

# PARK MARINA PLAZA

1876-1880 PARK MARINA DRIVE, REDDING, CA 96001

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RETAIL PROPERTY FOR LEASE

# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Two large anchor spaces now available within the shopping center known as Park Marina Plaza. Sizes range from 10,236 square feet of space ready to be built out for office, medical or retail use to 11,898 square feet ready for office or adult educational space. Park Marina Plaza includes great signage and high visibility along Park Marina Dr with convenient access to/from Hwy 44, I-5 and downtown Redding. Situated in an ideal location for any business and is within close proximity to the Sacramento River!

Note: NNN fees approximately \$.28/sf.

## OFFERING SUMMARY

Lease Rate:	\$0.65 - 1.20 SF/month
Lease Type:	NNN
Available SF:	10,237 - 22,134 SF
Lot Size:	6.71 Acres
Building Size:	30,000 SF
Zoning:	GC- VR - SP - General Commercial Visitor Retail - Specific Plan Overlay
Traffic Counts:	Park Marina Dr - 12,126 CPD HWY 44 - 44,250 CPD

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# LEASE SPACES

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,237 - 22,134 SF	Lease Rate:	\$0.65 - \$1.25 SF/month

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1880 Park Marina Dr	11,898 SF	NNN	\$1.25 SF/month	11,898 square feet of office space available now! Also perfect for an adult educational space. Comprised of 5 Large training rooms and meeting rooms, 10 private offices, break room, reception, waiting room. High quality remodel completed in 2018.
1878 Park Marina Dr	10,237 SF	NNN	\$0.65 SF/month	10,236 square feet of space ready to be built out for office, medical or retail use! Includes ample parking at no additional charge. Other highlights include 17' clear height ceilings, fire sprinklers, and separately metered utilities. 225 amp service with 480/277 volts, 3 phase, and 167 kVaa available. Contact listing agent for more information on the property owner installing restrooms and HVAC.
1878 & 1880 Park Marina Dr Combined	22,134 SF	NNN	\$0.97 SF/month	1878 and 1880 Park Marina Dr can be leased together. Offering an ample amount of 22,134 square feet perfect for office, medical, retail, or adult educational use.

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# 1878 PARK MARINA DR: PHOTOS

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# 1880 PARK MARINA DR: PHOTOS

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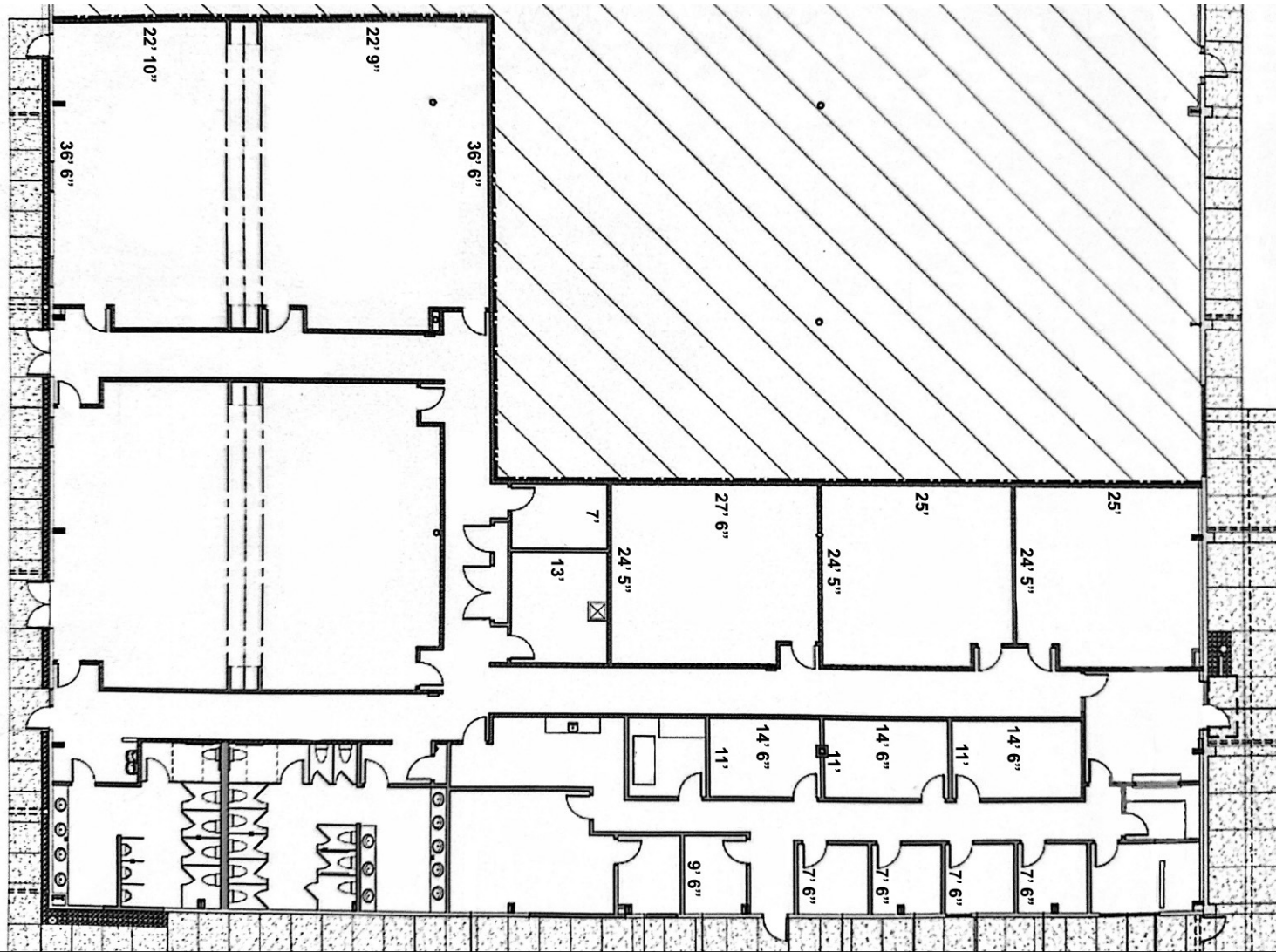
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# 1880 PARK MARINA DR: FLOOR PLAN

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This floor plan, including dimensions, is approximate and for illustrative purposes only.

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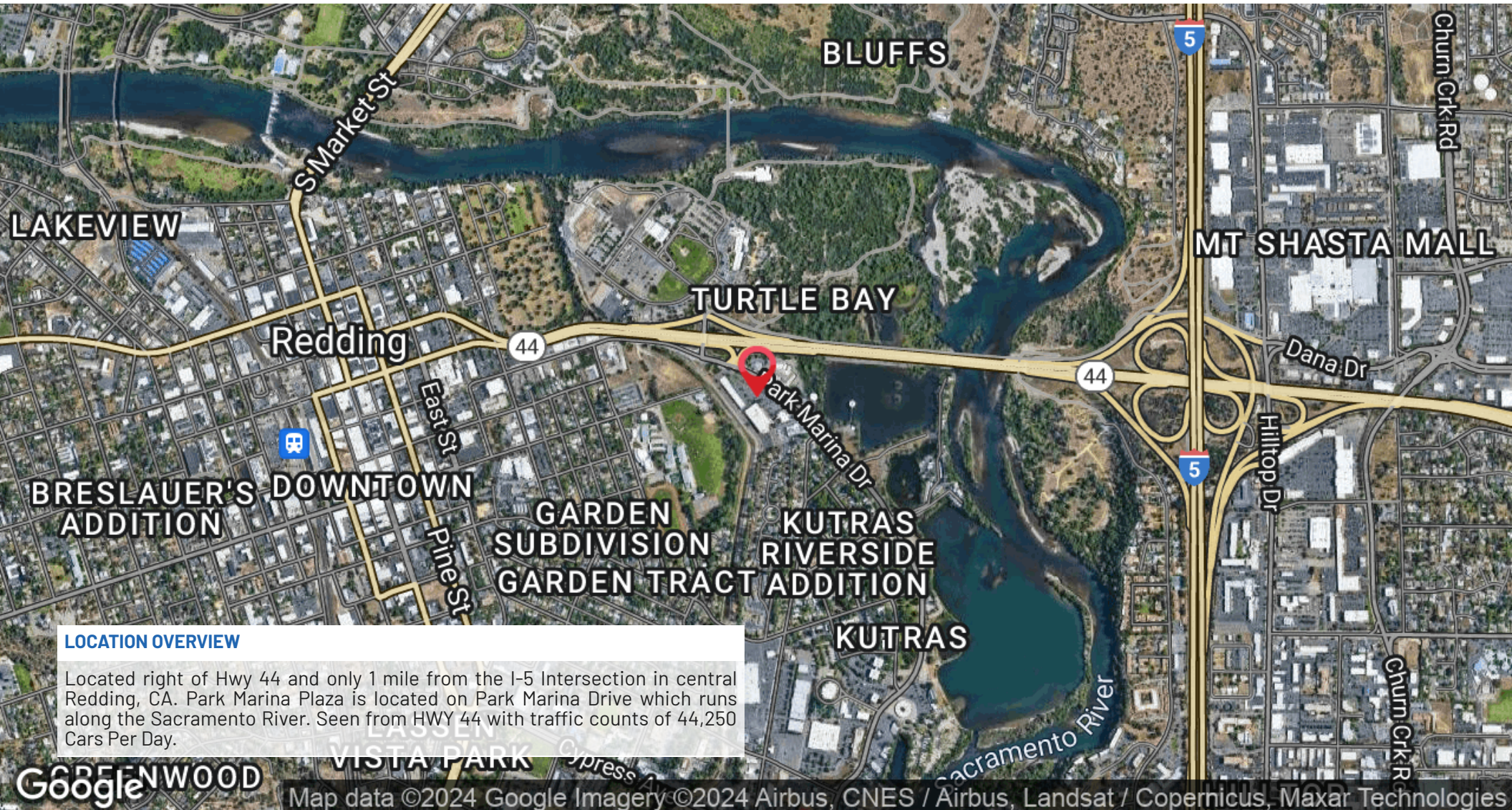
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# LOCATION MAP AND OVERVIEW

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## LOCATION OVERVIEW

Located right of Hwy 44 and only 1 mile from the I-5 Intersection in central Redding, CA. Park Marina Plaza is located on Park Marina Drive which runs along the Sacramento River. Seen from HWY 44 with traffic counts of 44,250 Cars Per Day.

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# DEMOGRAPHICS MAP & REPORT

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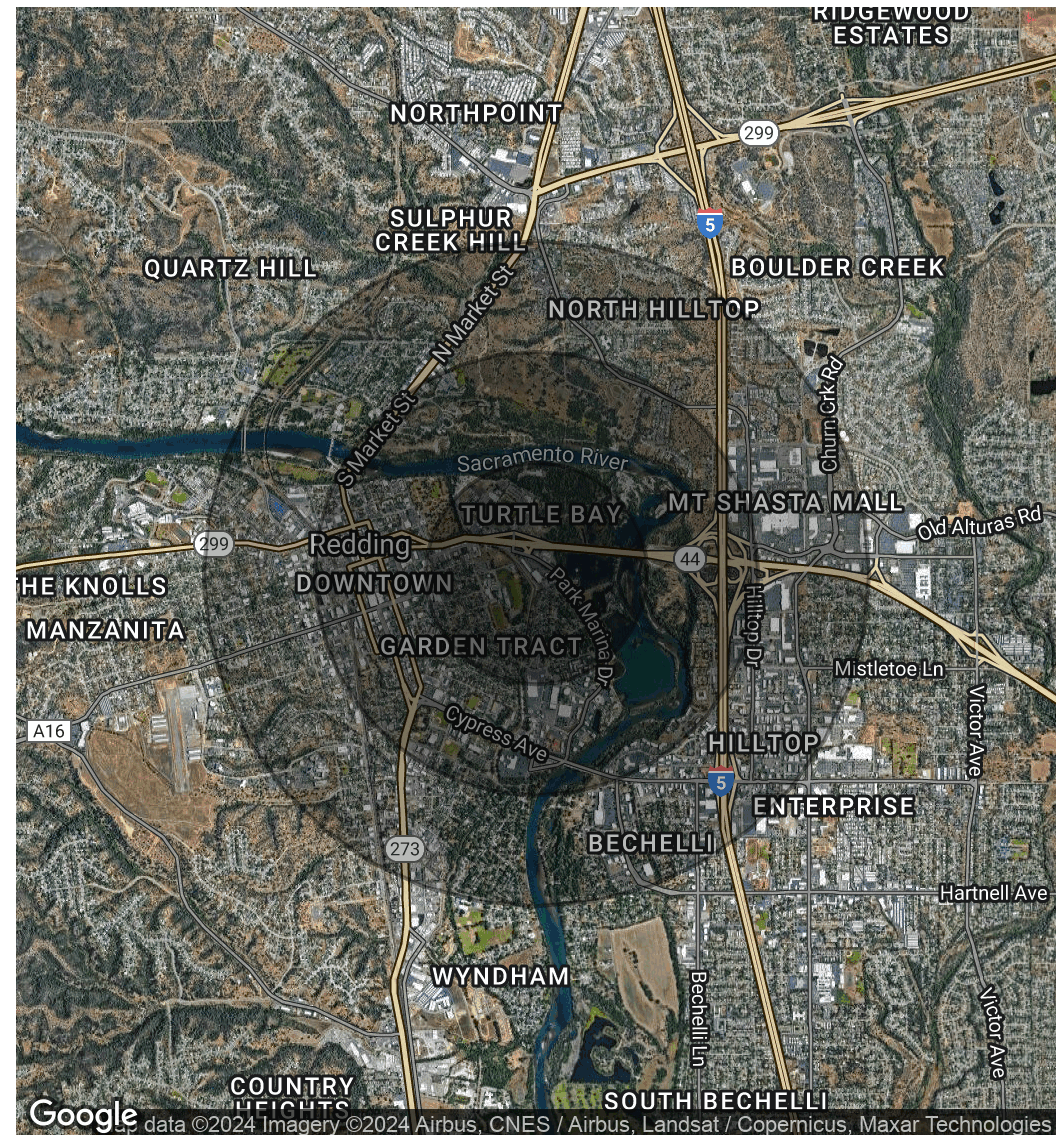
## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,371	6,780	17,166
Average Age	33.7	36.0	36.8
Average Age (Male)	33.1	36.4	37.2
Average Age (Female)	39.1	39.9	38.4

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	668	3,276	8,092
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$62,587	\$58,370	\$56,738
Average House Value	\$244,038	\$244,761	\$224,560

2020 American Community Survey (ACS)



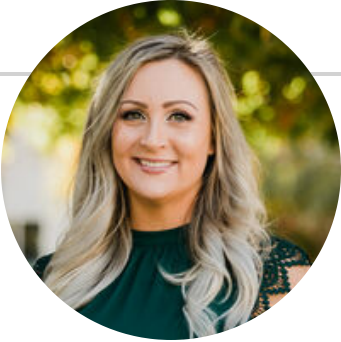
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# MEET THE BROKER

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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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