

CALIFORNIA PLACE

REDDING | CA

±14,000 SF

New restaurant,
retail and office
space available in
Downtown Redding.

- Multiple spaces with flexible floor plans for various business types.
- Home to Redding's only ±750 square foot rooftop bar opportunity.
- Adjacent 5-story parking structure with 400 spaces ensures ample parking for customers and employees.



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OVERVIEW

**CALIFORNIA
PLACE**
REDDING | CA

California Place, where innovation meets opportunity in the heart of downtown Redding, CA

Be a part of this vibrant community with brand new spaces available for lease, designed to accommodate your business needs. Featuring tall ceilings and expansive floor-to-ceiling retail windows for abundant natural light and high visibility, these customizable suites allow you to lease only the space you require.

Situated in the booming downtown Redding area, California Place is surrounded by exciting new projects and an influx of businesses. The total project includes 79 apartments but is part of a core area with 337 apartments, providing a built-in customer base. An adjacent 5-story parking structure with 400 spaces ensures ample parking for customers and employees.

Available spaces include retail, restaurant, and office options with outdoor seating areas to enhance the customer experience. Additionally, California Place is home to Redding's only 750 square foot rooftop bar opportunity, offering a truly unique attraction. With over \$500 million invested in downtown Redding over the past five years, California Place stands at the center of this dynamic transformation.

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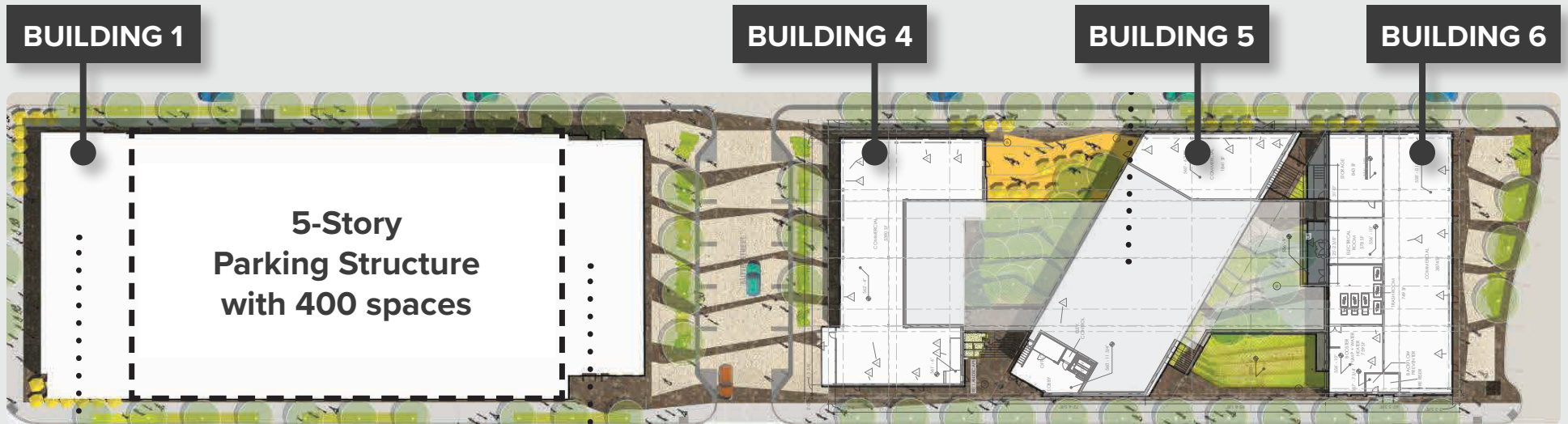
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SITE PLAN & AVAILABILITY

**CALIFORNIA
PLACE**
REDDING | CA



BUILDING 1

SUITE 102: ±1,000 to ±3,000 SF
SUITE 104: ±1,000 to ±3,000 SF

BUILDING 4

SUITE 100: ±1,000 to ±5,540 SF
SUITE 101: ±1,000 to ±5,540 SF
SUITE 102: ±1,000 to ±5,540 SF
SUITE 103: ±1,000 to ±5,540 SF
SUITE 104: ±1,000 to ±5,540 SF
SUITE 105: ±1,000 to ±5,540 SF

BUILDING 5

SUITE 100: ±1,830 SF

BUILDING 6

SUITE 100: ±1,000 to ±4,000 SF
SUITE 101: ±1,000 to ±4,000 SF
SUITE 102: ±1,000 to ±4,000 SF
SUITE 103: ±1,000 to ±4,000 SF
SUITE 104: ±1,000 to ±4,000 SF

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BUILDING 1 - PHOTOS

1401 California Street | Redding, CA

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BUILDING 1 - ROOFTOP BAR

1401 California Street | Redding, CA

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±750 SQUARE FOOT ROOFTOP BAR OPPORTUNITY

Redding's only rooftop deck! Ideal for a restaurant or quick service cafe/food service operator, this first floor suite comes with direct elevator access going to the 6th floor for exclusive use of the ±750 square foot rooftop deck.

The deck is plumbed for water, floor drains, and natural gas for fire pits, not to mention the solar panel shade structure ready to be installed to provide a fully covered comfortable environment year-round. Lease anywhere from ±1,000 to ±3,000 square feet and create a brand new completely unique food experience for Redding.



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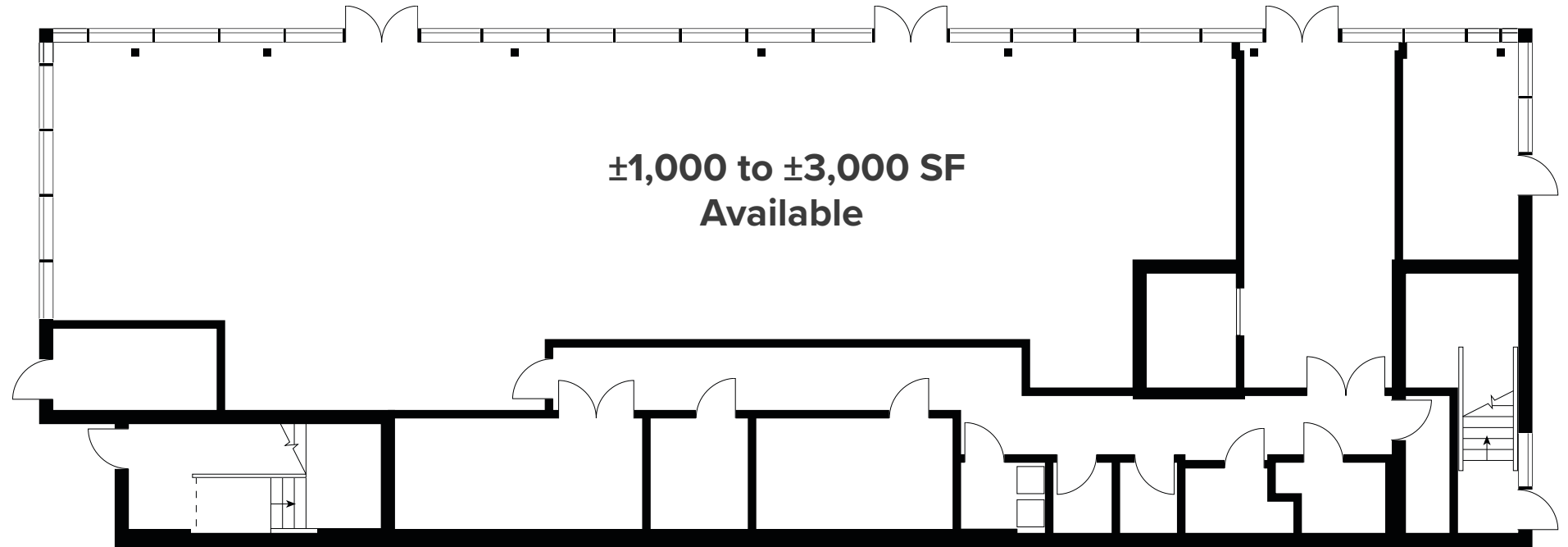
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BUILDING 1 - FLOOR PLAN

1401 California Street | Redding, CA

**CALIFORNIA
PLACE**

REDDING | CA



BUILDING 4 - PHOTOS

1575 California Street | Redding, CA

**CALIFORNIA
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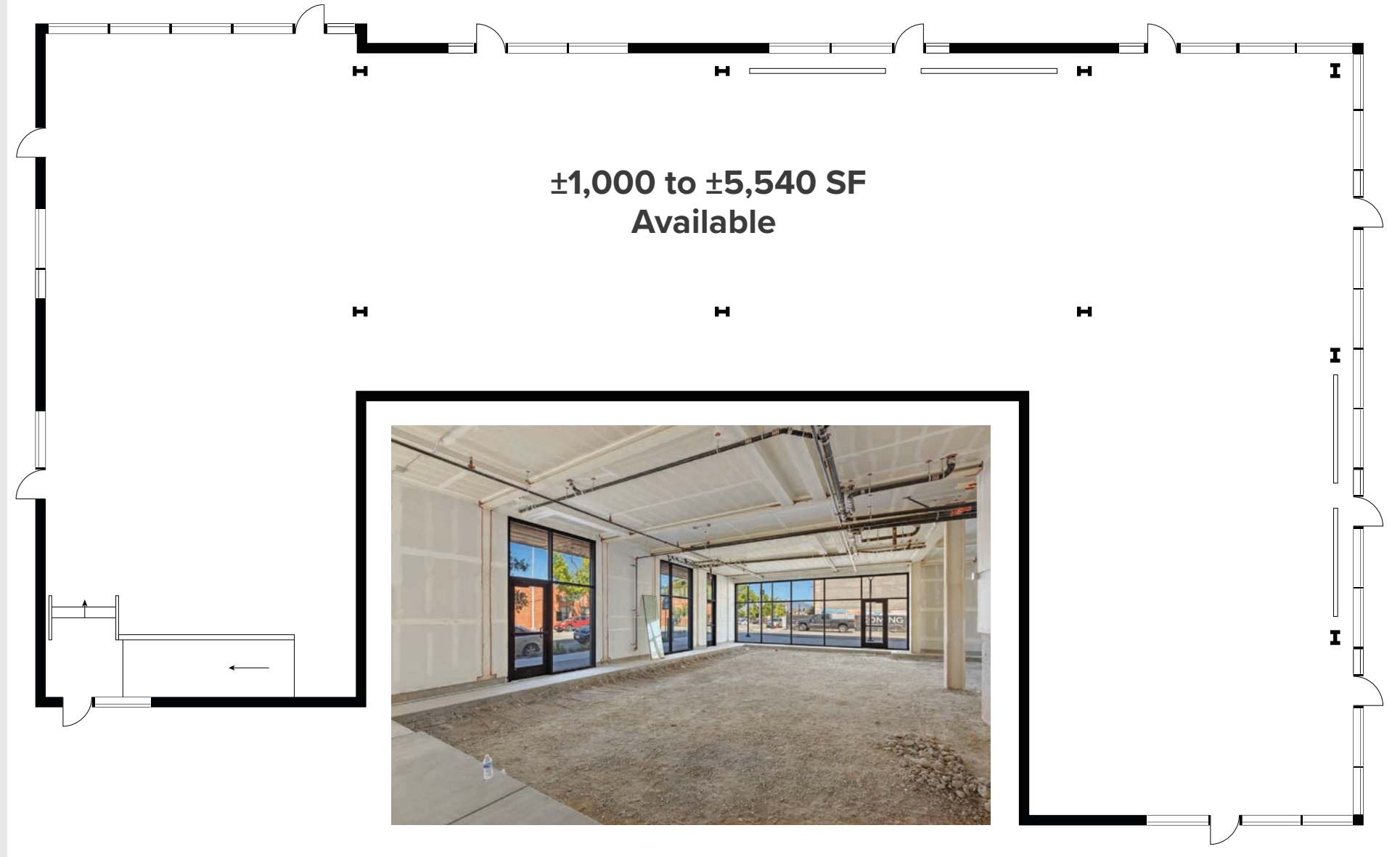
BUILDING 4 - FLOOR PLAN

1575 California Street | Redding, CA

**CALIFORNIA
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**±1,000 to ±5,540 SF
Available**



BUILDING 5 - PHOTOS

1585 California Street | Redding, CA

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BUILDING 5 - FLOOR PLAN

1585 California Street | Redding, CA

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**±1,830 SF
Available**



BUILDING 6 - PHOTOS

1595 California Street | Redding, CA

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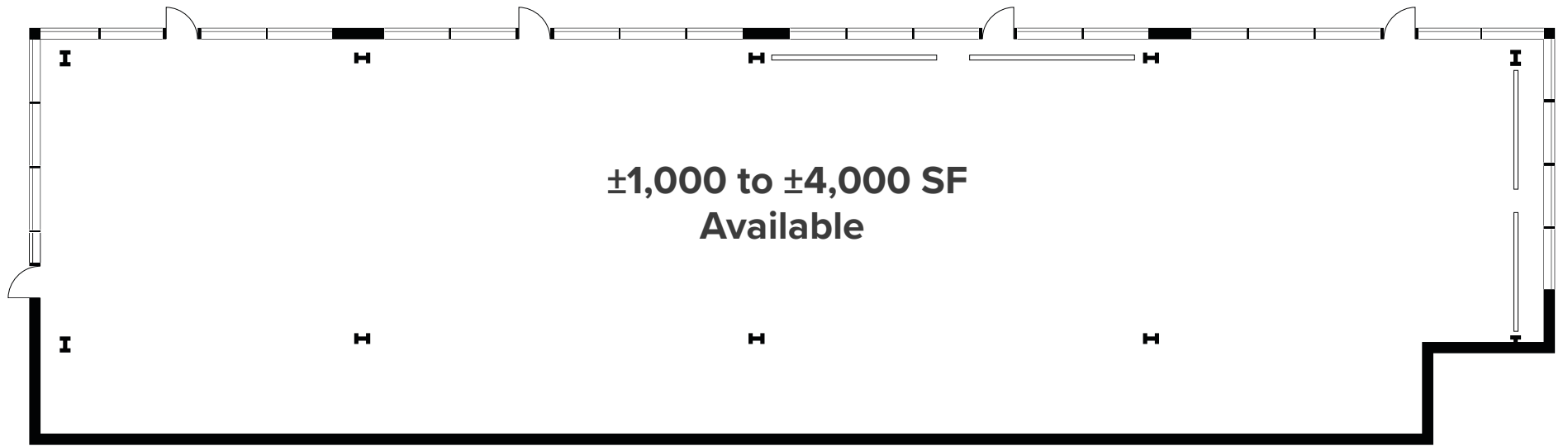
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BUILDING 6 - FLOOR PLAN

1595 California Street | Redding, CA

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DOWNTOWN REDDING

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History comes alive in **Downtown Redding**, and not just in museums. We're relaxed, sure, but the district buzzes with local restaurants and quirky boutiques to explore in and around Market Street. Compact and easily walkable, it's an oasis of civilization when visitors are pausing their adventures.

Friendly locals and lively coffee shops provide a healthy balance to the calm and solitude of nature. Plus, you gotta eat eventually! Overlooking the river, nature's never far, but with just under 100,000 inhabitants, Redding provides cultural offerings and shopping to give you big city vibes with small town charm.

Source: visitredding.com



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REDDING BUSINESS DISTRICT

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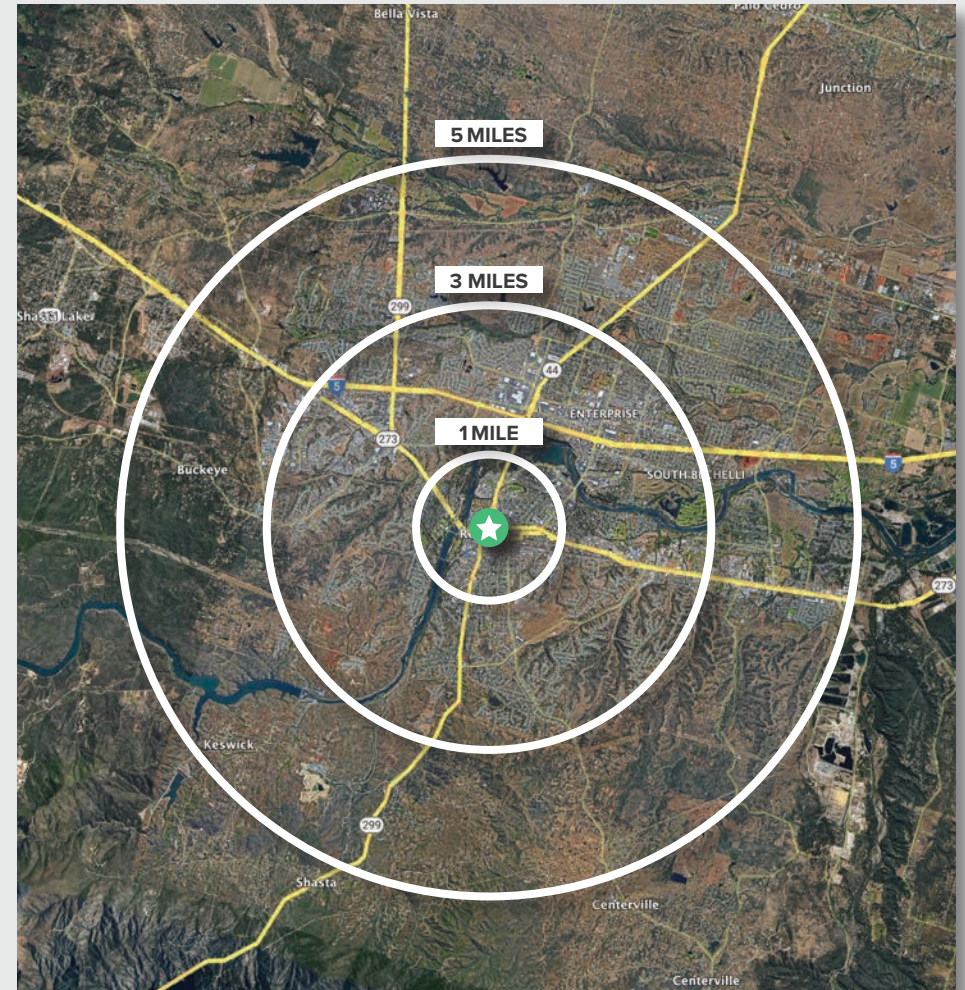


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REGIONAL DEMOGRAPHICS

**CALIFORNIA
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	8,787	59,346	97,091
2028 Projected Population	8,743	57,100	93,512
2020 Census Population	8,535	57,974	95,889
2010 Census Population	8,367	55,963	93,395
2023 Median Age	38.6	38.5	38.9
HOUSEHOLDS			
2023 Estimated Households	3,802	23,903	37,622
2028 Projected Households	3,814	23,112	36,389
2020 Census Households	3,841	24,335	38,516
2010 Census Households	3,854	23,540	37,324
INCOME			
2023 Estimated Average Household Income	\$73,813	\$99,518	\$106,834
2023 Estimated Median Household Income	\$52,046	\$67,420	\$74,212
2023 Estimated Per Capita Income	\$32,808	\$40,472	\$41,706
BUSINESS			
2023 Estimated Total Businesses	1,497	4,334	5,424
2023 Estimated Total Employees	12,887	37,006	45,605



Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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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.

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