

2410
LARKSPUR
REDDING | CA

 **CLICK TO TAKE A
VIRTUAL TOUR**

For Lease

±2,400 square feet

Recently remodeled first-floor
office space in Redding, CA

- Efficient layout with reception, conference room, six offices, and production room.
- Abundant natural light, modern finishes, and ample on-site storage throughout.
- Generous off-street parking with convenient access for employees and visitors.
- Central east Redding location near Cypress Avenue and Interstate 5.

CHRIS HAEDRICH

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EXECUTIVE SUMMARY

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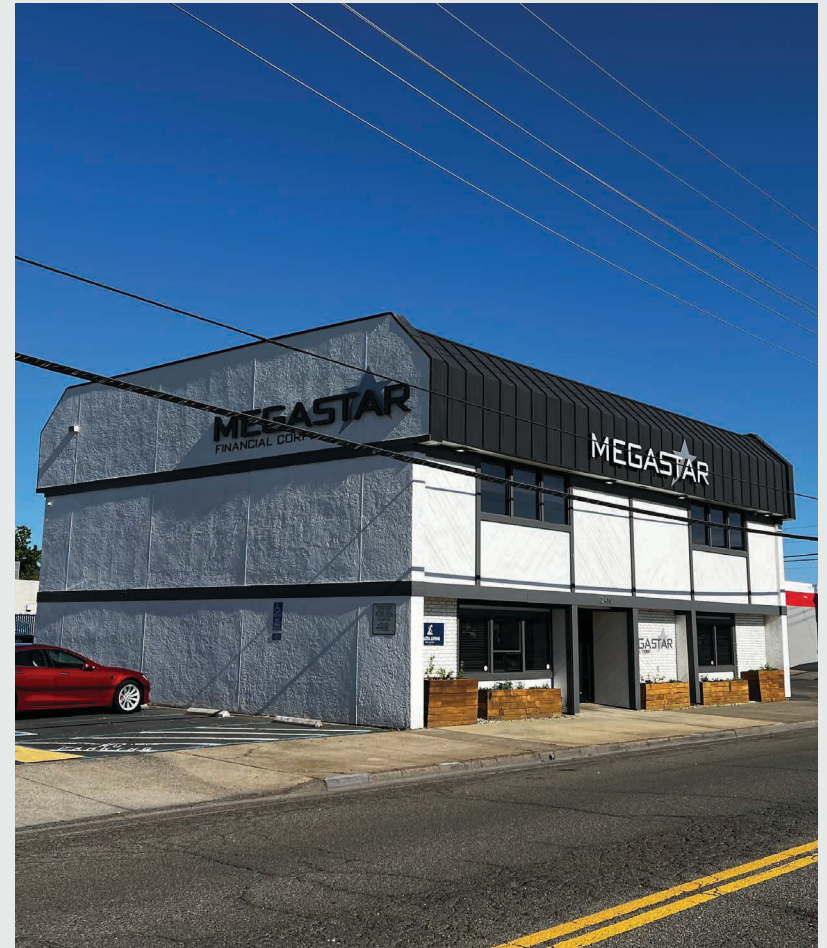
PROPERTY OVERVIEW

2410 Larkspur Lane, Redding, CA offers ±2,400 square feet of recently remodeled professional office space for lease on the first floor of a two-story office building. The efficient floor plan includes a reception area, waiting room, large conference room, six private offices, two restrooms, a production room that can function as an additional office, and ample storage. Modern interior improvements, abundant natural light, and existing furniture and artwork available for an additional monthly fee provide a move-in-ready opportunity for a variety of professional office users.

Located in central east Redding, the property provides convenient access to Cypress Avenue and Interstate 5, offering excellent connectivity throughout the region. The building benefits from strong visibility along Larkspur Lane and features generous off-street parking for employees and visitors. Nearby professional offices, medical services, retail centers, and restaurants contribute to a well-established business environment, making this location well suited for professional, administrative, and service-oriented businesses.

OFFERING

Asking Lease Rate: \$1.25/SF per month | \$3,000 per month | Modified Gross
(Existing furniture and artwork can also be included for additional monthly fee.)



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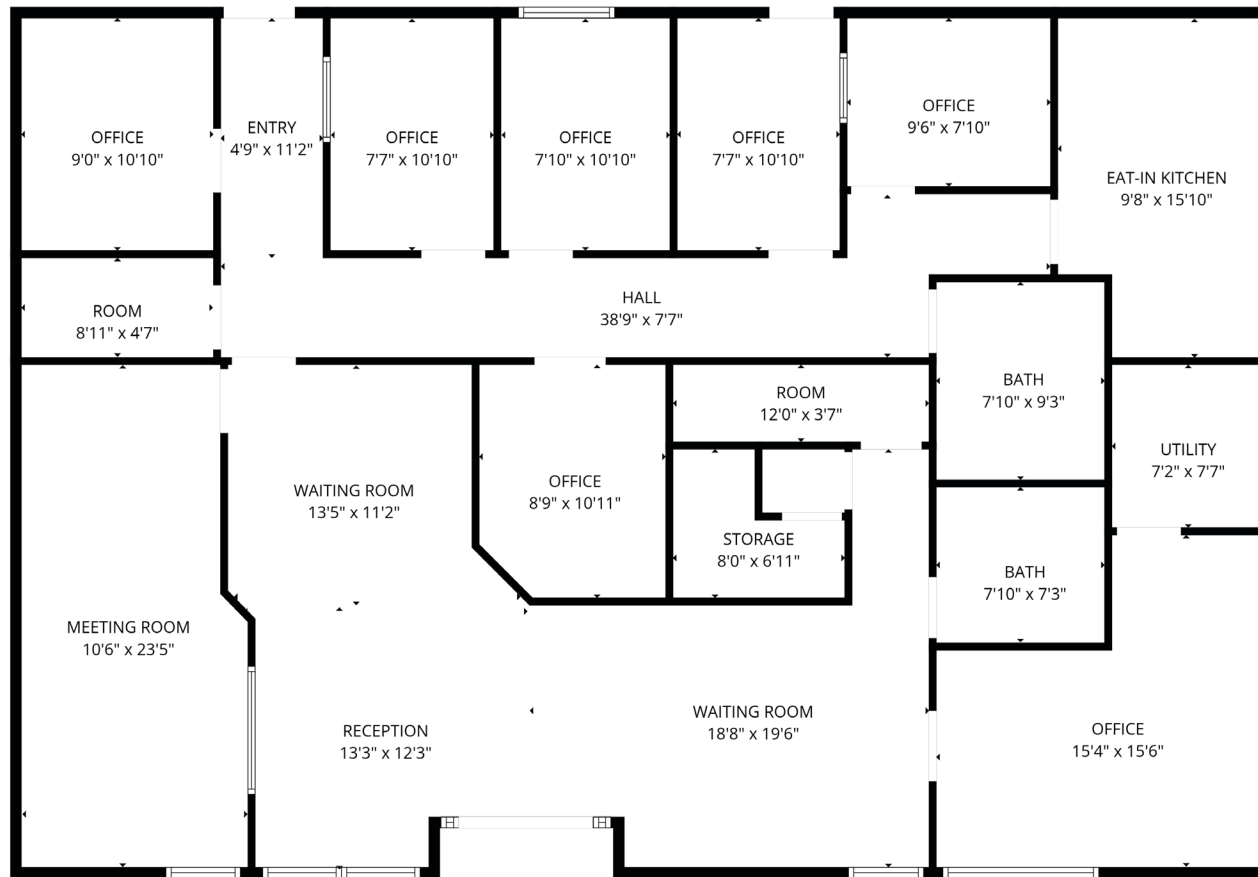


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FLOOR PLAN

±2,400 Square Feet

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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CENTRAL LOCATION

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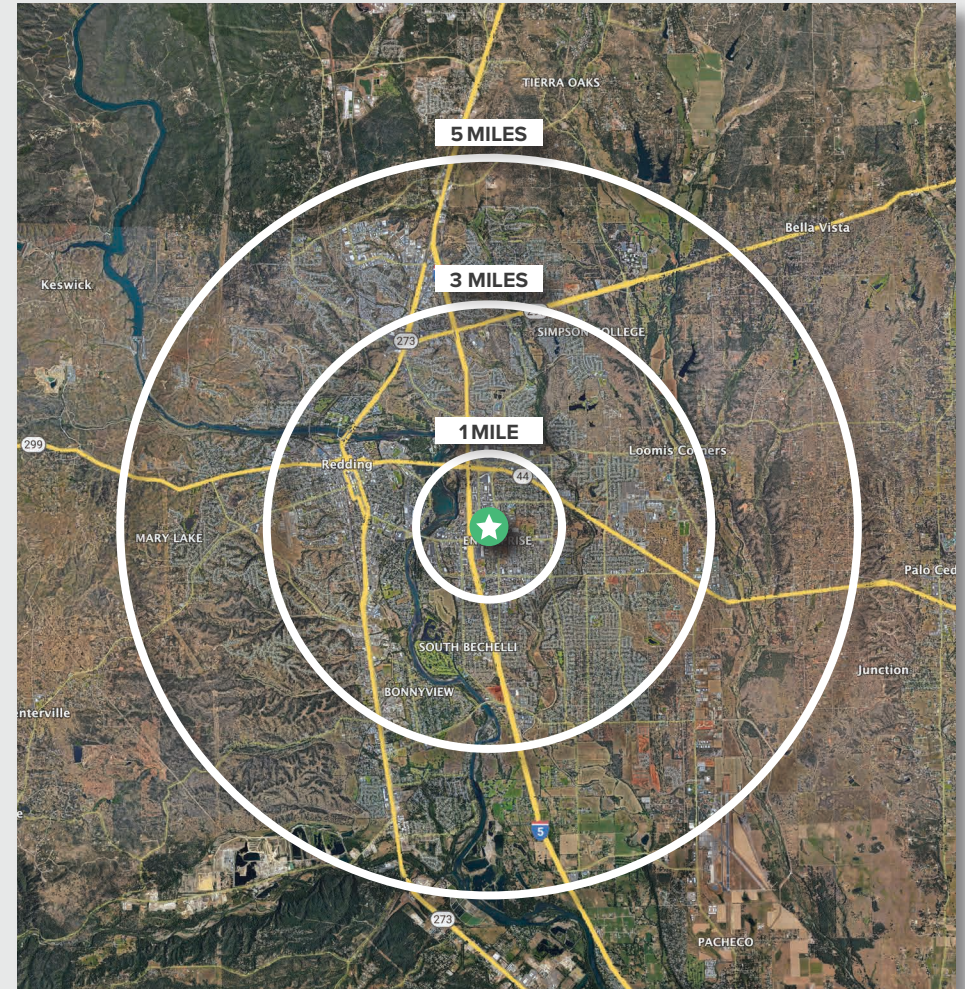
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	7,623	64,427	97,596
2020 Census Population	7,707	65,336	98,060
2010 Census Population	7,334	62,828	94,636
2026 Median Age	36.4	37.1	38.7
HOUSEHOLDS			
2026 Estimated Households	3,132	26,632	39,767
2020 Census Households	3,113	26,260	39,316
2010 Census Households	2,975	25,127	37,794
INCOME			
2026 Estimated Average Household Income	\$86,333	\$94,825	\$102,887
2026 Estimated Median Household Income	\$63,995	\$71,078	\$77,853
BUSINESS			
2026 Estimated Total Businesses	1,543	4,800	5,905
2026 Estimated Total Employees	13,032	40,180	50,956

Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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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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