modified Gross	2,116 SF	AVAILABLE NOW! Rare opportunity for anchor retail/office space in centrally located shopping center. Floorplan features reception/waiting, partitioned work spaces, 2 private offices breakroom, back room, and 2 private restrooms. Landlord will paint interior to a color of your choice for 2 year lease or longer. Shopping center includes Dutch Bros, near Grocery Outlet. Additional parking on North side of center.
Suite X	\$385 per month	Gross	239 SF	Single executive office space with exterior window. Utilities included with the exception of phone and internet. Upstairs with stair access only.
Suite W	\$675 per month	Gross	450 SF	Large open space with separate plumbed break area included OR perfect lab/handwash station for esthetics businesses. Corner space with plenty of natural light. Upstairs with stair access only.

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# INTERIOR PHOTOS - SUITE L

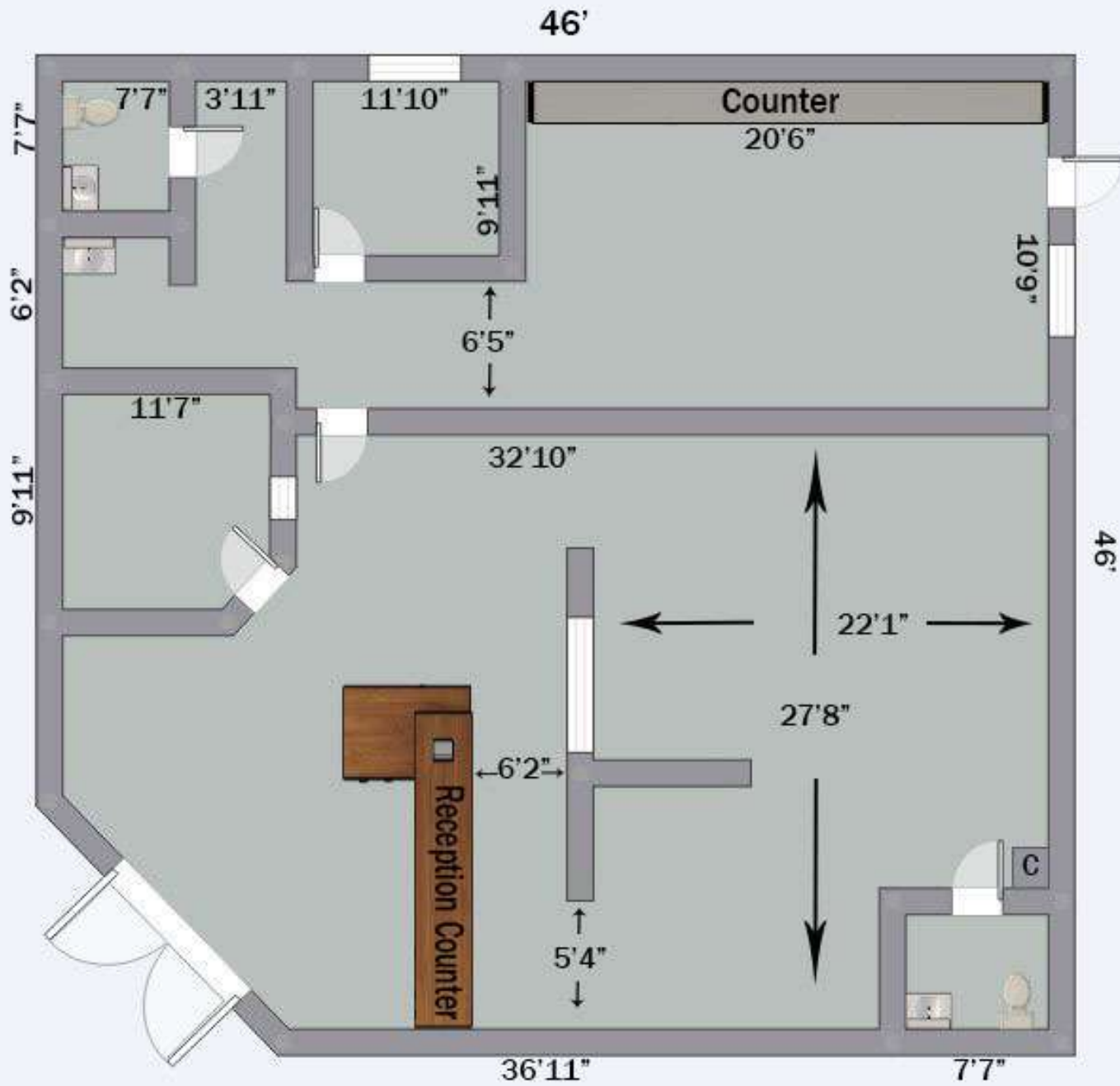
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# SUITE X INTERIOR PHOTOS

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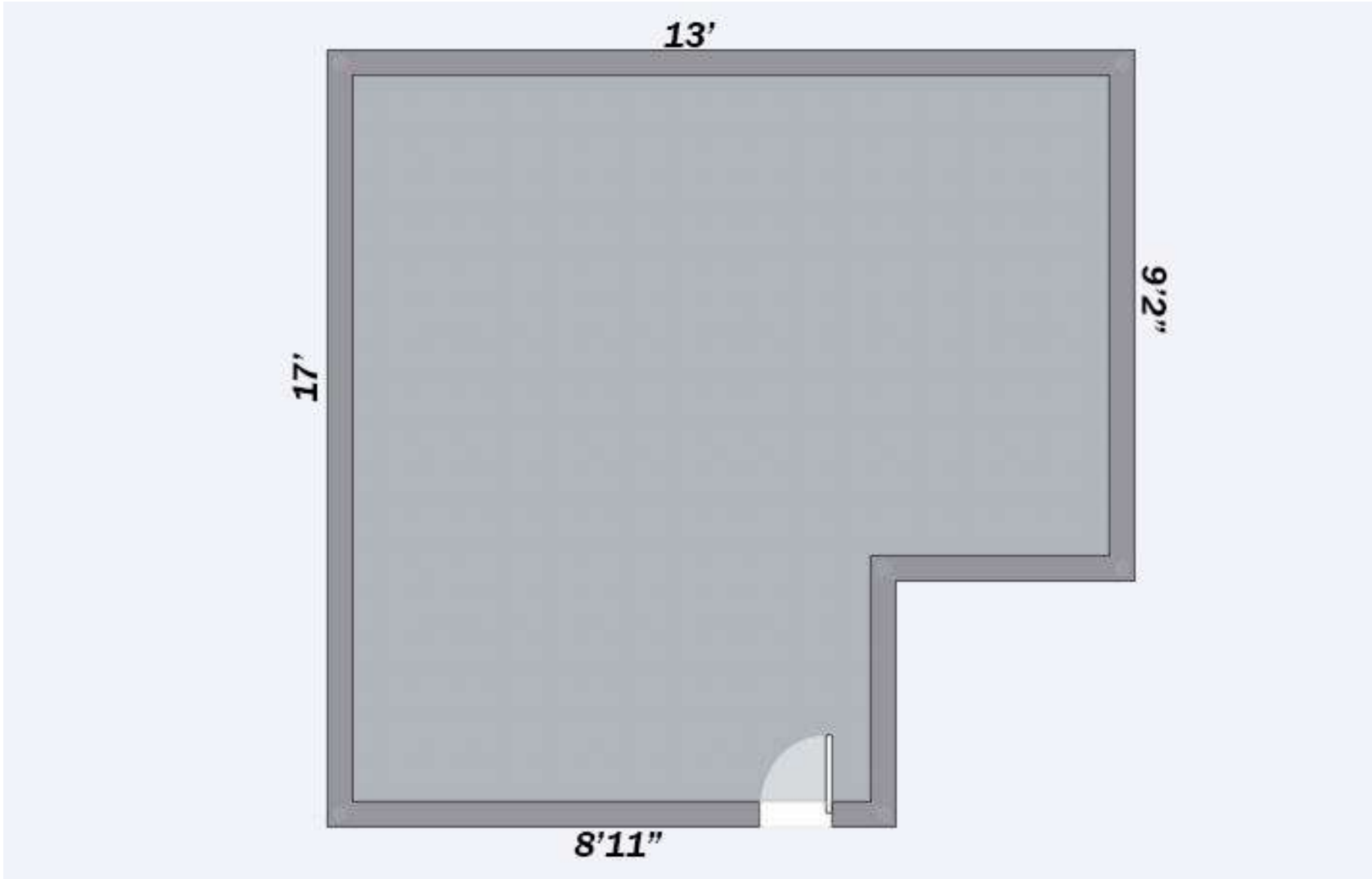
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# SUITE X FLOOR PLAN

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# SUITE W INTERIOR PHOTOS

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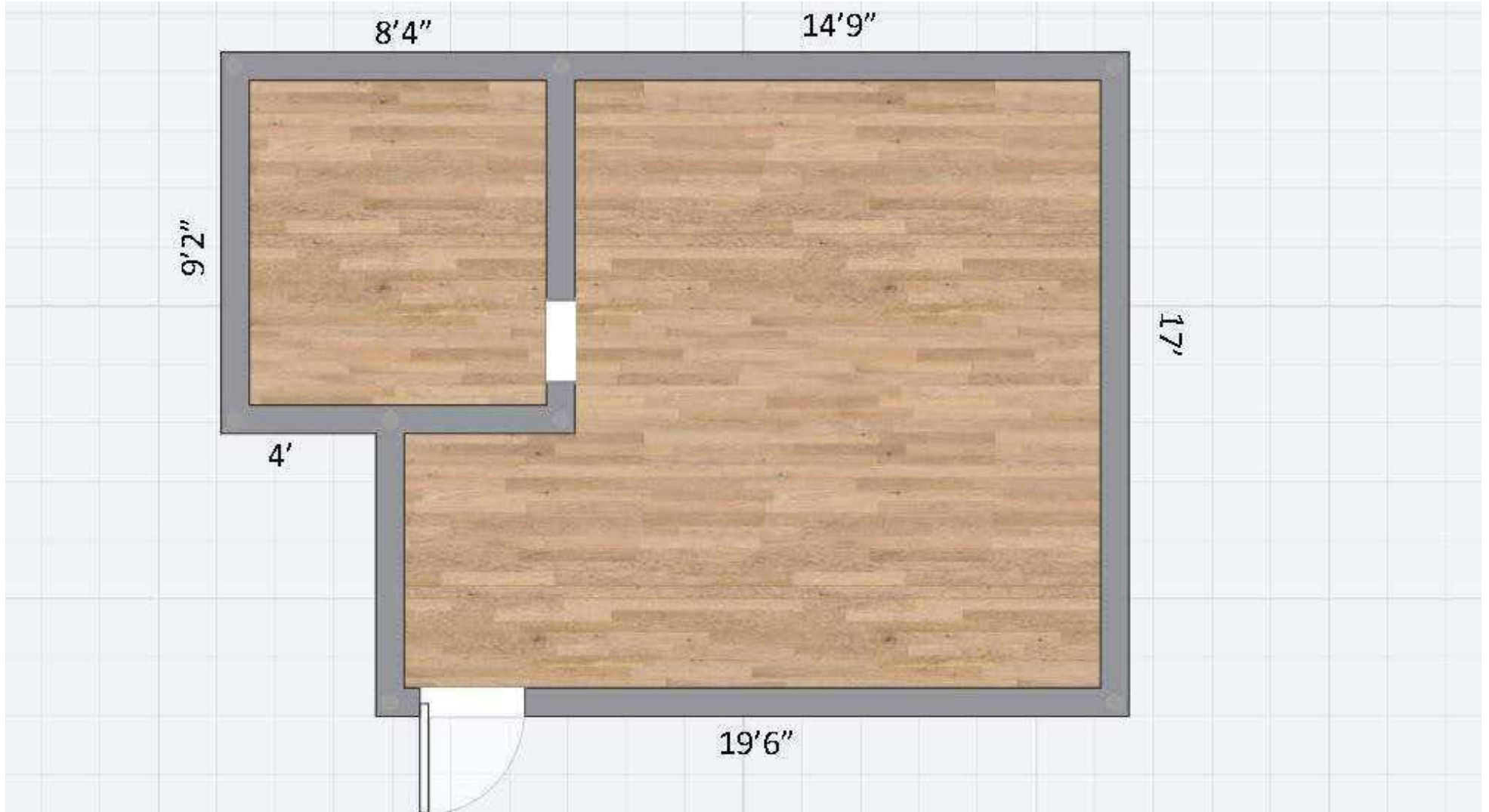
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# SUITE W FLOOR PLAN

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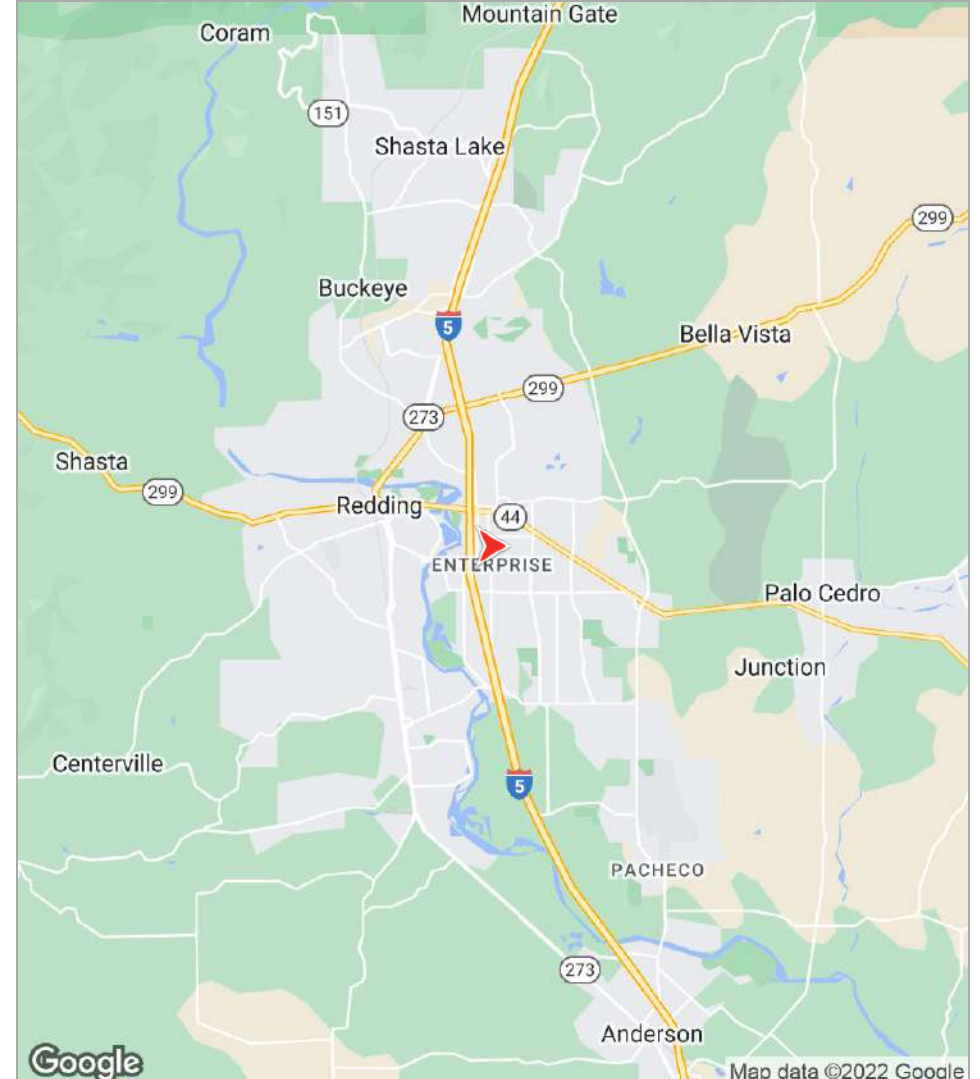
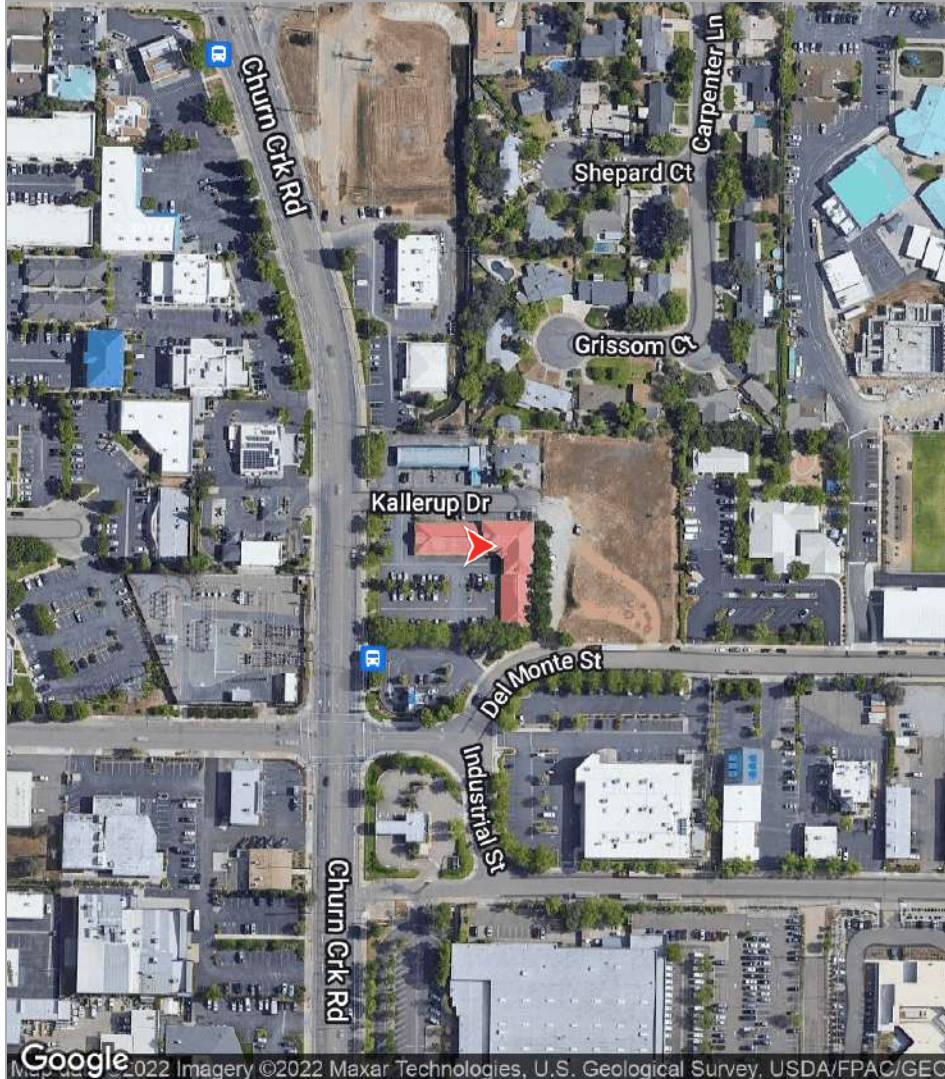
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# CENTRAL LOCATION IN REDDING

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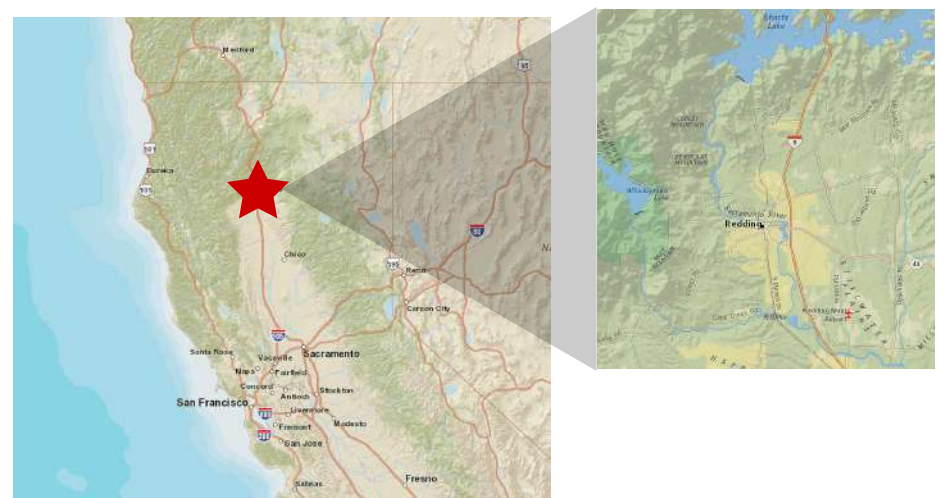
# Location & Demographics

## Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 140,000 people.

	Population	Avg. Income	Households
One Mile	 8,594	 \$41,393	 3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257





# Acquisitions    Leasing    Consulting

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