

**1415**  
**VICTOR**  
REDDING | CA

# For Lease

±1,388 Square Feet

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

- Three private offices supported by a large open work area.
- Dedicated conference room and private break room with cabinetry.
- Shared professional entry and restrooms with neighboring tenants.

**TYLER JARDINE, CCIM**

Director of Sales & Leasing  
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DRE #01411003

 **CLICK TO TAKE A  
VIRTUAL TOUR**



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# EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

1415 Victor Avenue, Suite B offers  $\pm 1,338$  square feet of professional office space within a well established office park in North Redding. Built in 2006, the suite features a spacious reception and waiting area, three private offices with natural light, a large open work area, a dedicated conference room, and a private break room with sink and extensive cabinetry. Wood-look laminate flooring provides a clean workplace finish, while tenants share a professional entry and restrooms with neighboring occupants.

The property is positioned at the high traffic corner of Victor Avenue and Old Alturas Road, providing convenient access within North Redding's professional office corridor. Mature landscaping surrounds the building, and parking is available through a common off-street lot with additional on-street parking nearby. The location offers practical access for clients, employees, and service providers traveling throughout Redding.



## OFFERING

- Size:**  $\pm 1,338$  square feet
- Zoning:** Limited Office (LO)
- Price:** \$1.35 PSF per month, Modified Gross

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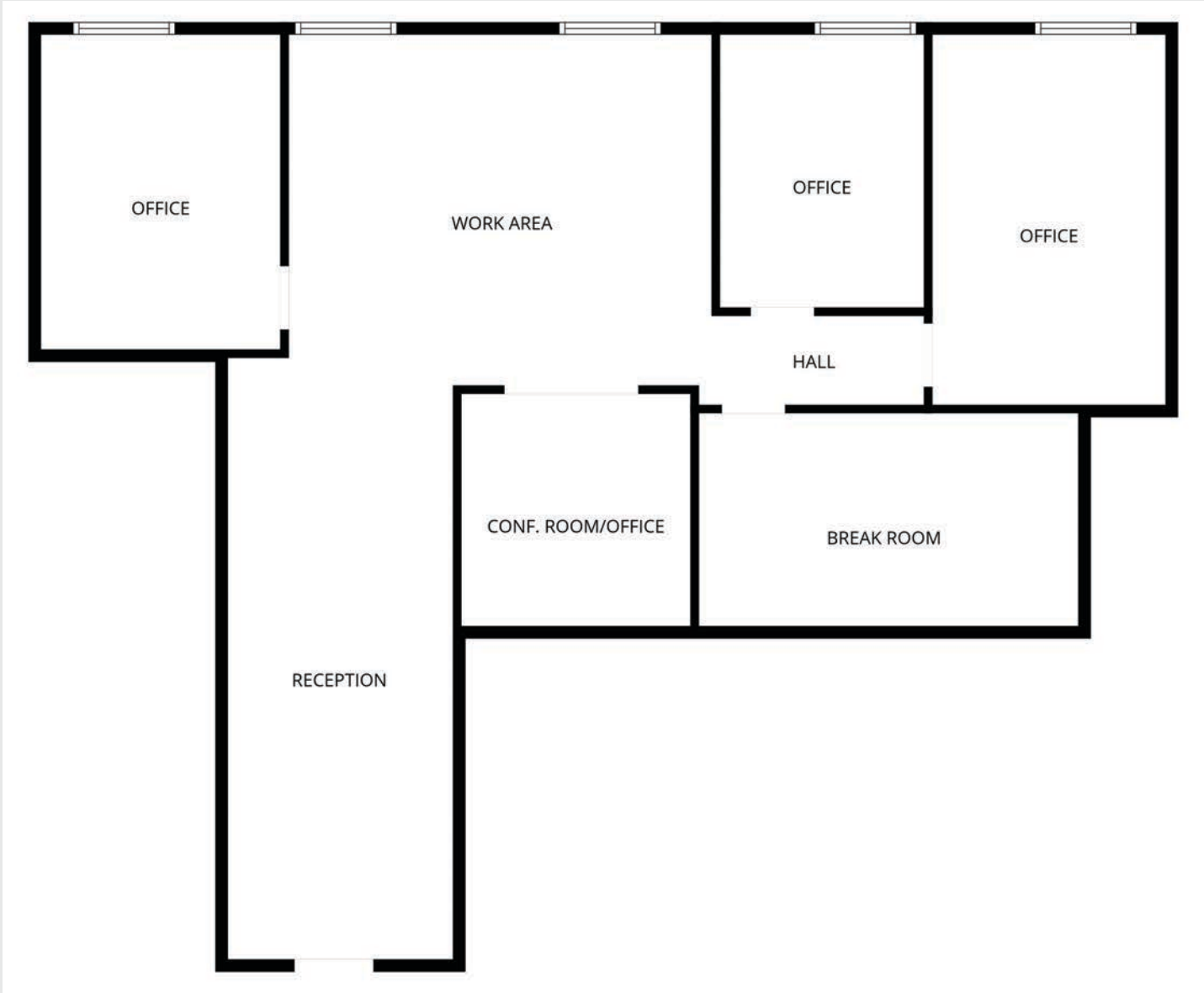
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# FLOOR PLAN



# INTERIOR PHOTOS

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# CENTRAL LOCATION

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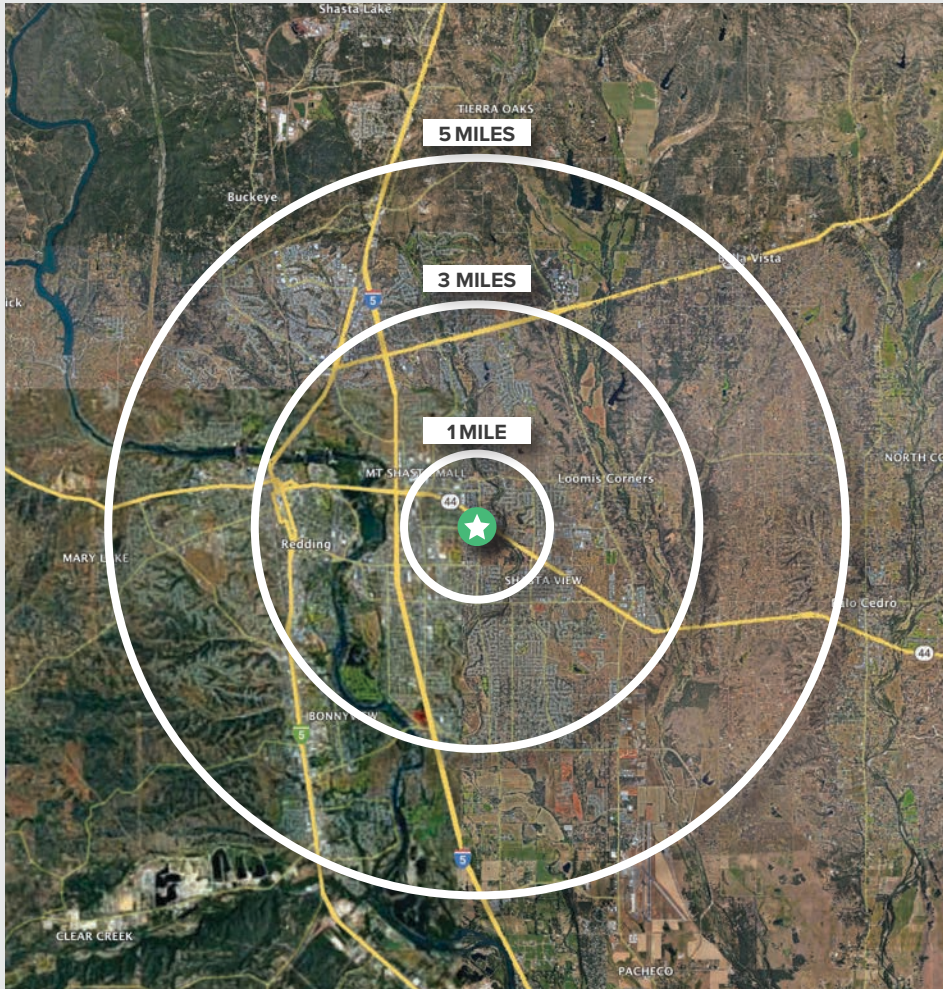


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# REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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
<b>INCOME</b>			
2025 Estimated Average Household Income	\$95,569	\$93,860	\$101,146
2025 Estimated Median Household Income	\$82,355	\$73,178	\$78,513
<b>BUSINESS</b>			
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](http://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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