



HIGH QUALITY OFFICE SPACE

1024 MISTLETOE LANE, REDDING, CA 96002

Jess Whitlow, CCIM
Broker Associate/Consultant
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PROPERTY SUMMARY

1024 MISTLETOE LANE, REDDING, CA 96002



PROPERTY DESCRIPTION

Quality office space with an ideal position in the heart of Redding. Featuring a functional floorplan with seven large private offices, reception/waiting room, break room, open work area, meeting room with secondary entrance, multi-stall restrooms and storage with abundant natural light streaming through large windows. This prime location offers seamless access to Churn Creek Road, ensuring convenience for both clients and employees. Perfectly suited for a variety of professions including accounting, non-profits, and financial advisors, etc.. The space is also equipped with a Bay alarm system ready for tenant takeover (approx. \$50/month) and boasts ten off-street parking spaces, with eight available for exclusive tenant use.

Note: Option to lease the space fully furnished! Ask listing agent for more information.

PROPERTY HIGHLIGHTS

- Prime Central Redding location providing convenient access from I-5 and Hwy 44
- Tailored for accounting firms, non-profits, financial advisors, and more
- Thoughtfully designed floorplan featuring seven private offices
- Pre-installed Bay alarm system available for seamless tenant takeover (approx. \$50/month)

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month
Lease Type:	Modified Gross
Available SF:	2,720 SF
Lot Size:	0.6 Acres
Building Size:	6,704 SF
Zoning:	RED LO - Limited Office

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OFFICE BUILDING FOR LEASE

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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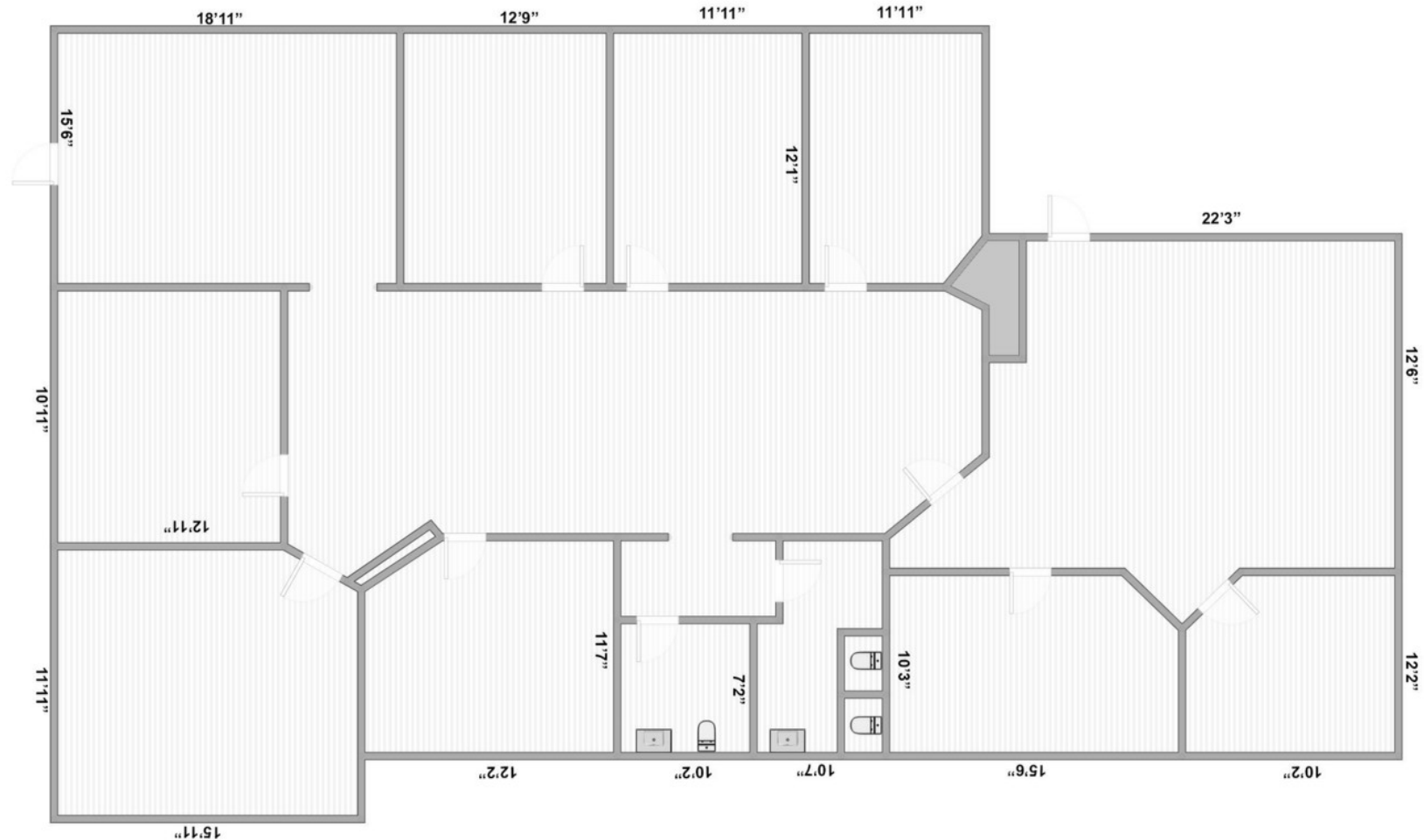
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OFFICE BUILDING FOR LEASE

FLOOR PLAN

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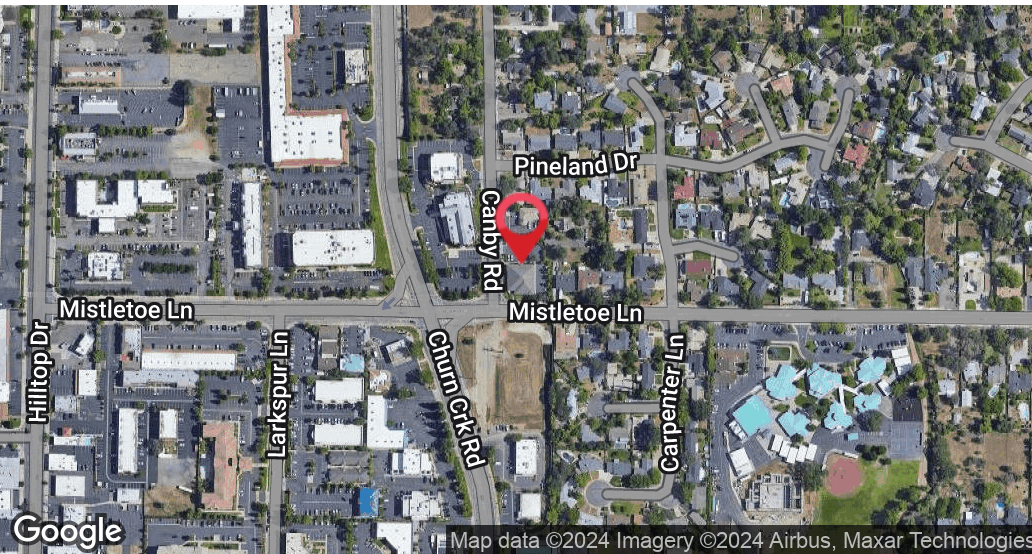
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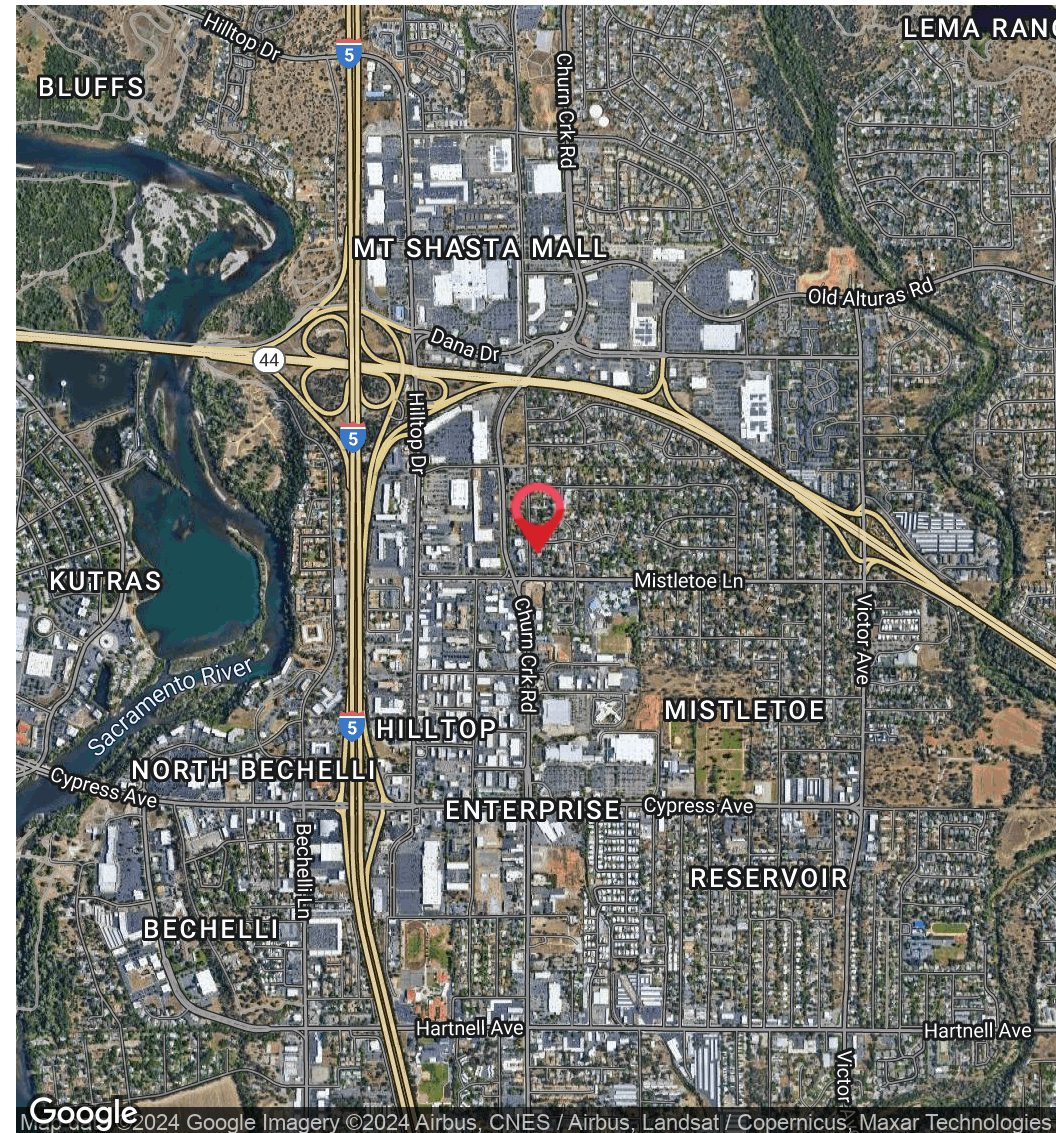
LOCATION MAP

1024 MISTLETOE LANE, REDDING, CA 96002



LOCATION OVERVIEW

Central Redding office space located at the crossroads of Canby and Mistletoe Lane, conveniently situated near Churn Creek Road with seamless accessibility from both I-5 and Hwy 44.



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DEMOGRAPHICS MAP & REPORT

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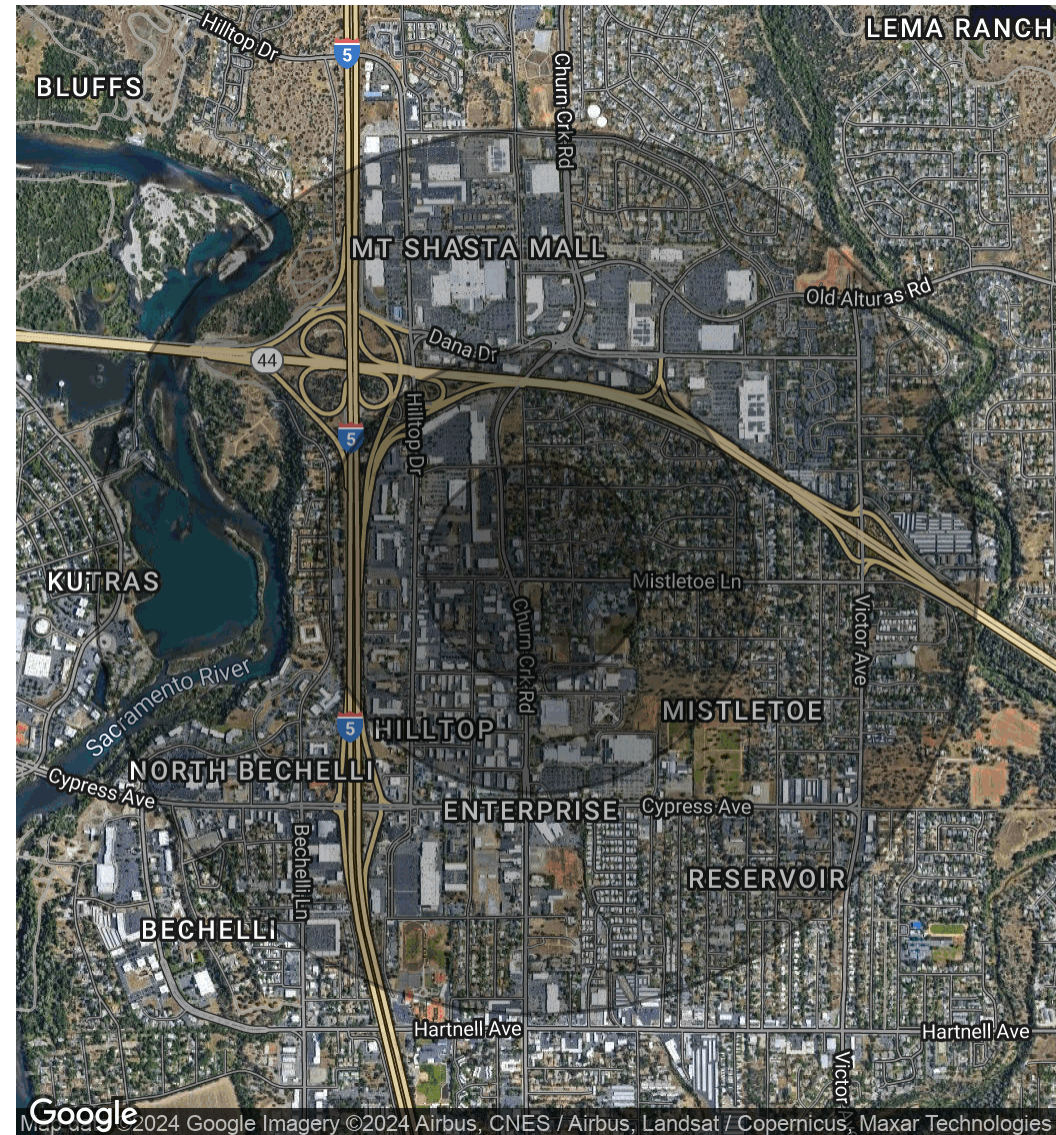
**POPULATION**

	0.25 MILES	0.5 MILES	1 MILE
Total Population	524	1,885	8,167
Average Age	29.6	30.2	33.2
Average Age (Male)	27.1	27.3	31.9
Average Age (Female)	33.5	35.5	37.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	184	678	3,372
# of Persons per HH	2.8	2.8	2.4
Average HH Income	\$69,203	\$70,110	\$60,584
Average House Value	\$227,174	\$218,799	\$180,231

2020 American Community Survey (ACS)

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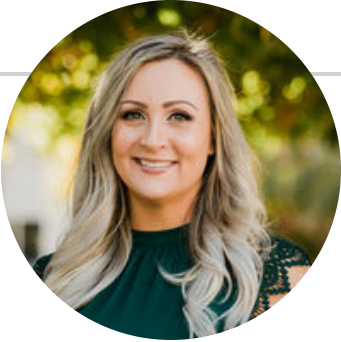
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MEET THE BROKER

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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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