

**1945**  
**SHASTA**  
REDDING | CA

# For Lease Executive Suites

Professional office suite in  
well-maintained building  
located in downtown  
Redding.

- Modern and professional office space with functional and versatile floor plan.
- Abundant parking for employees and visitors.
- Work, park, and walk to downtown Redding.



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# EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

Discover executive professional office suites located at 1945 Shasta Street in downtown Redding. The building is well maintained with great visibility from the street with two driveway curbs cuts off of Shasta Street leading to abundant parking. Work, park, and walk to lunch or appointments in downtown Redding. The suites are well improved with a functional floor plan that can be viewed in the documents tab and on the brochure. Great natural light in all of the offices with eastern exposure and mature landscaping. The available suites are located on the second floor of the building with two stairwells for access. Come take a look at these executive office suites in downtown Redding!

## PROPERTY HIGHLIGHTS

- Modern and professional office suites.
- Ample natural light throughout the building.
- Executive Office Suites - Utilities and Internet Included.

## OFFERING SUMMARY

**Lease Rate:** \$500 per month (Including Utilities)



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# FLOOR PLAN



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# REDDING BUSINESS DISTRICT

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**REALTY  
RESOURCES**  
MEMBER



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# PROPERTY PHOTOS

**1945**  
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**REALTY**  
**RESOURCES**  
MEMBER

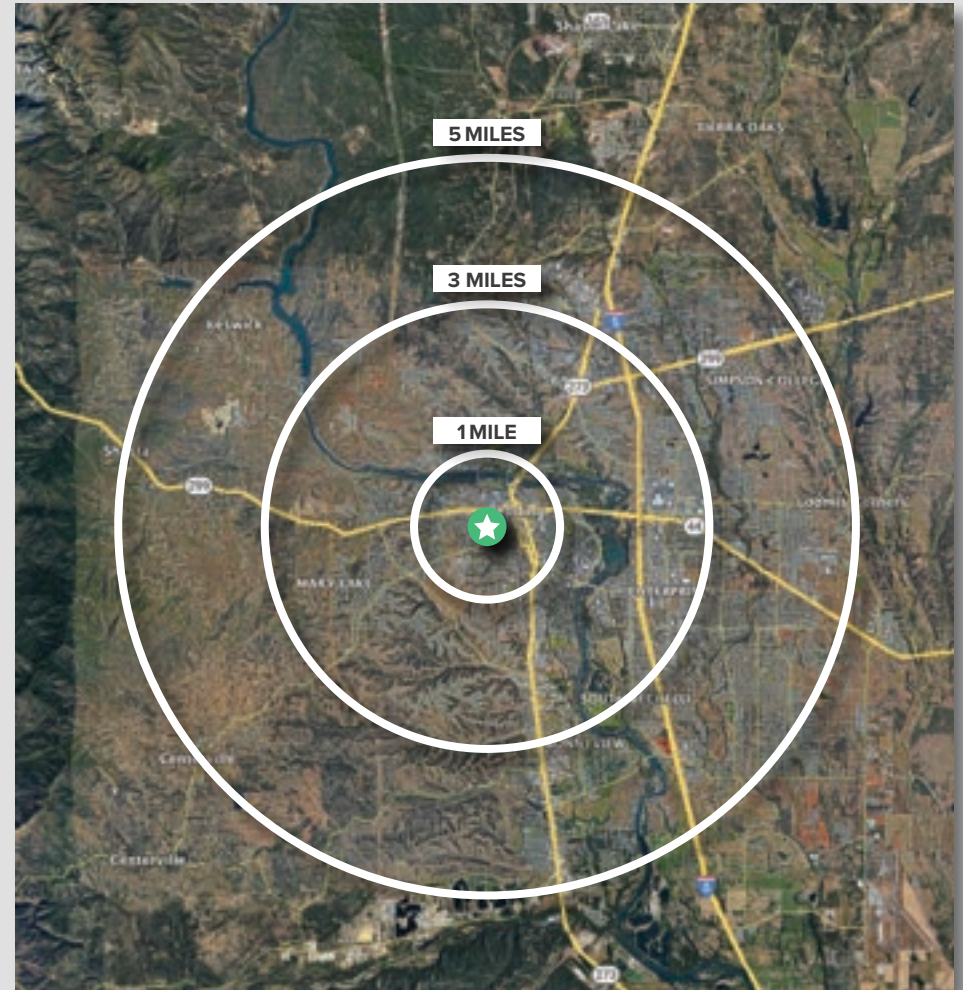


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# REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	8,703	50,922	92,035
2028 Projected Population	9,018	50,876	90,914
2020 Census Population	8,610	50,682	93,205
2010 Census Population	8,537	49,116	91,054
2023 Median Age	36.1	38.6	38.6
<b>HOUSEHOLDS</b>			
2023 Estimated Households	3,999	21,855	37,403
2028 Projected Households	4,184	21,771	36,831
2020 Census Households	3,728	21,541	37,497
2010 Census Households	3,775	20,915	36,443
<b>INCOME</b>			
2023 Estimated Average Household Income	\$68,620	\$92,252	\$100,322
2023 Estimated Median Household Income	\$52,746	\$68,458	\$75,090
2023 Estimated Per Capita Income	\$32,007	\$39,933	\$41,047
<b>BUSINESS</b>			
2023 Estimated Total Businesses	1,537	4,101	5,356
2023 Estimated Total Employees	12,601	34,854	45,400



Demographic Source: Applied Geographic Solutions 11/2023, 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. That leads to proven results and high client satisfaction. Experience our exceptional service including commercial tenant representation, landlord representation, and development.

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

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

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