

1590
CALIFORNIA
REDDING | CA

For Lease

±4,218 Square Feet

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

- Includes a spacious main room, former coffee shop area, and an upstairs loft for added functionality.
- Features a ±900 SF commercial kitchen with hood and walk-in cooler for light food preparation.
- Conveniently situated across from a public parking lot with additional on-street parking nearby.



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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

Situated within the historic Lorenz Hotel in Downtown Redding, CA, this versatile retail space offers high visibility along bustling California Street, ensuring constant exposure to both pedestrian and vehicular traffic. Its central location places it directly across from a public parking lot and within walking distance of the future Public Market, as well as a variety of established businesses and dining establishments. Spanning a 26 by 38 foot main room, the property also features an adjacent area previously utilized as a coffee shop, complete with an inviting upstairs loft perfect for additional seating or creating a distinctive atmosphere.

The space is well-suited for a light food service operation, supported by a ±900 square foot commercial kitchen outfitted with a twenty-foot commercial hood and a nine by seven foot walk-in cooler, ideal for sandwich or light meal preparation. The property also offers private restrooms and additional downstairs space that can function as office or storage areas. On-street parking and nearby public parking add to the accessibility of this location, which blends historic charm with modern amenities, making it an attractive option for a variety of businesses.

OFFERING

Available: ±4,218 square feet

Lease Rate: \$1.10/PSF (\$4,640/per month) modified gross.



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PROPERTY PHOTOS

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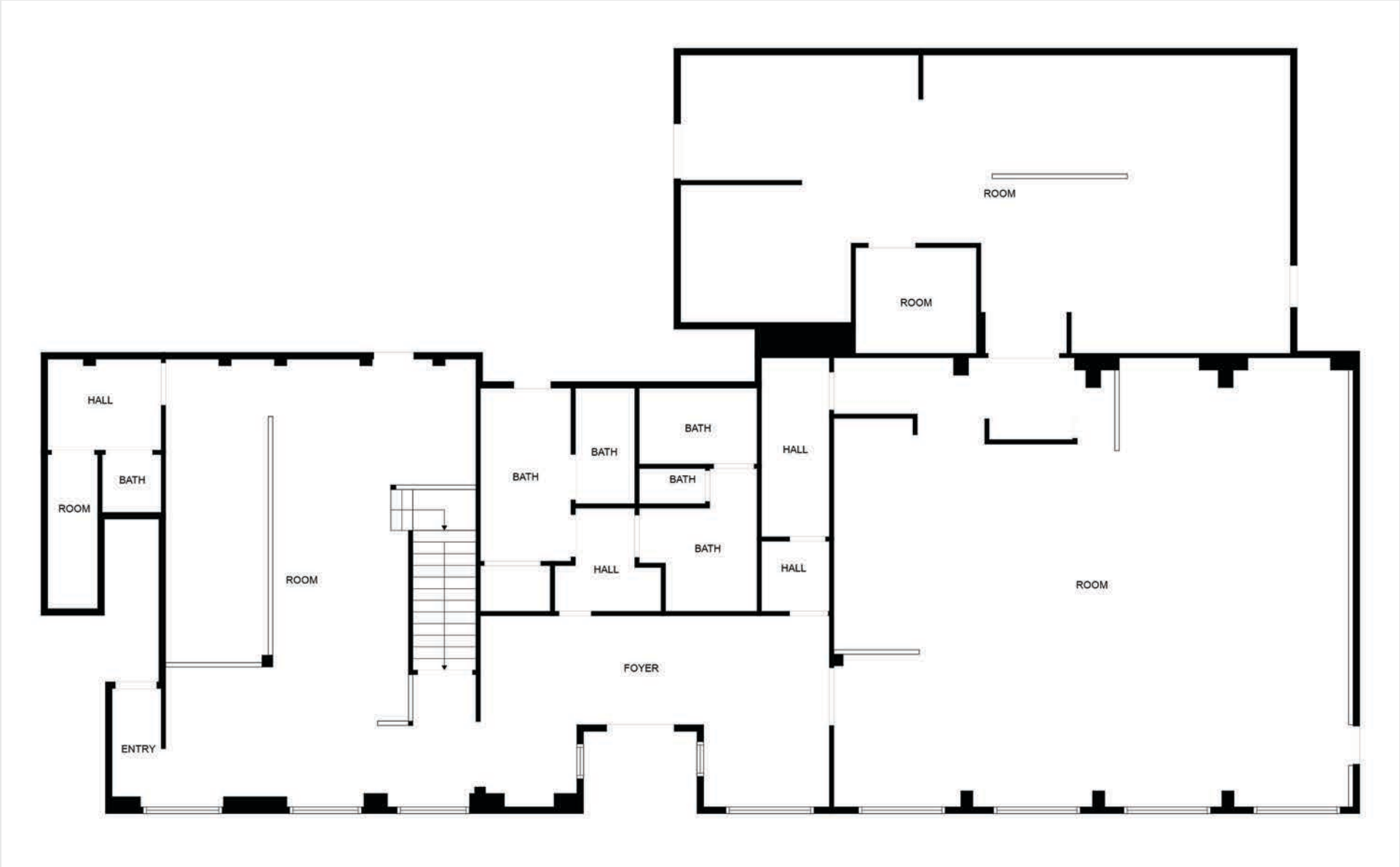
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FLOOR PLAN

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REDDING BUSINESS DISTRICT

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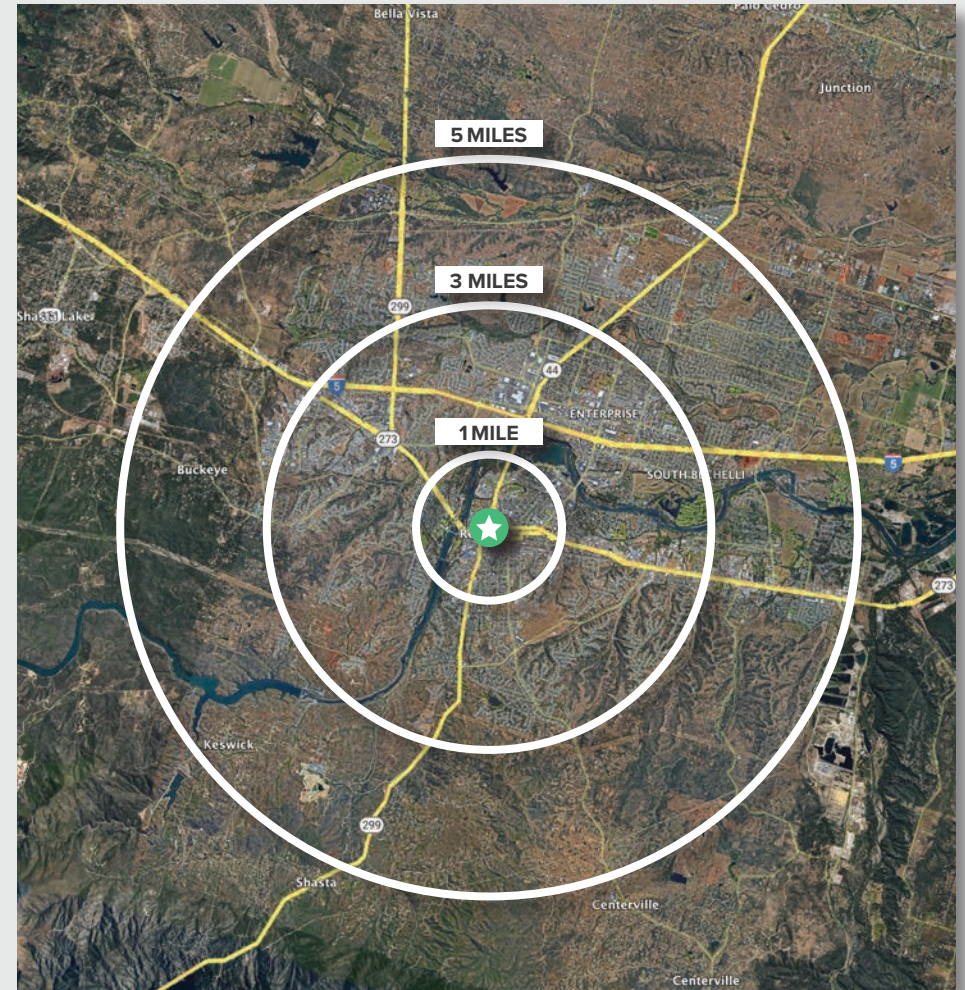
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REGIONAL DEMOGRAPHICS

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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.

Learn more at capitalrivers.com

PROPERTY MANAGEMENT



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

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COMMERCIAL BROKERAGE



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.

[Learn more about Development](#)

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