

1405
VICTOR
REDDING | CA

For Lease

±2,400 Square Feet

Professional office space
with flexible layout and
visibility in Redding, CA

- Open floor plan with eight cubicles and pony walls.
- Conference room, private office or server room, and break area.
- Reserved parking spaces located directly in front of unit.

TYLER JARDINE, CCIM

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 **CLICK TO TAKE A
VIRTUAL TOUR**



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EXECUTIVE SUMMARY

**1405
VICTOR**
REDDING | CA

PROPERTY OVERVIEW

1405 Victor Avenue, Suite A in Redding, CA offers $\pm 2,400$ square feet of professional office space available for lease. The suite features a large open floor plan with built-in pony walls configured for eight cubicle workstations, a spacious conference room, a small private office or server room, a break room, and two restrooms. The layout supports a range of professional office users seeking an efficient and functional workspace. Reserved parking spaces are located directly in front of the unit, providing convenient access for employees and clients.

Positioned at the corner of Victor Avenue and Old Alturas Road in east Redding, the property benefits from strong visibility along high-traffic streets. The location is surrounded by restaurants, retail, and neighborhood services, offering nearby amenities for staff and visitors. The site provides convenient access to Highway 44 and Interstate 5, supporting regional connectivity throughout the Redding area.

OFFERING

Size: $\pm 2,400$ square feet

Price: \$1.35 PSF per month, Modified Gross



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FLOOR PLAN



INTERIOR PHOTOS

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CENTRAL LOCATION

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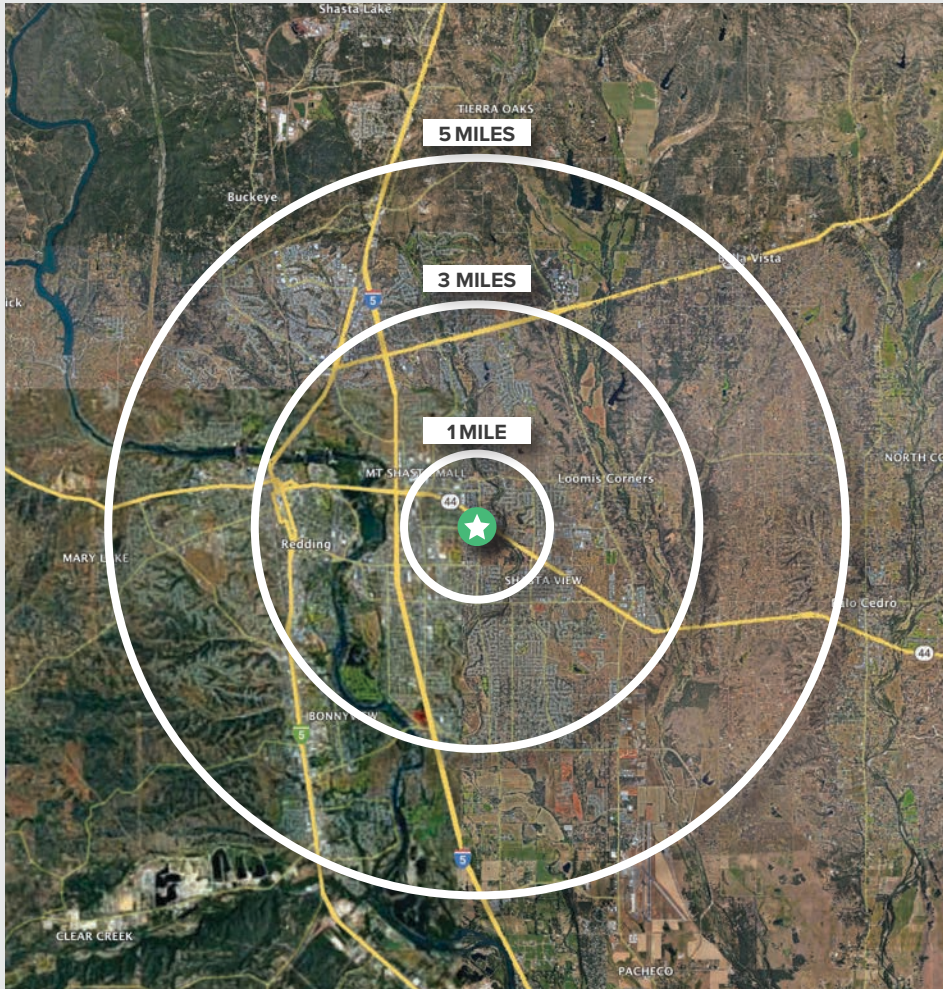


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	9,018	54,780	94,574
2020 Census Population	9,385	55,661	95,139
2010 Census Population	9,019	53,539	91,821
2025 Median Age	35.2	37.4	38.8
HOUSEHOLDS			
2025 Estimated Households	3,498	22,308	37,975
2020 Census Households	3,569	22,584	38,215
2010 Census Households	3,419	21,528	36,705
INCOME			
2025 Estimated Average Household Income	\$95,569	\$93,860	\$101,146
2025 Estimated Median Household Income	\$82,355	\$73,178	\$78,513
BUSINESS			
2025 Estimated Total Businesses	370	3,500	5,865
2025 Estimated Total Employees	3,602	30,707	48,922



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



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.

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