

URBAN EAST

1304 EAST STREET
REDDING | CA

±12,100 SF Building Available for Lease

Executive office suites
available in newly-renovated
building at the gateway to
Downtown Redding, CA.

- Multiple suites with flexible floor plans for various business types.
- Floor-to-ceiling remodel with high-quality aesthetically pleasing finishes.
- Ample parking for employees and customers.

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EXECUTIVE SUMMARY

**URBAN
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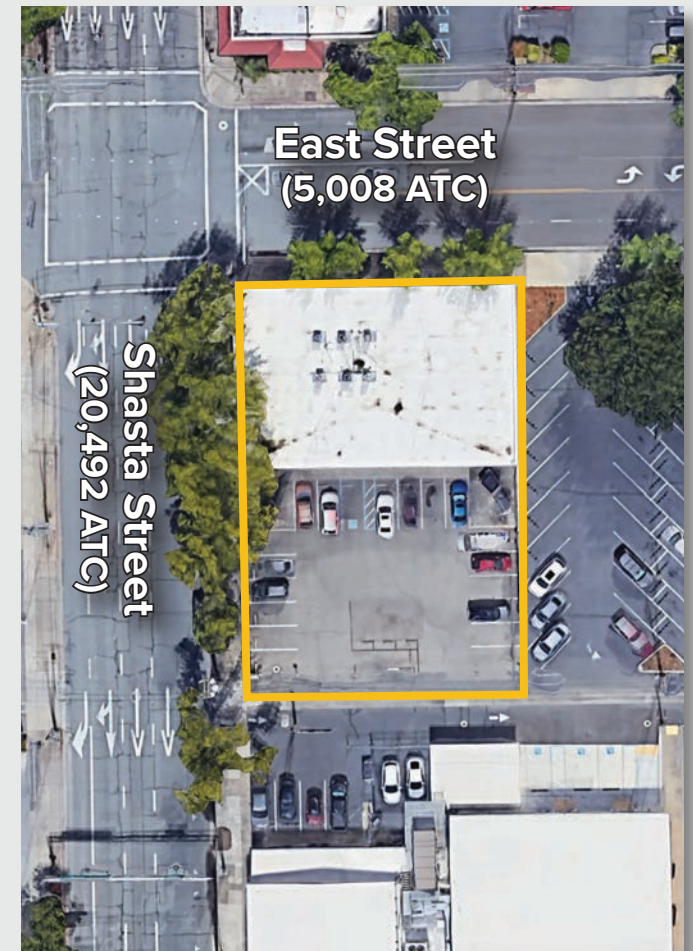
PROPERTY OVERVIEW

Downtown Redding's newest remodel project is underway at "Urban East," the new name for the professional office building located at 1304 East Street, just across from the new Deja Vu location, on the premier corner of Shasta and East Streets, the gateway to downtown. With various professional office suite sizes available for lease, HM Development Group is actively renovating the building to an elevated quality and experience expected of their projects and now expected in our prospering downtown.

Completely enhanced exterior and interior, all of the suites have new lighting, flooring, and paint; the common areas have been completely remodeled with new restrooms, chic kitchenette, new lighting, seating, wall coverings, flooring, and top-notch security; not to mention the exterior with an attractive new façade designed to turn heads and give the highest exposure to the businesses within. Contact listing broker for further details.

PROPERTY HIGHLIGHTS

- Prime location at eastern gateway to Downtown Redding, CA.
- Floor-to-ceiling remodel with high-quality aesthetically pleasing finishes.
- Common first-floor conference room available to second-floor tenants.
- Ample parking for customers and employees.
- Flexible floor plans for various business types.
- 24/7 access for tenants with top-notch security.



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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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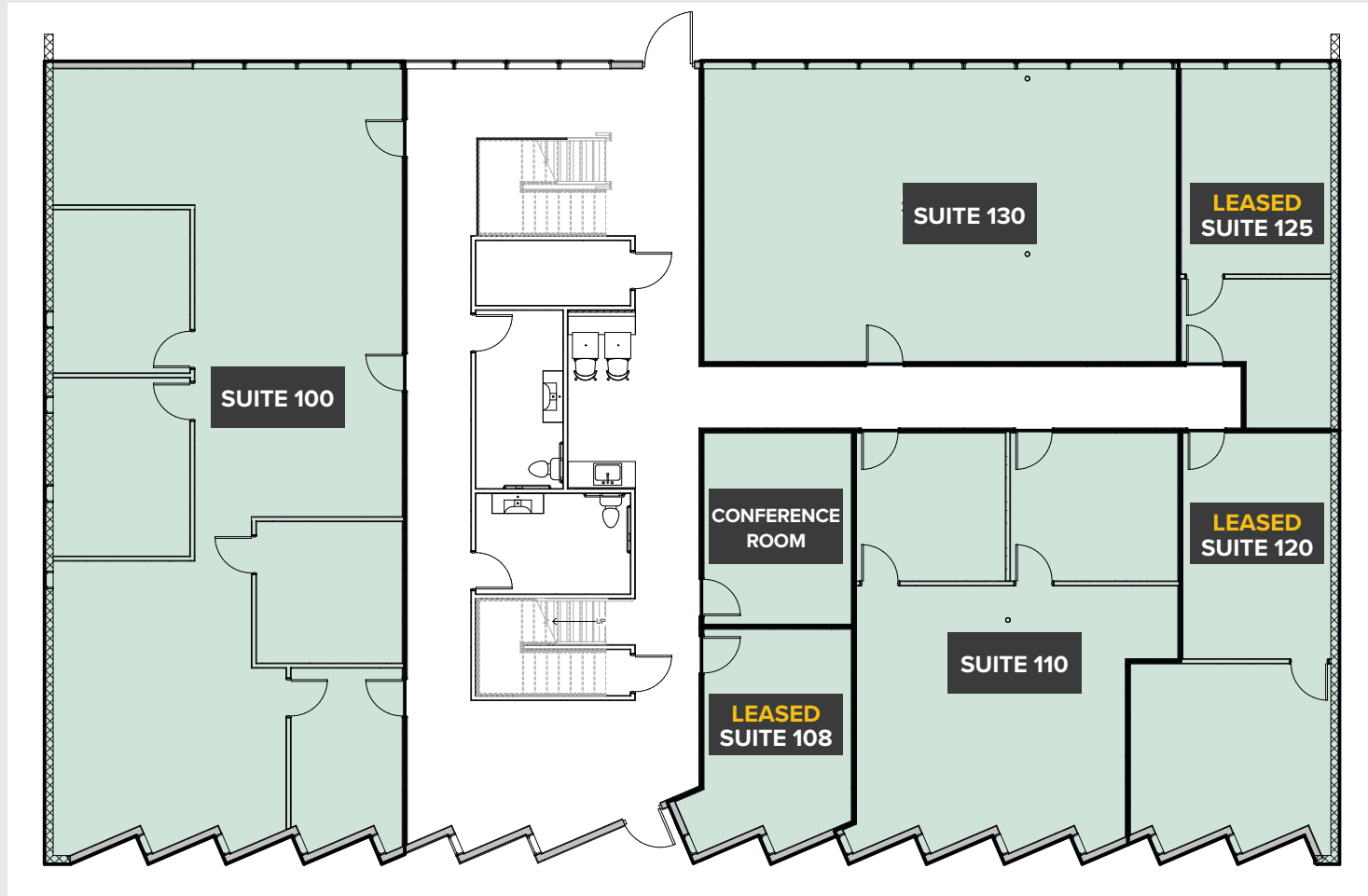
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FLOOR PLAN

First Floor

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FLOOR PLAN

Second Floor

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AVAILABILITY & SIZE

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Suite Number	Square Feet	Price PSF	Monthly Price
100	±2,260 SF	\$1.75	\$3,955.00
110	±953 SF	\$1.75	\$1,668.00
130	±1,180 SF	\$1.75	\$2,065.00
208	±1,125 SF	\$1.65	\$1,856.00



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DOWNTOWN AREA

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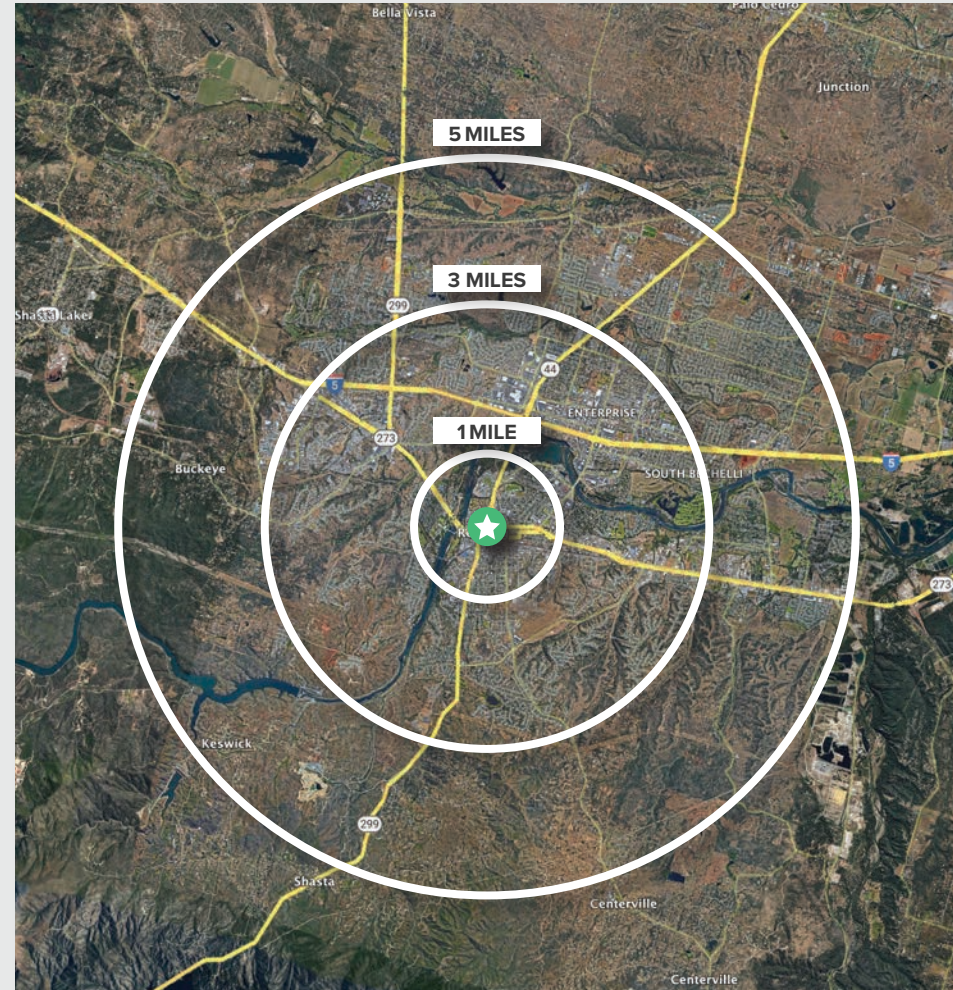


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	8,661	58,222	94,702
2029 Projected Population	8,985	58,045	93,494
2020 Census Population	8,535	57,974	95,889
2010 Census Population	8,367	55,963	93,395
2024 Median Age	37.4	38.2	38.7
HOUSEHOLDS			
2024 Estimated Households	4,115	24,670	38,415
2029 Projected Households	4,299	24,519	37,804
2020 Census Households	3,841	24,335	38,516
2010 Census Households	3,854	23,540	37,324
INCOME			
2024 Estimated Average Household Income	\$68,218	\$92,919	\$100,769
2024 Estimated Median Household Income	\$52,085	\$69,010	\$75,512
2024 Estimated Per Capita Income	\$32,898	\$39,705	\$41,150
BUSINESS			
2024 Estimated Total Businesses	1,508	4,442	5,534
2024 Estimated Total Employees	13,030	37,994	46,719



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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