



**COX**  
Real Estate  
Consultants  
INC

**FREESTANDING RETAIL/WAREHOUSE BUILDING WITH SMALL FENCED YARD**

**21995 CHUTES WAY, PALO CEDRO, CA 96073**

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

# PROPERTY SUMMARY

21995 CHUTES WAY, PALO CEDRO, CA 96073



## PROPERTY DESCRIPTION

Opportunity to lease freestanding retail/warehouse building right on Deschutes Rd in Palo Cedro right just north of the Holiday Market Shopping Center. 4022 SF building is composed of approximately 1308 SF of retail/office space and 2714 SF of warehouse space. Floor plan includes 2 restrooms, open retail area, private office, break room area and insulated warehouse with roll up door and small fenced yard.

## PROPERTY HIGHLIGHTS

- Signage opportunity on Deschutes Rd
- Small fenced yard to access roll up door
- Roll up Door: 9' 7" width x 8' 7" height
- Power Supply: 3 phase 200 Amp, 120 -140V
- Shasta County Sewer
- Bella Vista Water District - 3/4" connection

## OFFERING SUMMARY

Lease Rate:	\$0.90 SF/month (MG)
Available SF:	4,022 SF
Lot Size:	13,503 SF
Building Size:	4,022 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	90	357
Total Population	54	253	998
Average HH Income	\$123,432	\$126,183	\$128,444

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CalDRE #01941996

RETAIL PROPERTY FOR LEASE

# EXTERIOR PHOTOS

PALO CEDRO, CA 96073



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RETAIL PROPERTY FOR LEASE

# INTERIOR PHOTOS

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# RETAILER MAP

21995 CHUTES WAY, PALO CEDRO, CA 96073



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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# DEMOGRAPHICS MAP & REPORT

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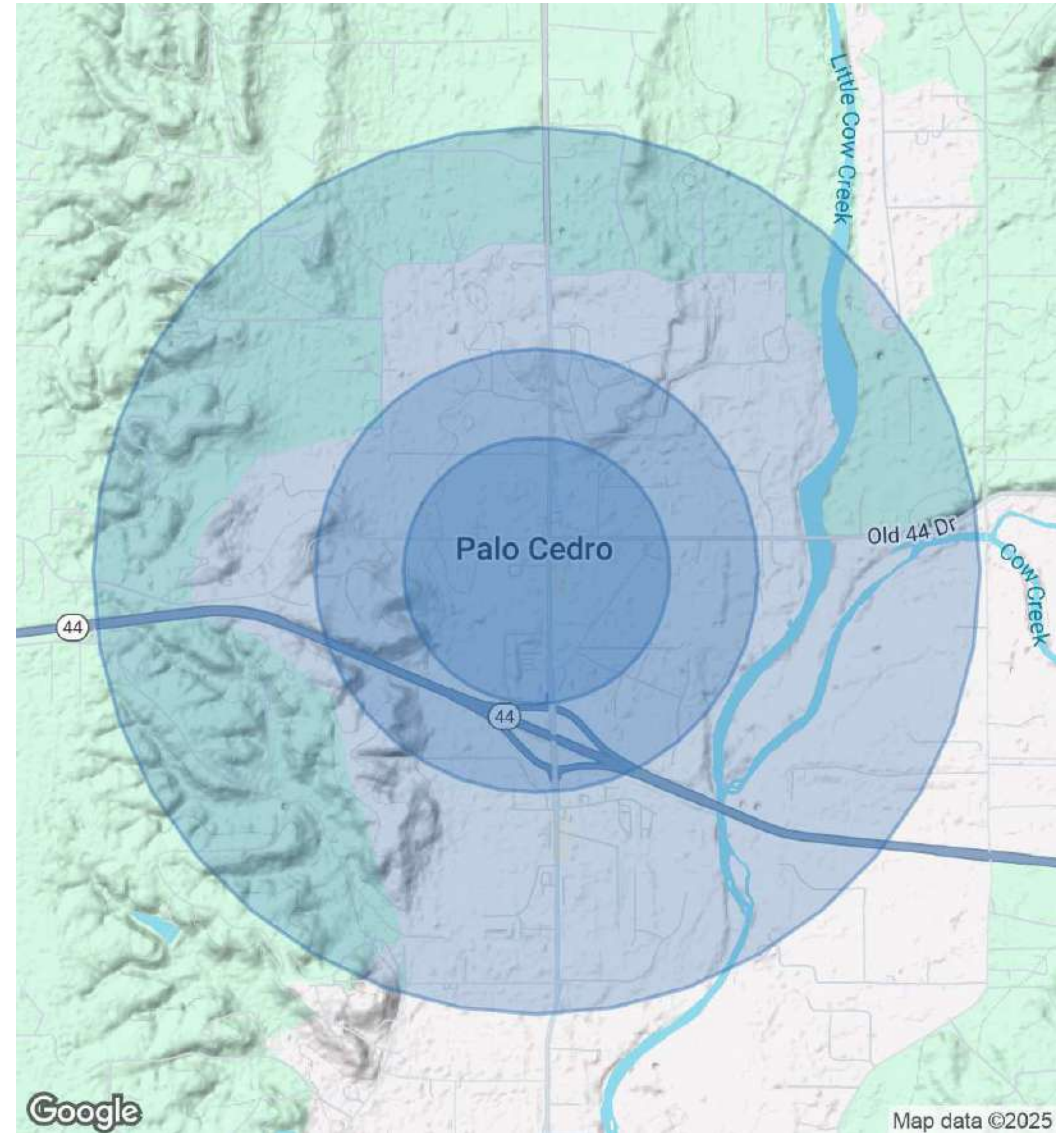


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	54	253	998
Average Age	46	46	46
Average Age (Male)	46	45	45
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	90	357
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$123,432	\$126,183	\$128,444
Average House Value	\$612,299	\$624,740	\$632,296

Demographics data derived from AlphaMap



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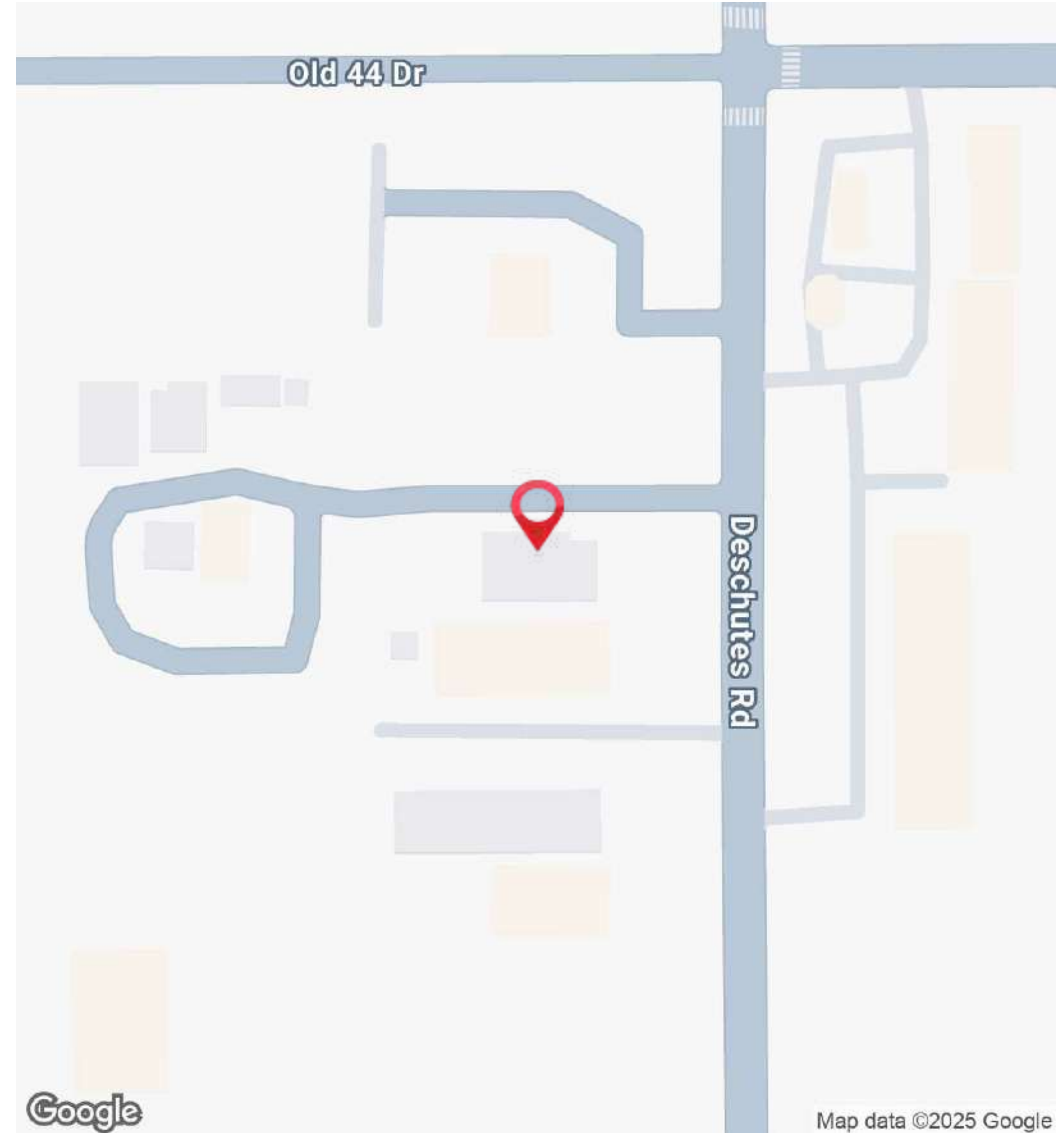
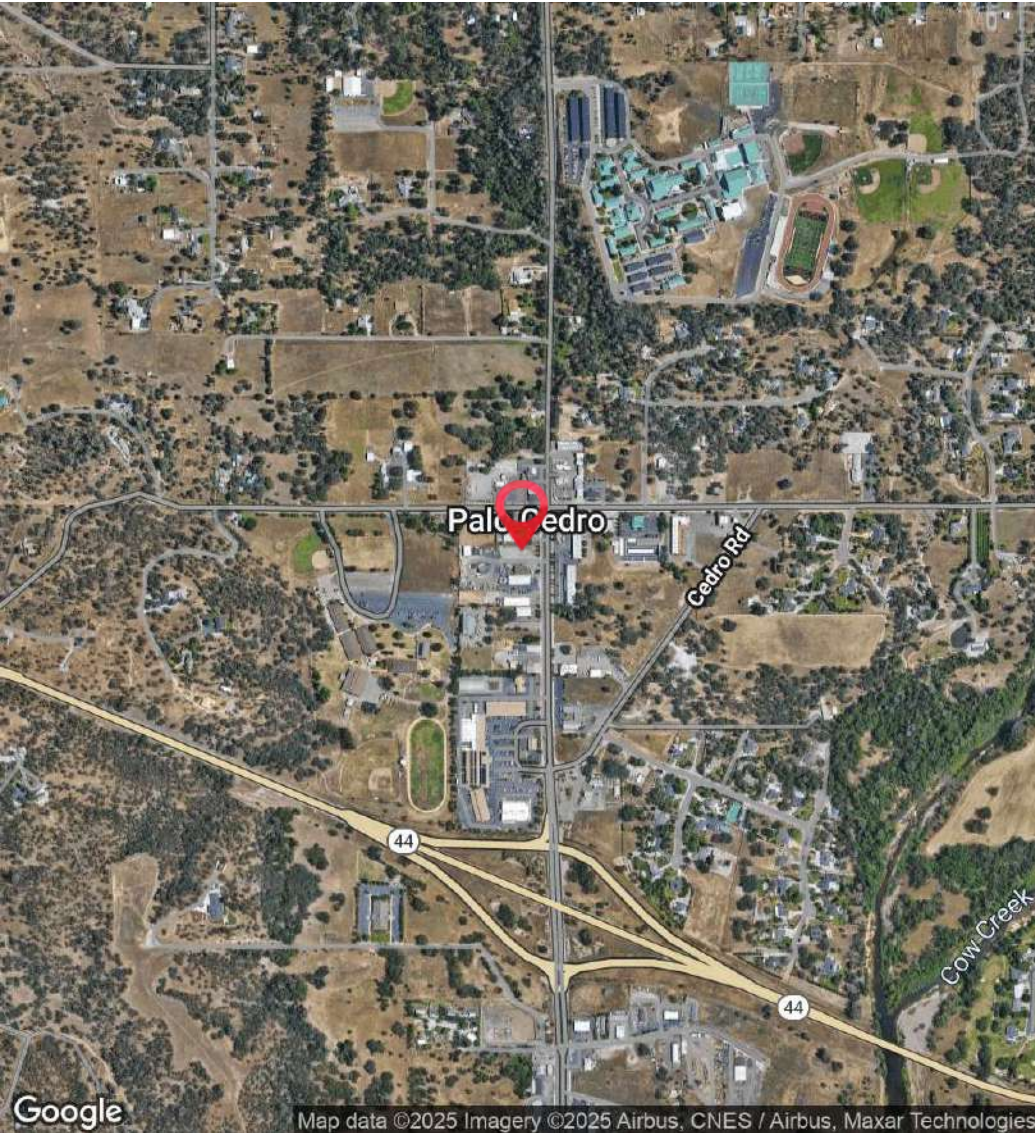
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RETAIL PROPERTY FOR LEASE

# LOCATION MAP

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# MEET THE BROKER

21995 CHUTES WAY, PALO CEDRO, CA 96073



## JESS WHITLOW, CCIM

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## PROFESSIONAL BACKGROUND

Jess is an experienced commercial real estate broker with a background in property management. She has worked in real estate since 2008 in the Los Angeles, Phoenix and Redding markets. She grew up in Redding and knows the Northern California regional market inside and out. Jess is consistently the most active commercial real estate broker in Redding based on the number of transactions handled each year. Her clients appreciate her exceptional client service, professionalism, dedication and responsiveness. She is passionate about commercial real estate because of the ability it provides to work with local investors, businesses and non-profits to help them meet their goals and being able to help them find creative solutions to their obstacles.

She has worked with many local non-profit organizations in a volunteer capacity such as Redding Rotary, Leadership Redding, Shasta Community Foundation and Turtle Bay Museum. Jess enjoys exploring the many outdoor adventures that Northern California and surrounding areas offer including hiking, paddle boarding, kayaking, ziplining and snowboarding.

## EDUCATION

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

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

## MEMBERSHIPS

CCIM - Certified Commercial Investment Member

### Cox Real Estate Consultants - Jess Whitlow

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