

**1590**  
**CALIFORNIA**  
REDDING | CA

# For Lease

## ±1,392 Square Feet

Unique and recognizable setting located within the historic Lorenz Hotel in Downtown Redding, CA

- Former coffee shop layout supports retail, café, or specialty food uses.
- Directly across from a public parking lot with nearby street parking.
- Walking distance to the active Redding Public Market and nearby businesses.

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# EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

1590 California Street, Suite B in Downtown Redding, CA is a ±1,392 square foot retail space located within the historic Lorenz Hotel. Formerly occupied by a coffee shop, the suite offers a flexible layout suited for a range of retail or food-oriented uses, with an inviting upstairs loft that can accommodate additional seating, display area, or a distinct customer environment. Its storefront presence along California Street provides strong visibility and consistent exposure in one of Downtown Redding's established commercial corridors.

The property is positioned in the center of Downtown Redding, directly across from a public parking lot with additional on-street parking nearby, supporting convenient customer access. The location benefits from steady pedestrian and vehicular activity and is within walking distance of the now-open Redding Public Market, along with surrounding restaurants, shops, and service businesses. This central setting places the suite near key downtown destinations and amenities, making it well suited for operators seeking an accessible, visible location in the urban core.

## OFFERING

- Available:** ±1,392 square feet
- Lease Rate:** \$1.25/PSF (\$1,740/per month) Modified Gross



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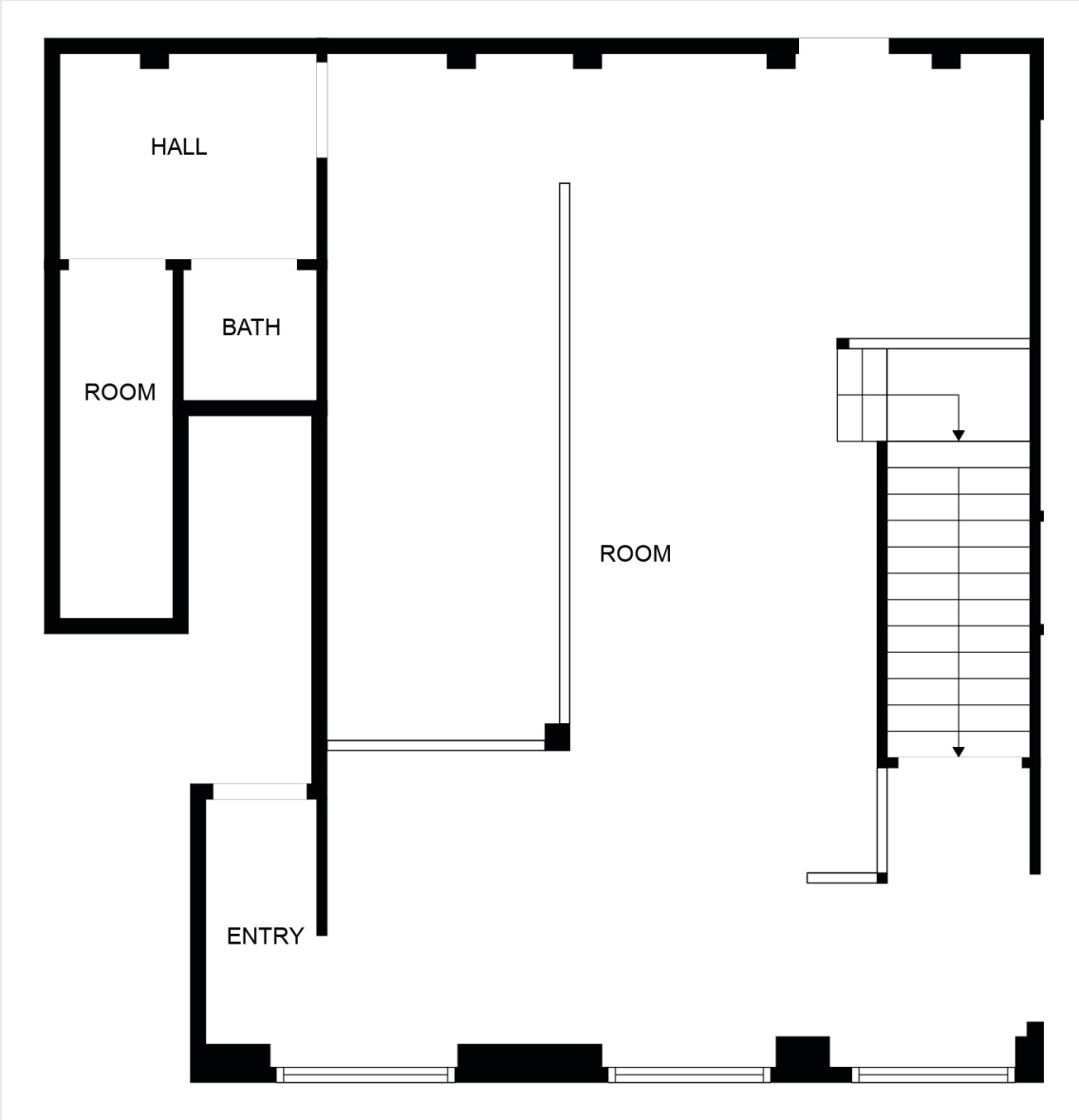


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# FLOOR PLAN

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# REDDING BUSINESS DISTRICT

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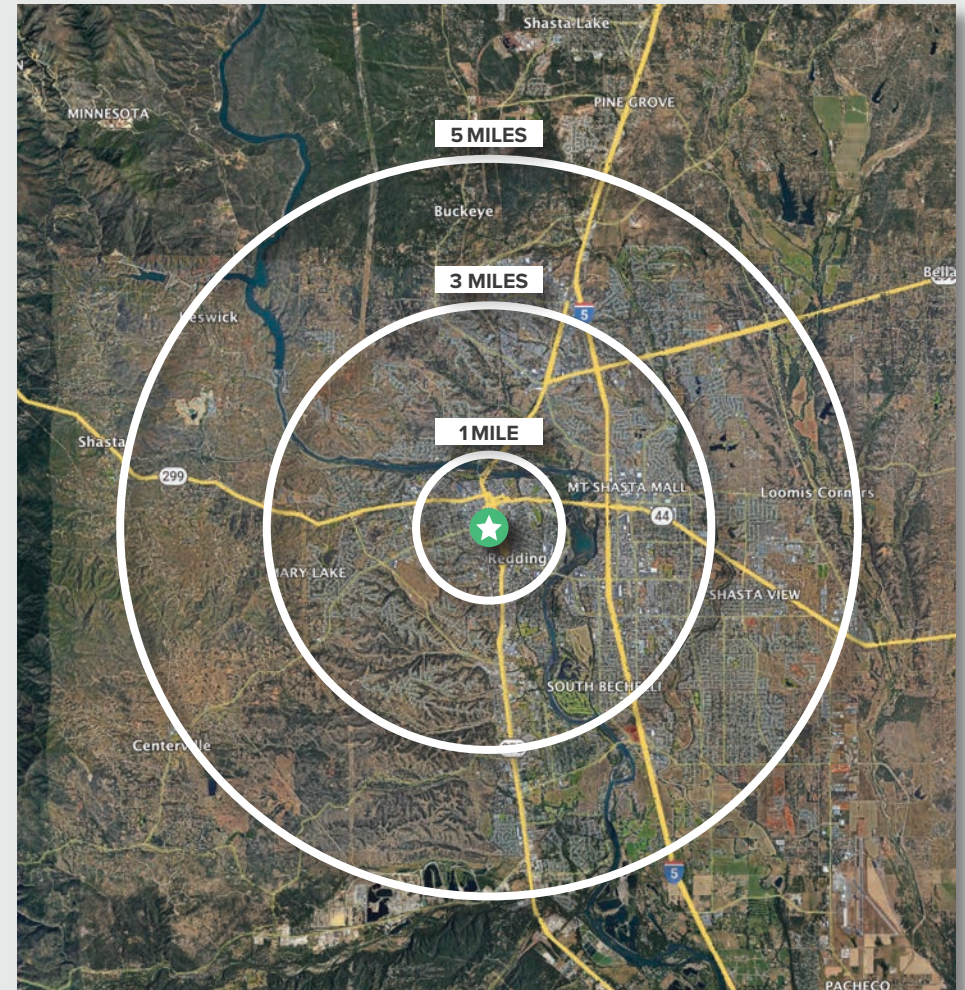


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# REGIONAL DEMOGRAPHICS

**1590**  
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	8,820	58,349	95,010
2020 Census Population	8,535	57,974	95,889
2010 Census Population	8,367	55,963	93,395
2025 Median Age	37.6	38.2	38.6
<b>HOUSEHOLDS</b>			
2025 Estimated Households	4,125	24,468	38,189
2020 Census Households	3,841	24,335	38,516
2010 Census Households	3,854	23,540	37,324
<b>INCOME</b>			
2025 Estimated Average Household Income	\$66,064	\$92,898	\$100,389
2025 Estimated Median Household Income	\$48,633	\$71,101	\$78,030
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,576	4,716	5,847
2025 Estimated Total Employees	13,310	39,999	48,746



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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# ABOUT CAPITAL RIVERS



## 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.

Learn more at [capitalrivers.com](http://capitalrivers.com)



### PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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### DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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