



POINT WEST PROFESSIONAL OFFICE BUILDING

3951 S BONNYVIEW RD, REDDING, CA 96001

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PROPERTY SUMMARY

3951 S BONNYVIEW RD, REDDING, CA 96001



PROPERTY DESCRIPTION

Looking for the perfect blend of location, flexibility, and breathtaking views? Look no further than 3951 S Bonnyview Road situated conveniently near I-5 in Redding, California. Boasting panoramic vistas of the majestic Sacramento River, this space offers not just a workplace, but an inspiring environment where productivity thrives.

With the building currently in shell condition and offering an array of size options to suit your needs, this location is a perfect blank canvas awaiting your creative touch. The landlord is ready to collaborate with you to bring your dream or ideal floorplan to life, whether it's an open-concept layout, private offices, or collaborative spaces. Tell us what you need, and we'll make it happen!

PROPERTY HIGHLIGHTS

- Spectacular Sacramento River views
- Convenient location near I-5 allows easy travel from all areas of the city
- The building is in shell condition offering a blank canvas for you to envision and create your dream office space
- Flexible size options from 3,660 - 11,564 SF
- River Crossing Marketplace (New Costco Location) just across the street
- Churn Creek Marketplace (Savemart Shopping center) just on the other side of I-5
- Modern architectural design

OFFERING SUMMARY

| | |
|----------------|------------------------|
| Lease Rate: | \$2.30 - 2.50 SF/month |
| Available SF: | 3,660 - 11,564 SF |
| Lease Type: | Modified Gross |
| Lot Size: | 1.3 Acres |
| Building Size: | 16,922 SF |
| Zoning: | General Commercial |

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CalDRE #01941996

AVAILABLE SPACES/CONFIGURATION

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LEASE INFORMATION

| | | | |
|--------------|-------------------|-------------|--------------------------|
| Lease Type: | Modified Gross | Lease Term: | Negotiable |
| Total Space: | 3,660 - 11,564 SF | Lease Rate: | \$2.30 - \$2.45 SF/month |

AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE RATE | DESCRIPTION |
|------------------------|-----------|-----------------|---|
| First Floor | 3,660 SF | \$2.40 SF/month | Indulge in the entirety of the first floor each offering ample room for growth and productivity. |
| Second Floor | 3,952 SF | \$2.40 SF/month | Lease the second floor of customizable space, perfect for a dynamic work environment with river views. |
| Third Floor | 3,952 SF | \$2.45 SF/month | Lease the entire third floor which boasts some of the best views of the Sacramento River. |
| First and Second Floor | 7,612 SF | \$2.40 SF/month | Combine the first and second floors for an expansive layout designed to accommodate your expanding business ambitions. |
| Entire Building | 11,564 SF | \$2.30 SF/month | Take advantage of the entire building, providing a spacious canvas to bring your vision to life and cultivate a thriving workspace for your team. |

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OFFICE BUILDING FOR LEASE

CONCEPT FLOORPLAN

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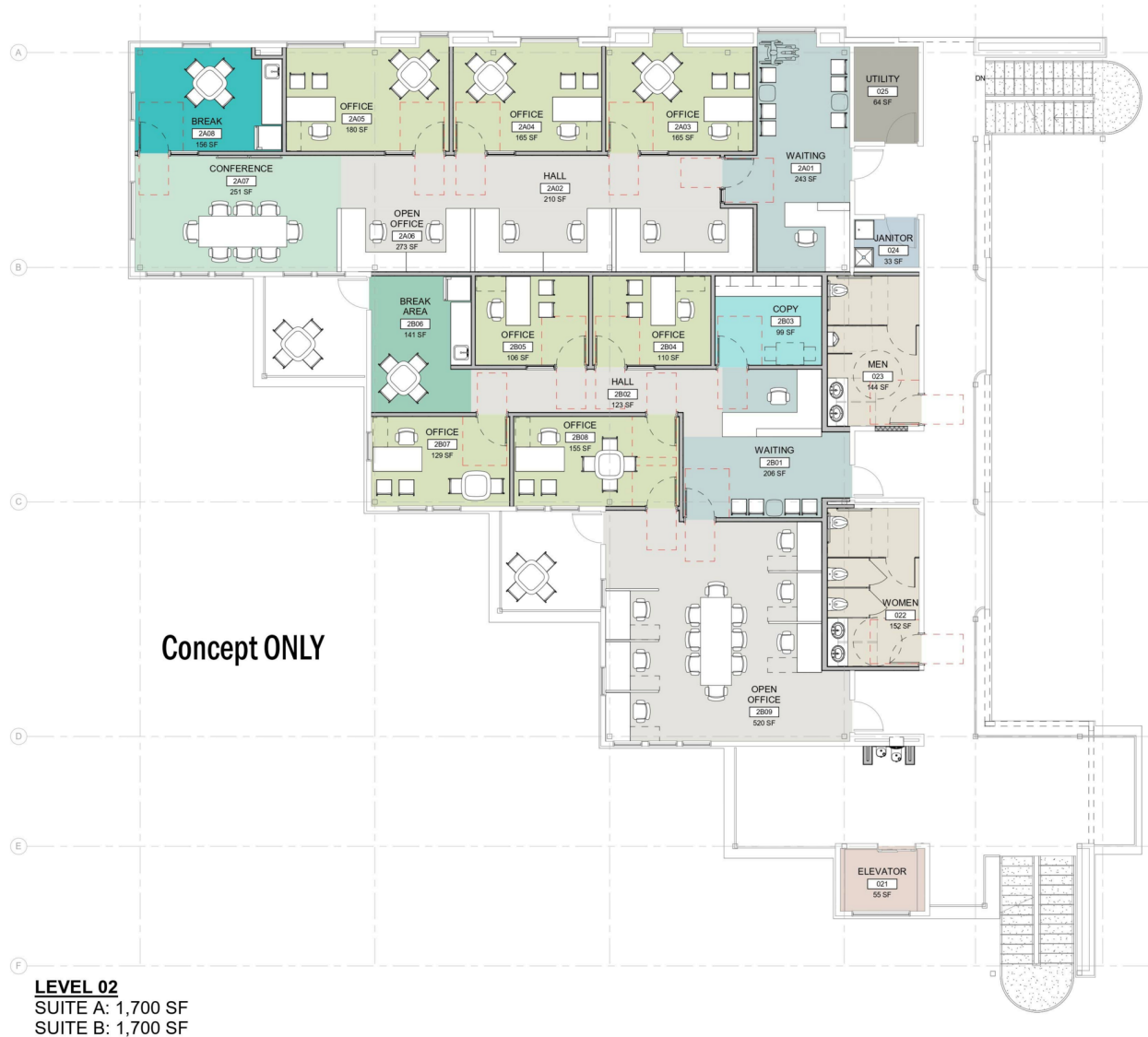
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CONCEPT FLOORPLAN

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Concept ONLY

LEVEL 03

SUITE A: 1,850 SF

SUITE B: 1,550 SF

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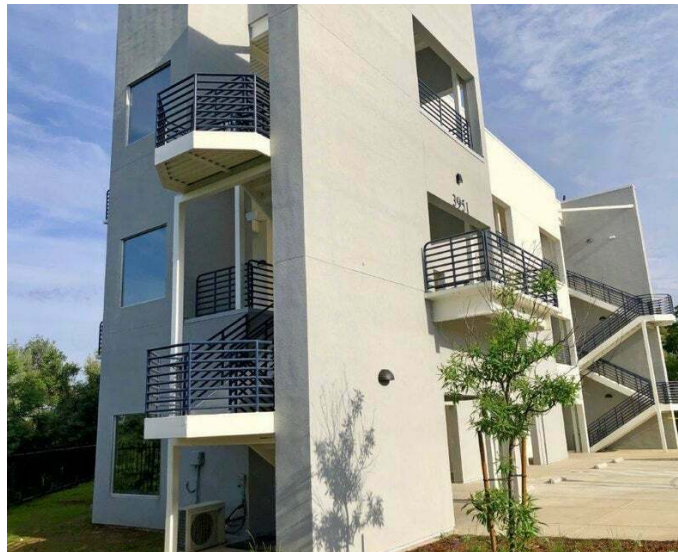
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EXTERIOR PHOTOS

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DEMOGRAPHICS MAP & REPORT

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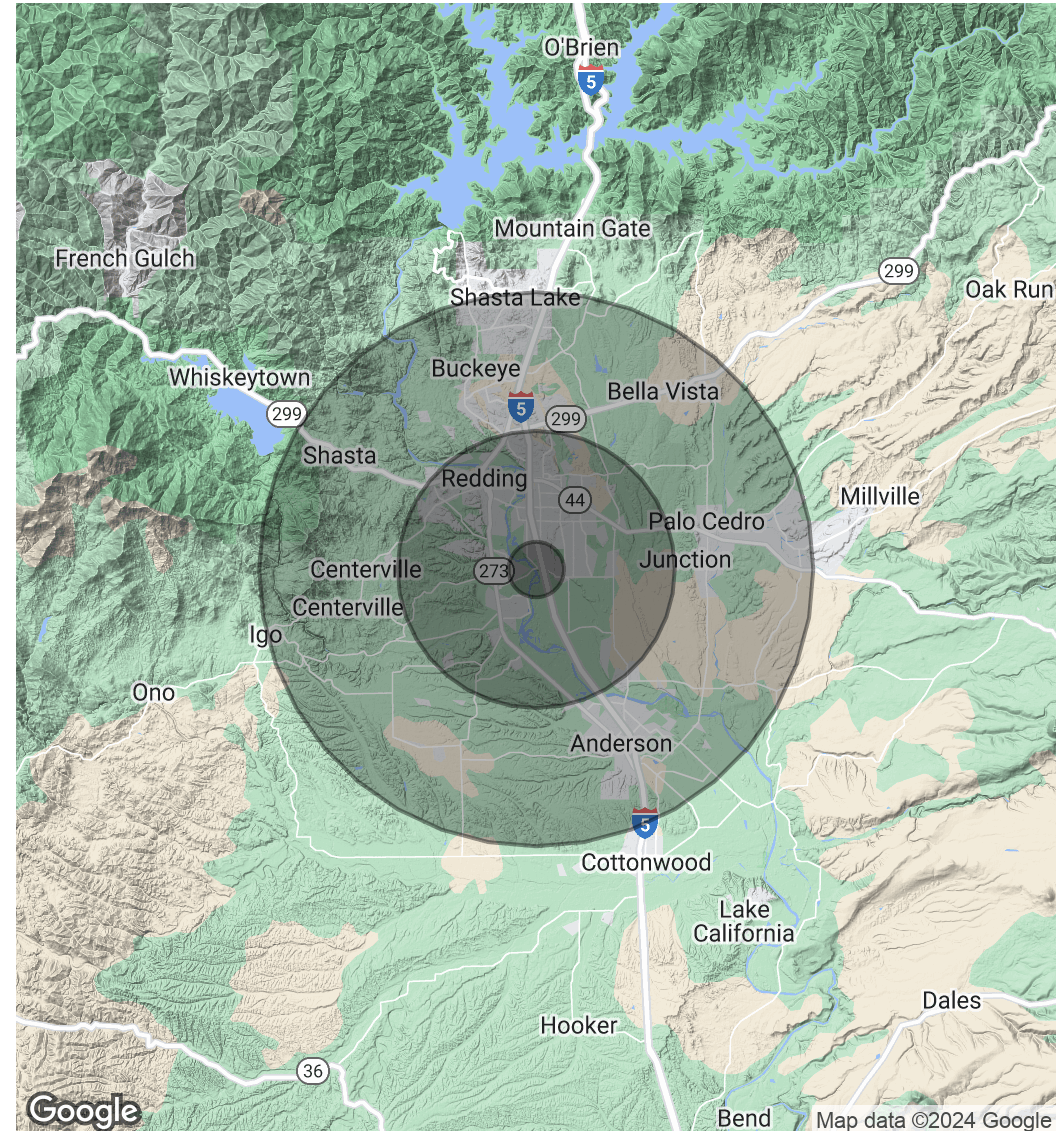
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 4,735 | 84,862 | 142,296 |
| Average Age | 40.5 | 39.5 | 41.0 |
| Average Age (Male) | 37.7 | 38.1 | 39.2 |
| Average Age (Female) | 42.9 | 40.4 | 42.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,942 | 35,407 | 59,822 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$77,006 | \$70,501 | \$71,678 |
| Average House Value | \$296,317 | \$277,654 | \$271,888 |

* Demographic data derived from 2020 ACS - US Census



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LOCATION MAP

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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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