



OFFICE OR RETAIL SPACE AT BUSY CORNER IN DOWNTOWN REDDING!

1301-1317 COURT STREET, REDDING, CA, USA, REDDING, CA 96001

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PROPERTY SUMMARY

1301-1317 COURT STREET, REDDING, CA, USA, REDDING, CA 96001



PROPERTY DESCRIPTION

Highly visible building located on the hard corner of Shasta and Court Streets in downtown Redding. Currently under renovation. Landlord's plans to renovate the interior include flooring replacement, removal of T-bar ceiling grid, hard ducted HVAC, and upgraded LED lighting. Future tenants have the ability to provide input on redesign specifics such as floor plan configuration and final design choices to fit their business needs!

PROPERTY HIGHLIGHTS

- Highly visible location at the corner of Shasta and Court Streets in Downtown Redding
- Most recent traffic counts from 2006/2013 indicate over 20,000 cars per day passing this location. Traffic has only increased since then with Downtown Redding's revitalization!
- Exterior renovated in 2023 - Design by RAD Architecture
- Three office or retail spaces that can be rented individually or combined!

OFFERING SUMMARY

Lease Rate:	\$1.55 SF/month (MG)
Available SF:	2,400 SF
Lot Size:	0.34 Acres
Building Size:	8,000 SF
Zoning Description:	Downtown Mixed Use District - Specific Plan Overlay District - Building Height Overlay District

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OFFICE BUILDING FOR LEASE

LEASE SPACES

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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	2,400 SF	Lease Rate:	\$1.55 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
1309 Court Street	2,400 SF	\$1.55 SF/month	2,400 SF office or retail space with prior use having plumbing already installed for shampoo bowls on south wall.

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CONCEPT PLANS

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CONCEPT PLANS

The logo for Cox Real Estate Consultants, Inc. is located in the bottom right corner. It features the word "COX" in a large, white, serif font. Below it, the words "Real Estate Consultants" are written in a smaller, white, sans-serif font. At the bottom, the word "INC" is written in a small, white, sans-serif font. The entire logo is set against a blue background.

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OFFICE BUILDING FOR LEASE

EXTERIOR CONCEPT RENDERINGS

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OFFICE BUILDING FOR LEASE

INTERIOR CONCEPT RENDERINGS

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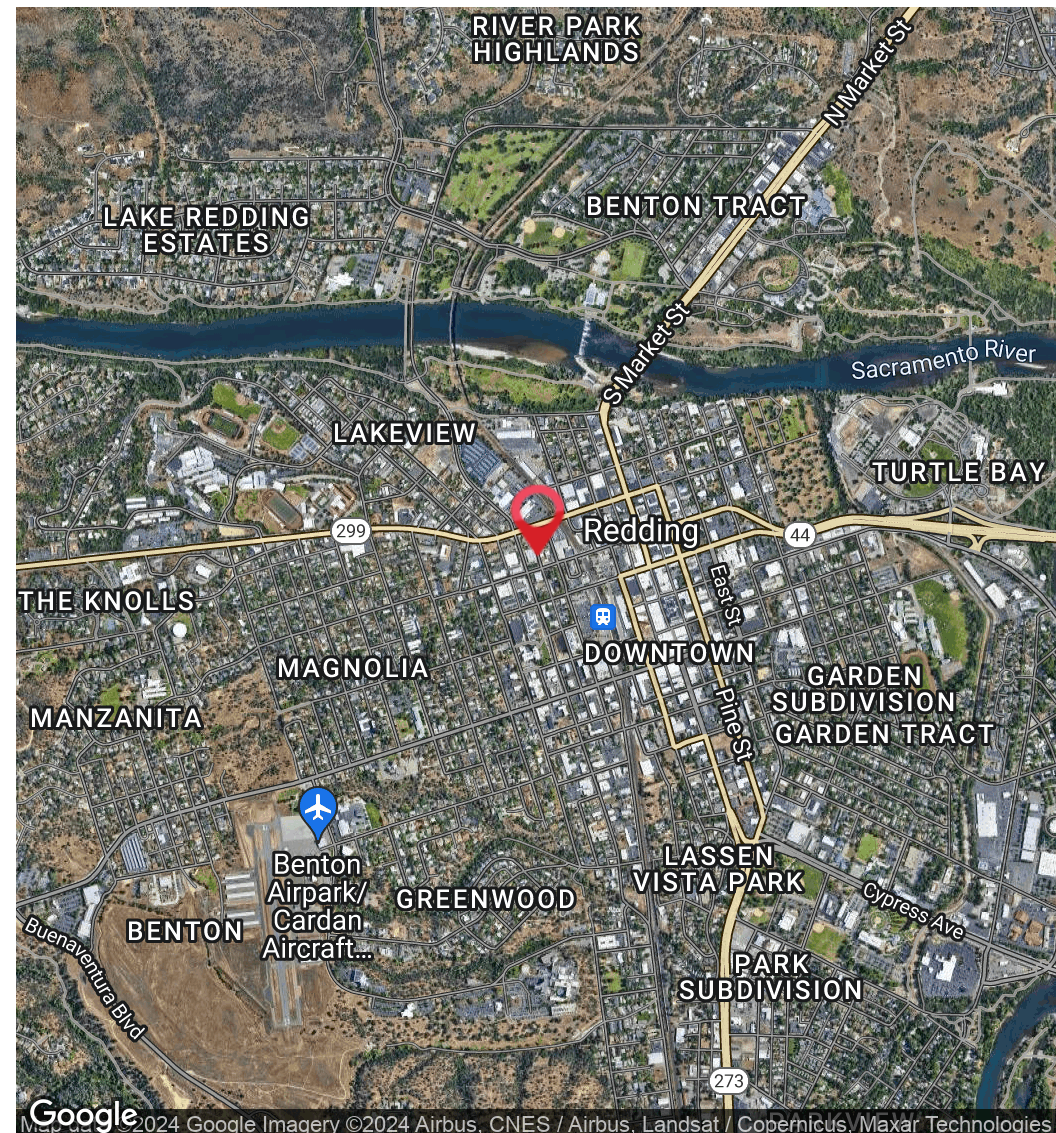
LOCATION MAPS AND OVERVIEW

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LOCATION OVERVIEW

Located on the South East Corner of Court and Shasta Streets with easy access from both Eureka Way/HWY 299 and HWY 44. Traffic counts from 2006/2013 indicate over 20,000 cars per day pass this location and traffic has only increased since then due to downtown's revitalization! Positioned down the street from the newly constructed Shasta County Court House and nearby to many other exciting downtown Redding development projects.



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DEMOGRAPHICS MAP & REPORT

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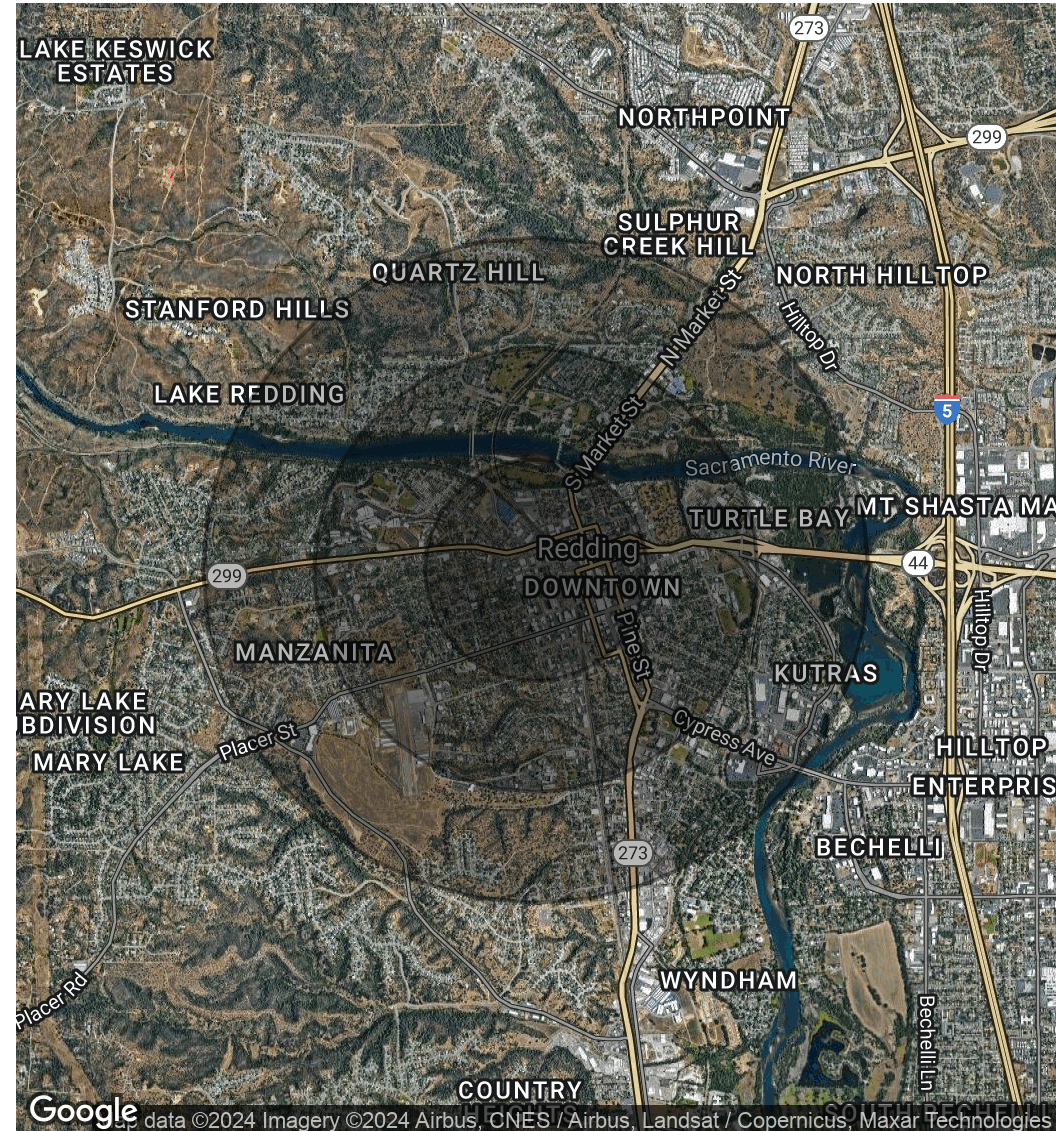
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,785	8,422	15,207
Average Age	36.1	37.9	40.0
Average Age (Male)	37.6	35.7	37.4
Average Age (Female)	34.1	38.4	41.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,470	4,049	7,211
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$38,699	\$52,093	\$60,750
Average House Value	\$145,171	\$210,161	\$248,900

2020 American Community Survey (ACS)


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MEET THE BROKER

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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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