

**2195**  
**LARKSPUR**  
REDDING | CA

# For Lease

±655 to ±1,206 SF

Well-located professional office suites with on-site parking 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.



**TYLER JARDINE, CCIM**

Director of Sales & Leasing  
530.524.1537  
tyler@capitalrivers.com  
DRE #01411003



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# EXECUTIVE SUMMARY

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## PROPERTY OVERVIEW

2195 Larkspur Lane in Redding, CA offers multiple second-floor executive office suites for lease, ranging from  $\pm 655$  to  $\pm 1,206$  square feet. Located at the corner of Larkspur Lane and Industrial Street, this well-maintained office building features modern finishes, large perimeter windows for natural light, and shared amenities including restrooms and a break room. The building is elevator-served for convenient access and supports a range of professional office uses.

The property benefits from high visibility and ample on-site parking, with convenient access to major roadways including Interstate 5 and Highway 44. Located in a professional corridor, it is surrounded by established commercial services and within close proximity to restaurants, retail centers, and hospitality options. This location supports both employee and client accessibility with strong daytime traffic counts and regional connectivity.

## AVAILABILITY

**Suite 205:**  $\pm 1,150$  square feet at \$1.25/PSF modified gross.

**Suite 206:**  $\pm 1,206$  square feet at \$1.25/PSF modified gross.

**Suite 207:**  $\pm 655$  square feet at \$1.25/PSF modified gross.



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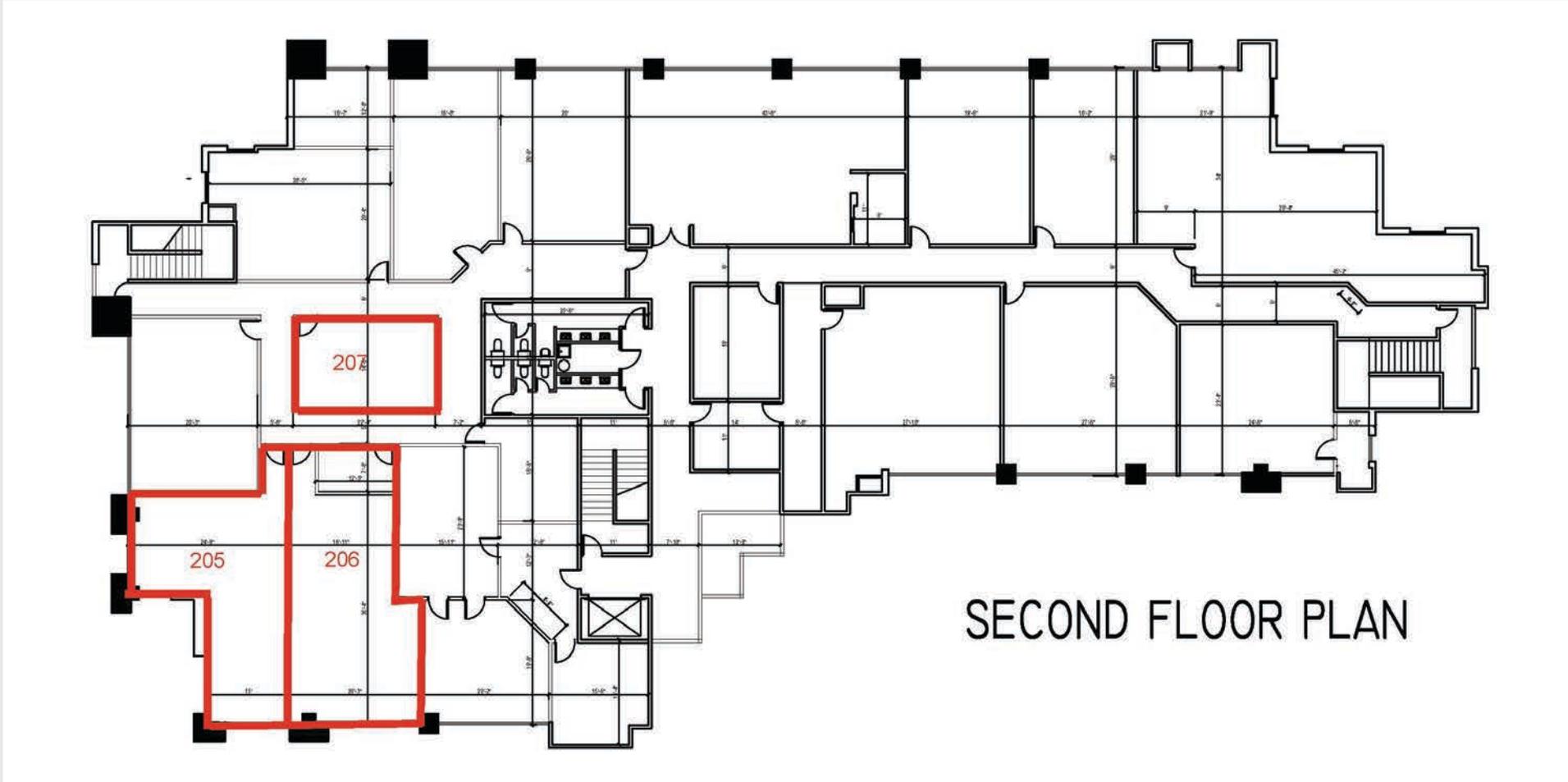
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# FLOOR PLAN



SECOND FLOOR PLAN

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# PROPERTY PHOTOS

Suite 205

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Director of Sales & Leasing

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[tyler@capitalrivers.com](mailto:tyler@capitalrivers.com)

DRE #01411003



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# PROPERTY PHOTOS

Suite 206

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# PROPERTY PHOTOS

Suite 207

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# CENTRAL LOCATION

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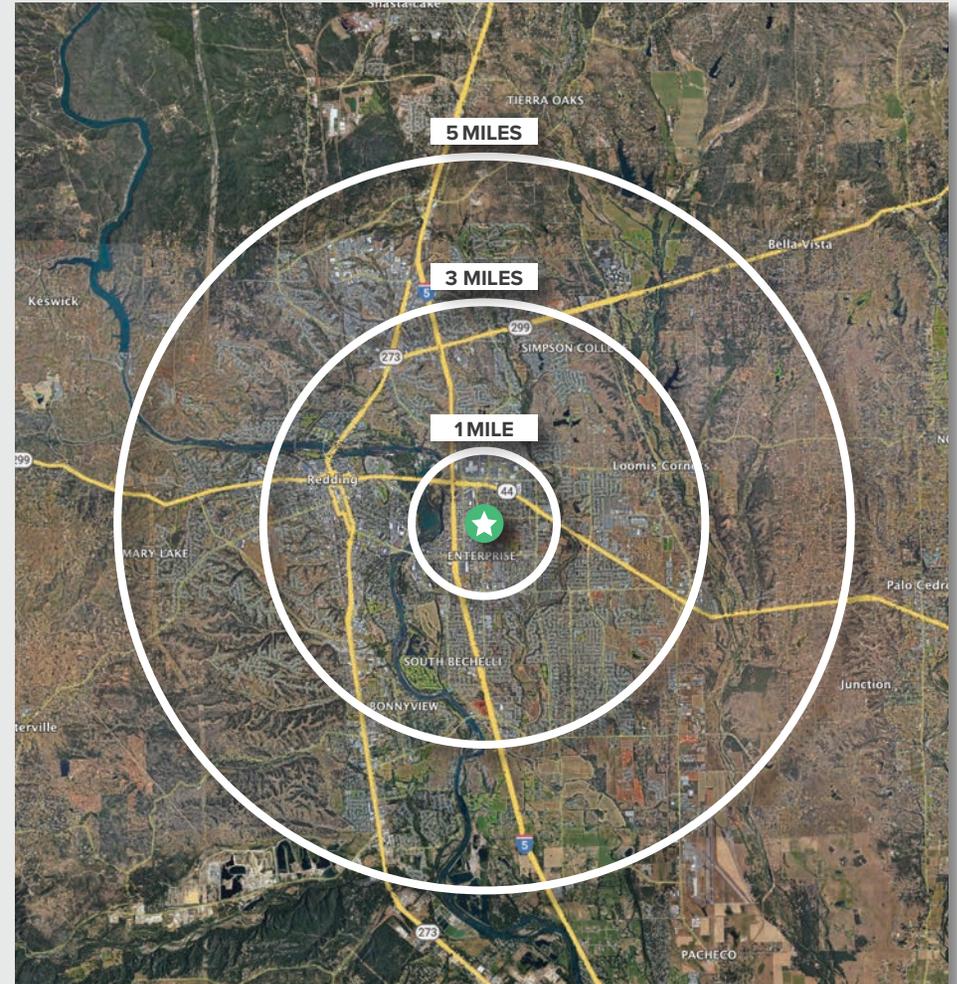


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# REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	7,622	63,365	97,299
2030 Projected Population	7,429	62,305	96,272
2020 Census Population	7,539	64,764	98,390
2010 Census Population	7,120	62,394	95,006
2025 Median Age	36.1	36.9	38.7
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,084	25,628	38,954
2030 Projected Households	3,001	25,273	38,605
2020 Census Households	3,088	26,073	39,449
2010 Census Households	2,922	24,959	37,935
<b>INCOME</b>			
2025 Estimated Average Household Income	\$80,818	\$91,712	\$100,340
2025 Estimated Median Household Income	\$67,350	\$70,882	\$77,564
2025 Estimated Per Capita Income	\$33,270	\$37,476	\$40,499
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,639	4,801	5,942
2025 Estimated Total Employees	14,028	39,100	49,609



Source: Applied Geographic Solutions 5/2025, 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](http://capitalrivers.com)



### PROPERTY MANAGEMENT

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

[Learn more about Property Management](#)



### COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



### DEVELOPMENT

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

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#### SACRAMENTO, CA:

MAIN OFFICE  
1821 Q Street  
Sacramento, CA 95811  
916.514.5225

#### CHICO, CA:

250 Vallombrosa Ave.  
Suite 450  
Chico, CA 95926  
530.570.5107

#### REDDING, CA:

280 Hemsted Drive  
Suite 104  
Redding, CA 96002  
530.221.1127

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