



RETAIL SPACE ON HARD CORNER - EXCELLENT SIGNAGE EXPOSURE FOR YOUR BUSINESS

2405 ATHENS AVE, REDDING, CA 96001

Jess Whitlow, CCIM
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PROPERTY SUMMARY

2405 ATHENS AVE, REDDING, CA 96001



PROPERTY DESCRIPTION

Take advantage of this unique opportunity for excellent signage on the hard corner of Cypress Square Shopping Center with visibility from the Cypress Ave and Athens Ave intersection which boasts impressive traffic counts of 44,00+ CPD! Potential uses are a creative studio, retail store, stereo installation or other similar uses. Join a diverse array of thriving tenants including Orchard Nutrition Center, Rebel Fitness, Red Door Antiques and many others. The owner is open to considering proposals for tearing down the current building to allow build-to suit tailored to accommodate long-term, robust retail, coffee, fast-food, or gas station tenants, making this an ideal location for your business aspirations.

Note: Due to visitor retail zoning this property CAN NOT be an auto shop any longer.

PROPERTY HIGHLIGHTS

- Excellent signage and exposure
- Covered parking/service areas in front of building
- Fenced yard space in rear of building
- Multiple auto bays
- Office/retail space

OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month
Lease Type:	NNN
Available SF:	1,712 SF
Zoning:	GC-VR - General Commercial - Visitor Retail

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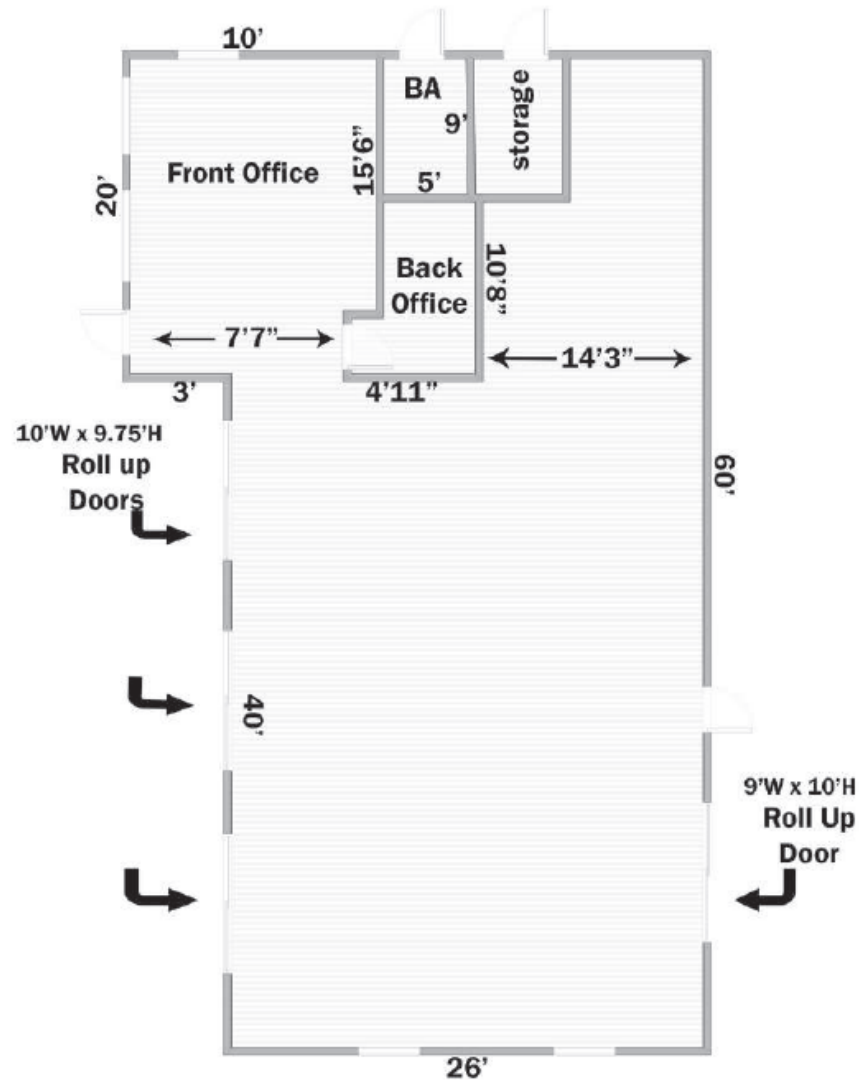
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RETAIL PROPERTY FOR LEASE

FLOOR PLANS

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RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

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RETAIL PROPERTY FOR LEASE

LOCATION MAP

2405 ATHENS AVE, REDDING, CA 96001



LOCATION OVERVIEW

Located on the hard corner of Athens Ave and Locust Ave. Ideal location with easy access from all parts of Redding via I-5 and HWY 44 for customers/clients and traffic counts of 44,000+ cars per day at the Cypress Ave and Athens Ave intersection.

Map data ©2023 Google Imagery ©2023 , Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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DEMOGRAPHICS MAP & REPORT

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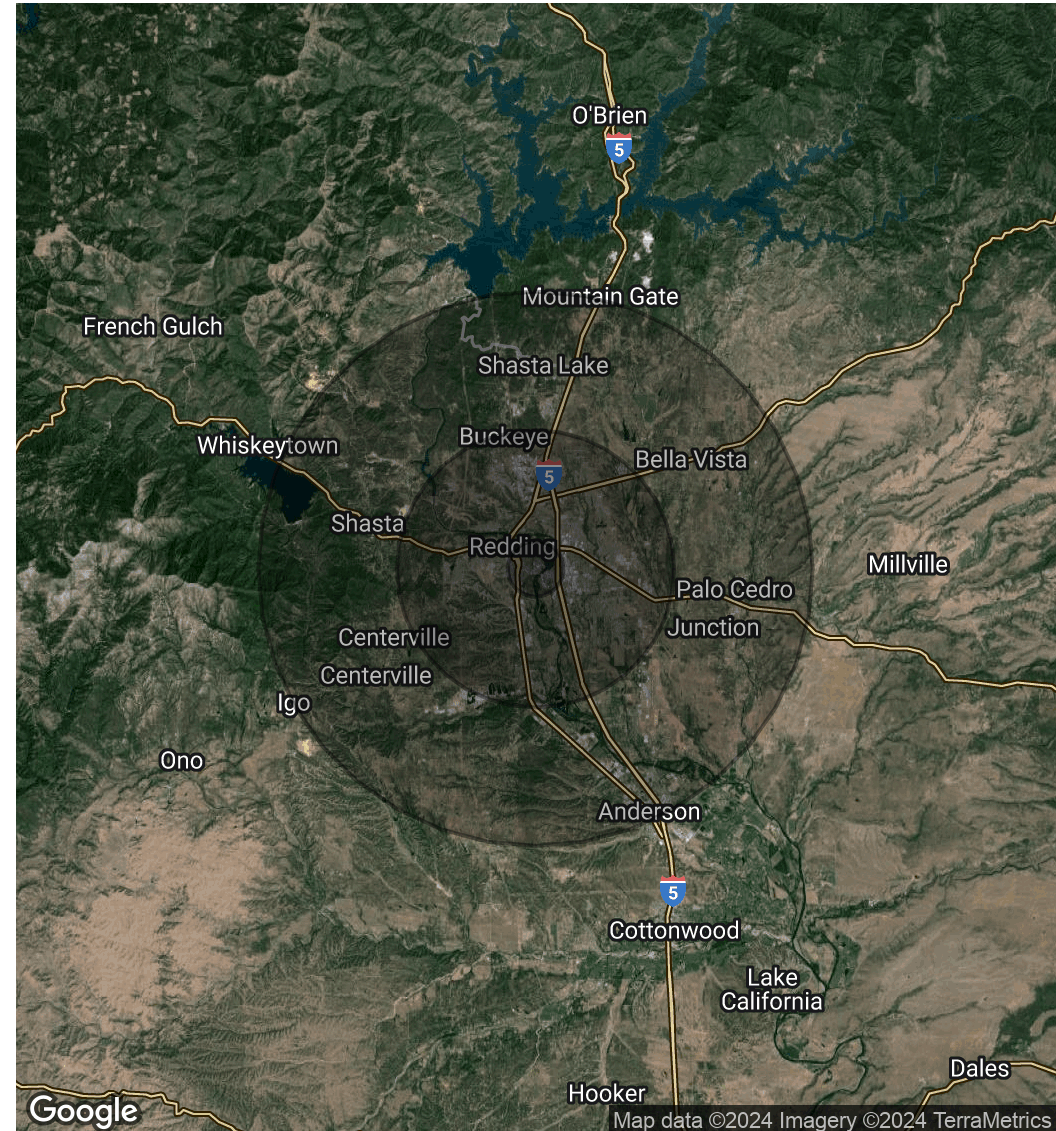
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,714	94,221	139,733
Average Age	37.6	39.9	41.0
Average Age (Male)	37.0	38.5	39.2
Average Age (Female)	40.4	41.0	42.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,297	39,961	58,907
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$61,151	\$70,894	\$71,527
Average House Value	\$218,119	\$272,888	\$270,526

* Demographic data derived from 2020 ACS - US Census



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MEET THE BROKER

2405 ATHENS AVE, REDDING, CA 96001



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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

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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