

FOR LEASE



1257-1261 Oregon St.

Redding, CA



Scott Pewitt

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Property Summary

1257-1261 Oregon Street, Redding, CA 96001

FOR LEASE



PROPERTY DESCRIPTION

2,000 – 6,795 SF of highly visible first-floor anchor retail/office space available in the heart of Downtown Redding. This flexible floor plan can be leased as a single tenant flagship space or divided into two or three suites, each with its own exterior entrance.

The property is a historic Downtown Redding landmark, located next to the popular Woody's Brewing Co., and offers excellent foot traffic, visibility, and accessibility. Delivered in cold shell condition, it's an ideal opportunity for retailers, restaurants, food & beverage concepts, or professional office users to design a space tailored to their business.

A Tenant Improvement allowance is negotiable, making this a rare chance to secure customizable space in a premier downtown location.

PROPERTY HIGHLIGHTS

- - Modern architecture / Natural light / High ceilings
- - Curb parking
- - Floor plan 1-3 tenant
- -Downtown Redding



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Location Map

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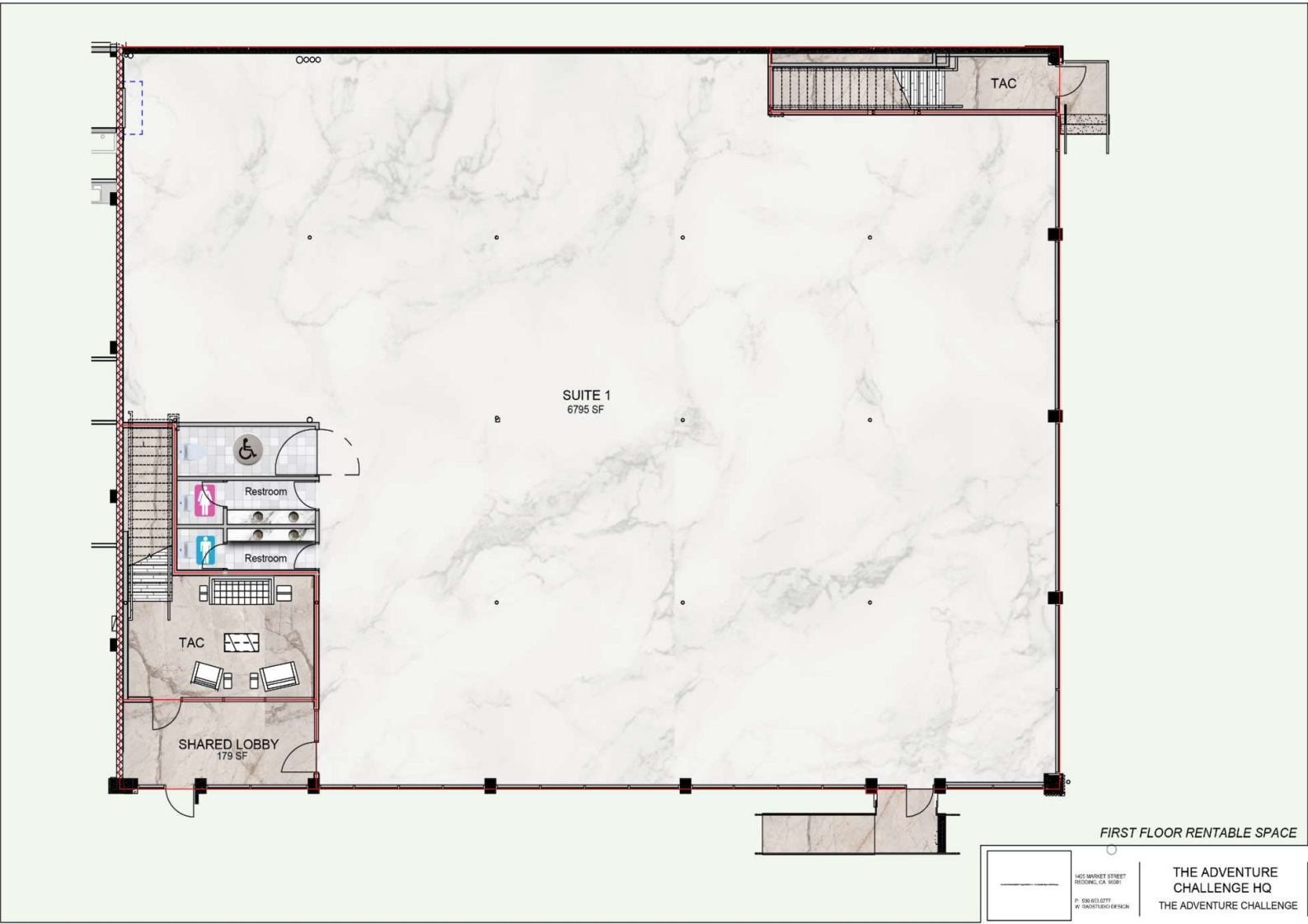
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Existing Single Tenant Floorplan

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(Not to Scale)



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(Not to Scale)



1405 MARKET STREET
REDDING, CA 96001
P: 530.853.0777
WC: 2405STUDIO.DESIGN

THE ADVENTURE
CHALLENGE HQ
THE ADVENTURE CHALLENGE

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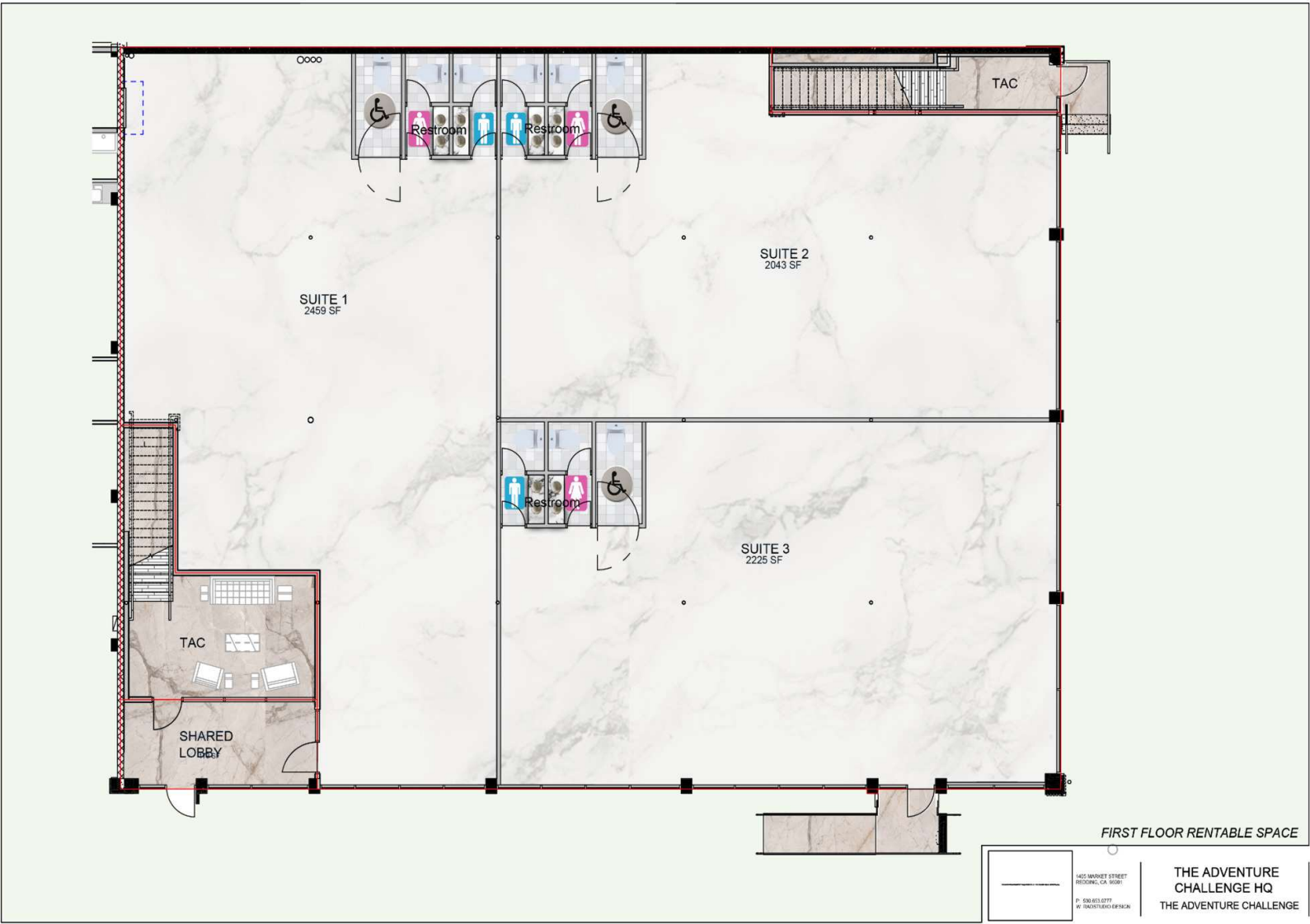
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Proposed Three Tenant Floorplan

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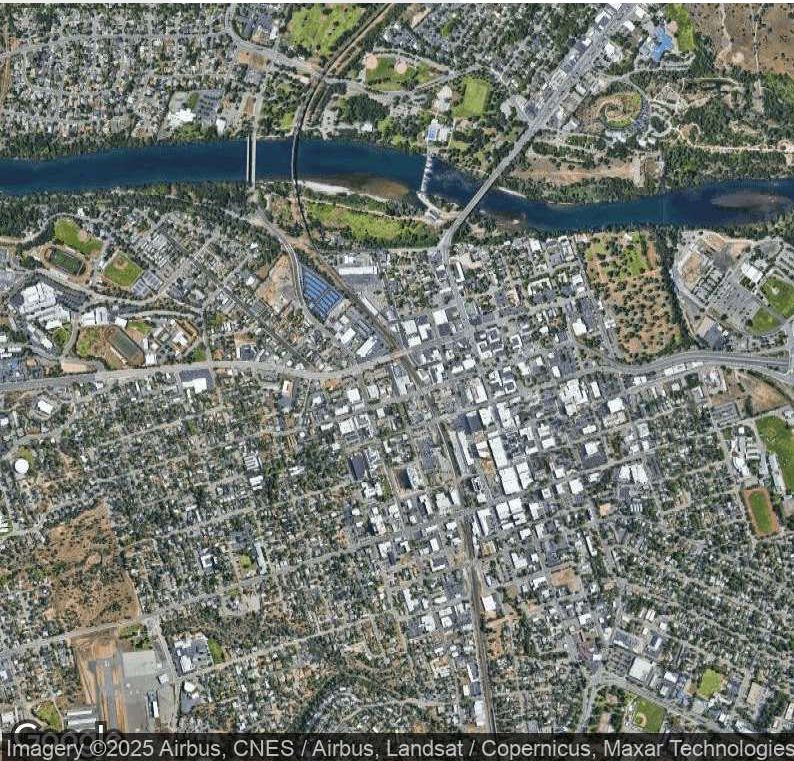


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Redding, CA Information

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LOCATION DESCRIPTION

Downtown Redding is experiencing a powerful wave of revitalization, making it one of Northern California's most exciting emerging markets. Anchored by major public and private investments, the district is transforming into a vibrant hub of dining, shopping, entertainment, and professional services.

Recent additions include the Market Center—a mixed-use development featuring a public market modeled after Napa's Oxbow and San Francisco's Ferry Building—as well as popular destinations like Woody's Brewing Co., Fall River Brewing, The Bantam Kitchen, Apricot Lane Boutique, and New Clairvaux Vineyard's tasting room. Planned expansions include a mix of artisan food vendors, retail shops, boutique services, and outdoor gathering spaces designed to enhance the downtown lifestyle experience.

This growth is supported by the City of Redding's investment in infrastructure, walkability, and streetscape improvements, creating a pedestrian-friendly environment that attracts both locals and visitors. With a steady influx of new businesses, housing, and community amenities, Downtown Redding offers the perfect balance of historic character and modern energy—a prime setting for businesses seeking visibility, foot traffic, and long-term growth potential.

VisitRedding.com "Redding is the sunniest city in all of California. If that is not enough, consider a wide range of outdoor activities that will keep you engaged from sunrise to well after sunset. Redding, CA is the place to stretch your legs and your limits - whether it's hiking the hills or rafting the rapids. Looking for a lazy day on the lake? We got you. Do you prefer the thrill of off-road biking in the woods or a scenic river ride? Done and done. Get out in Redding already!"

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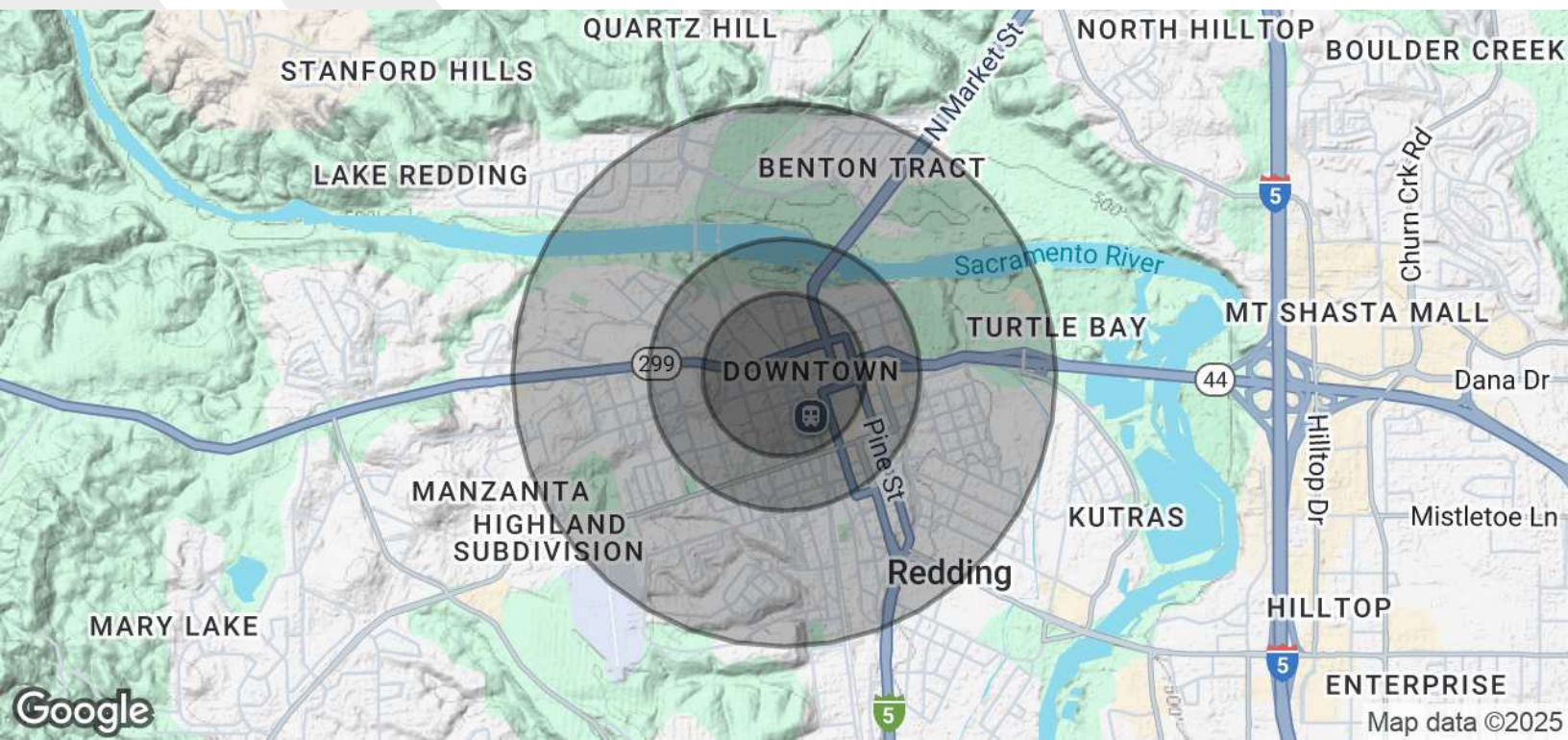


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Demographics Map & Report

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 757 | 2,565 | 9,040 |
| Average Age | 41 | 40 | 41 |
| Average Age (Male) | 38 | 38 | 40 |
| Average Age (Female) | 44 | 42 | 43 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 331 | 1,176 | 4,056 |
| # of Persons per HH | 2.3 | 2.2 | 2.2 |
| Average HH Income | \$49,257 | \$52,530 | \$70,644 |
| Average House Value | \$495,475 | \$502,283 | \$462,191 |

Demographics data derived from AlphaMap

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eXp Commercial Advisor Bio

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SCOTT PEWITT

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CalDRE #01887963

PROFESSIONAL BACKGROUND

Scott Pewitt has been serving business owners and investors since 2011, bringing over a decade of expertise in commercial real estate, business sales, and strategic growth. Recognizing a need for responsive, relationship-driven services, Scott launched eXp Commercial in Redding to provide a modern, client-focused approach to the market.

Passionate about helping people build or rebuild their net worth, Scott specializes in guiding clients through commercial property acquisitions, sales, and business growth strategies tailored for lasting success. His work is anchored in trust, insight, and results, making him a go-to advisor for those serious about achieving growth in real estate, business and life.

In addition to his real estate work, Scott is an executive business coach and mentor, helping entrepreneurs refine their vision, strengthen operations, and scale with purpose through Personal Mastery. This unique blend of personal growth, deal-making expertise, and business coaching allows him to guide clients beyond the transaction ensuring their investments, businesses, and strategies work together so they can create a "Life by Design".

COMMERCIAL REAL ESTATE EDUCATION

CCIM 101-104

eXp Commercial

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Thank you!

Thank you for taking time to review this property offering.

Please contact the agent that referred you to this property for more information or a personal tour.



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