

2195
LARKSPUR
REDDING | CA

For Sale

±29,632 Square Feet

Two-story class A office investment opportunity in Redding, CA

- Elevator-served building with shared restrooms and break room.
- High-visibility corner with convenient on-site parking available.
- Easy access to I-5, Highway 44, and nearby amenities.



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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

2195 Larkspur Lane is a ±29,632 square foot, two-story Class A professional office building located within Redding's primary commercial and industrial corridor. Known as Larkspur Center, the property was built in 1997 and features modern architecture, elevator service, and flexible floor plates designed to accommodate executive suites, professional offices, and larger institutional or assembly users. The first floor is leased to established tenants including Dunamis Wellness and Modern Elite Venues, renovated in 2023. The second floor offers professional suites with mountain views and shared breakroom facilities. The property is offered as a stabilized investment at a 7% cap rate.

Positioned minutes from Interstate 5 and Highway 44, the property provides convenient regional access for employees and clients. The surrounding corridor is supported by retail centers, commercial services, and hospitality amenities, with strong daily traffic volumes throughout the area. On-site parking accommodates tenant and visitor needs, and visibility along Larkspur Lane supports its presence within this established business district.

[1st Floor Virtual Tour](#) | [2nd Floor Virtual Tour](#)

OFFERING

List Price: \$5,000,000

NOI: \$351,358

Cap Rate: 7%

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RENT ROLL



Income							
Unit	Tenant	Size (SF)	Rent Per SF	Monthly Rent	Annual Rent	Lease Commencement	Lease Expiration
100A	Dunamis	7,342	\$1.61	\$11,821	\$141,847	2/13/25	2/28/35
100B	Modern Elite Venues	8,058	\$1.60	\$12,893	\$154,714	3/22/24	8/31/34
200	Real Estate 1	1,190	\$1.69	\$2,016	\$24,189	6/1/25	5/31/26
202, 203 , 204	Adventus	2,698	\$1.64	\$4,427	\$53,129	5/1/25	Month to Month
203B	DealerTeam	2,673	\$0.95	\$2,540	\$30,475	1/1/18	Month to Month
205	Vacant	1,151	\$1.15	\$1,324	\$15,884	Vacant	Vacant
206	Vacant	1,206	\$1.15	\$1,387	\$16,643	Vacant	Vacant
207	Partners In Care	655	\$1.15	\$753	\$9,039	11/1/25	10/31/26
208	Roger Whitaker	919	\$1.44	\$1,326	\$15,913	9/1/24	8/31/26
215	Sarah Matthews	1,156	\$0.85	\$981	\$11,777	10/1/23	3/30/28
213	Ashley Miley	236	\$2.36	\$557	\$6,684	2/1/24	1/31/28
214 & 216	UPEC	3,909	\$0.72	\$2,800	\$33,605	9/15/24	9/30/27
219	Mark Starr	1,119	\$1.06	\$1,185	\$14,220	5/1/24	4/30/27
Parking Lot	The Stirring	n/a		\$1,000.00	\$12,000	7/1/23	Month to Month
Total Gross Income							\$540,119
Vacancy Factor =		5%					(\$27,006)
Effective Gross Income							\$513,113

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NOI SUMMARY



Income			
Total Gross Income			\$540,119
Vacancy Factor =	5%		(\$27,006)
Effective Gross Income			\$513,113
Expenses			
Taxes	1.10%		\$55,000
Insurance			\$15,000
Maintenance/Reserves			\$15,000
Elevator Service			\$780
Fire Alarm			\$780
Landscaping			\$7,140
Security			\$7,800
Janitorial Expense			\$14,000
Utilities			\$20,000
Management	5%		\$25,656
Total Expenses			(\$161,156)
Net Operating Income (NOI)			\$351,957
Net Operating Income Capitalized at:		(NOI ÷ Cap Rate) =	7.00%
			\$5,027,963
Value By Income Approach			\$5,028,000

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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INTERIOR PHOTOS

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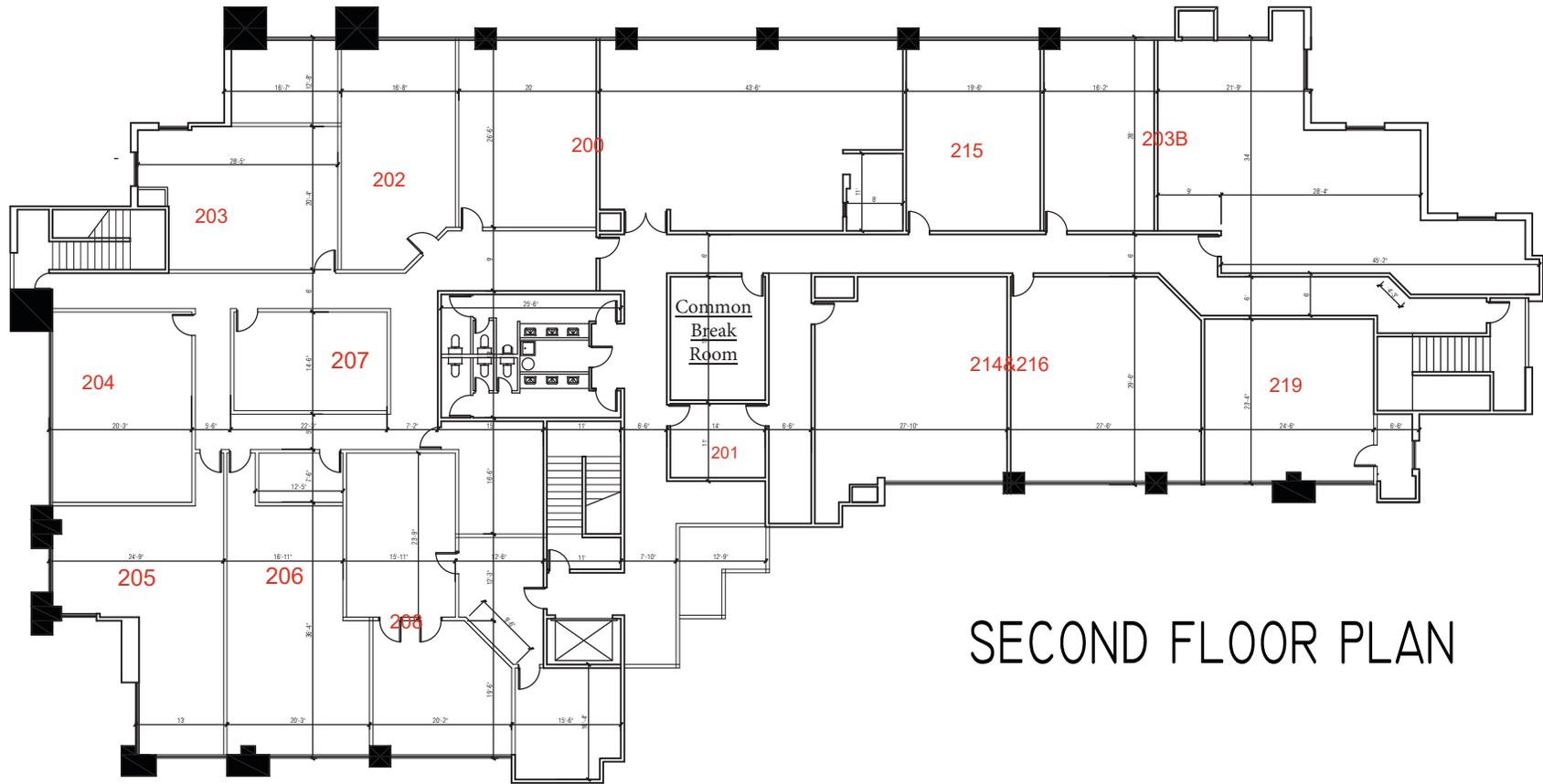
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FLOOR PLAN



SECOND FLOOR PLAN

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CENTRAL LOCATION

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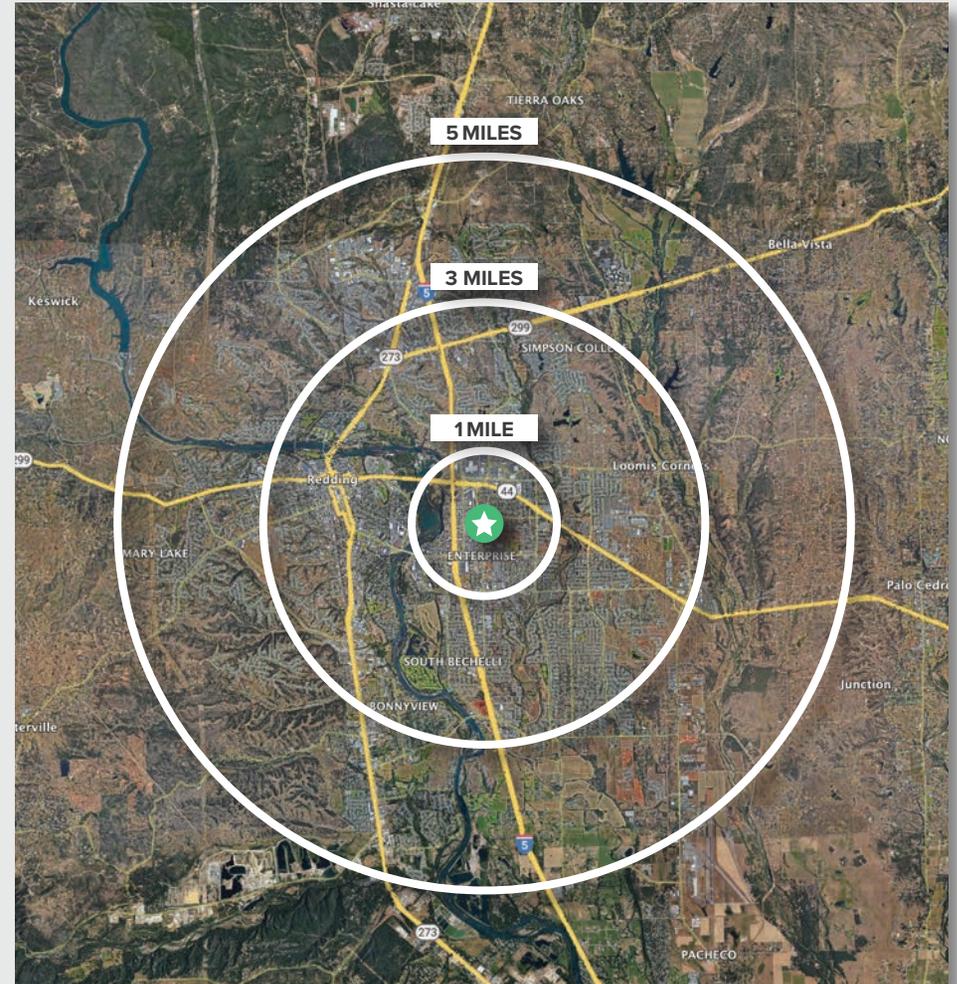


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	7,705	63,709	97,723
2020 Census Population	7,539	64,764	98,390
2010 Census Population	7,120	62,394	95,006
2025 Median Age	36.0	37.0	38.7
HOUSEHOLDS			
2025 Estimated Households	3,137	25,852	39,184
2020 Census Households	3,088	26,073	39,449
2010 Census Households	2,922	24,959	37,935
INCOME			
2025 Estimated Average Household Income	\$81,617	\$92,352	\$101,030
2025 Estimated Median Household Income	\$68,282	\$71,640	\$78,317
BUSINESS			
2025 Estimated Total Businesses	1,639	4,801	5,942
2025 Estimated Total Employees	14,028	39,100	49,609



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.

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