

1320 YUBA

REDDING | CA

For Lease

±332 SF to ±2,578 SF

Central Downtown Redding
location steps from the new
Redding Public Market.

- Free private off-street parking for tenants and their guests.
- Secure smartphone entry system with intercom for guest access.
- Utilities included in rent for predictable monthly costs.

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EXECUTIVE SUMMARY

**1320
YUBA**
REDDING | CA

PROPERTY OVERVIEW

1320 Yuba Street in Redding, CA offers a collection of collaborative and creative suites in the center of Downtown. These workspaces feature quality finishes at an affordable rate, making them a practical option for professionals, creatives, and entrepreneurs. The property is occupied by a diverse mix of successful businesses and individuals, fostering an environment that encourages networking and collaboration. Suites are available in a variety of sizes and configurations, suitable for office use, creative production, or climate-controlled storage, with utilities included in the rent.

The property is within walking distance of Redding's shops, restaurants, and nightlife, and is located adjacent to the soon-to-open Redding Public Market. Tenants benefit from private off-street parking, smartphone-secured entry, and guest intercom access for added security and convenience. A digital tenant directory assists visitors while maintaining a professional image. The site offers easy access to major roadways and public transit, supporting both local and regional connectivity.

PROPERTY HIGHLIGHTS

- **Suite B10 “The Vault”:** Unique former bank vault with private elevator—ideal for creative concepts.
- **Suite B1:** Finished for audio recording & podcasting with a built-in podcast booth.
- **Suite 105:** ±2,578 SF with stylish pendant lighting and architectural ceiling details ideal for boutique retail, café, gallery, showroom, or creative studio use.



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AVAILABILITY & SIZE

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| Suite Number | Square Feet | Price per Month (Modified Gross / Include Utilities) | Virtual Tour |
|-----------------|-------------|---|-------------------------------|
| B1 | ±815 SF | \$1,150.00 | Click to View |
| B5 | ±600 SF | \$850.00 | Click to View |
| B6 | ±1,385 SF | \$1,200.00 | Click to View |
| B8 | ±251 SF | \$500.00 | |
| B10 (The Vault) | ±1,100 SF | \$1,000.00 | Click to View |
| Suite 103 | ±983 SF | \$1,705.00 | Click to View |
| Suite 105 | ±2,578 SF | \$1.50 PSF | |
| Suite 204 | ±339 SF | \$650.00 | |
| Suite 210 | ±332 SF | \$700.00 | Click to View |



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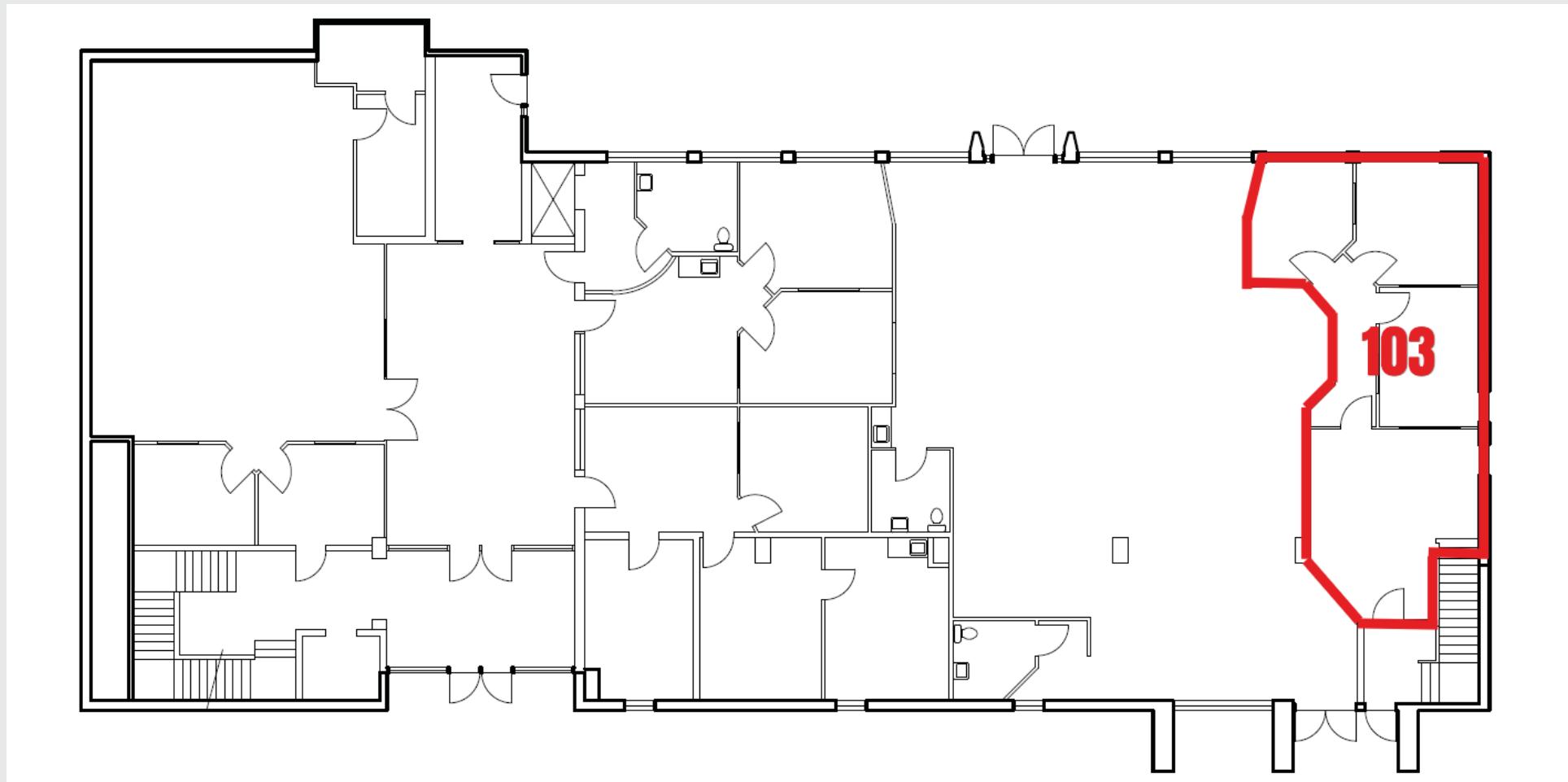


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FLOOR PLAN

Suite 103

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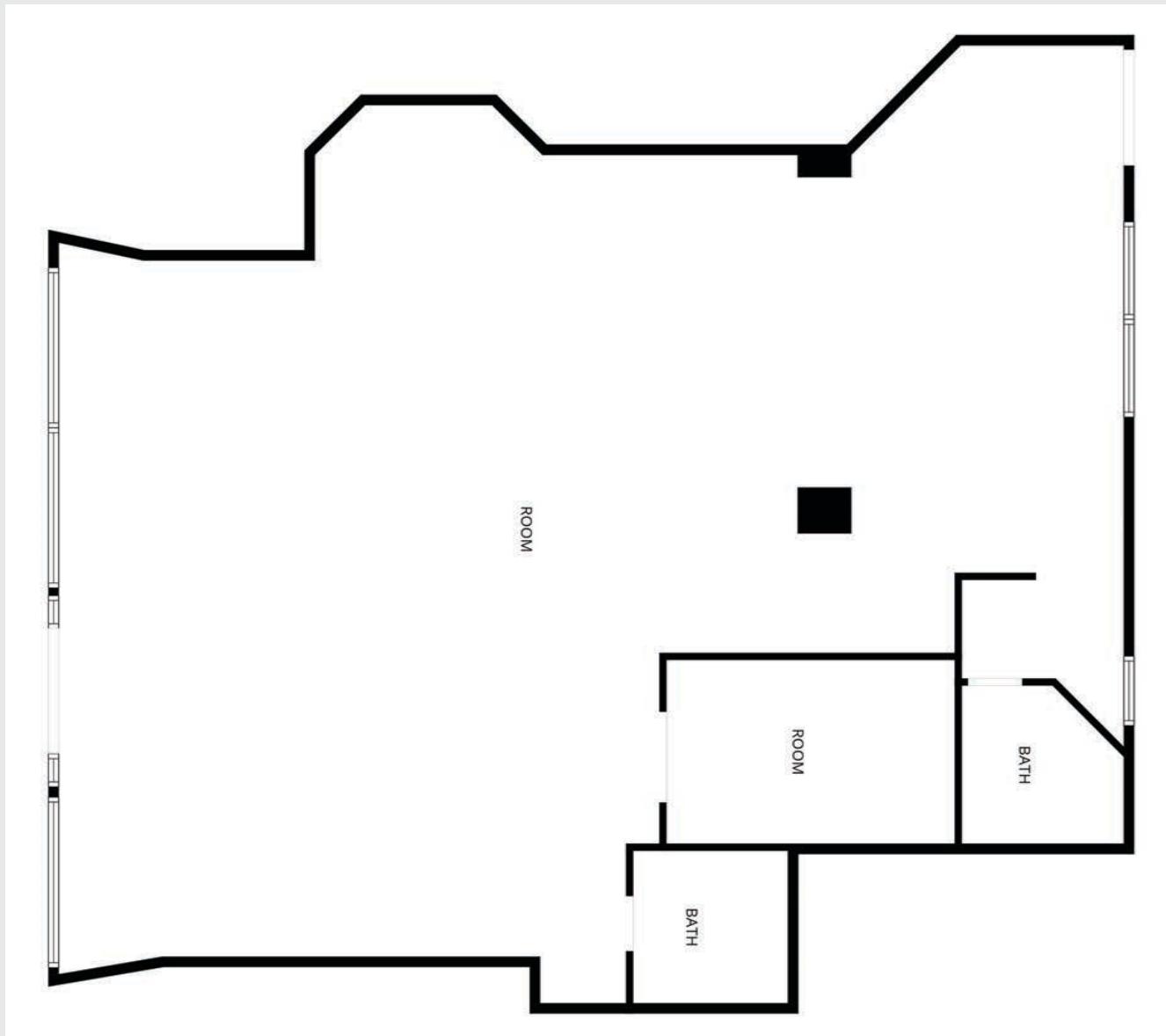


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FLOOR PLAN

Suite 105

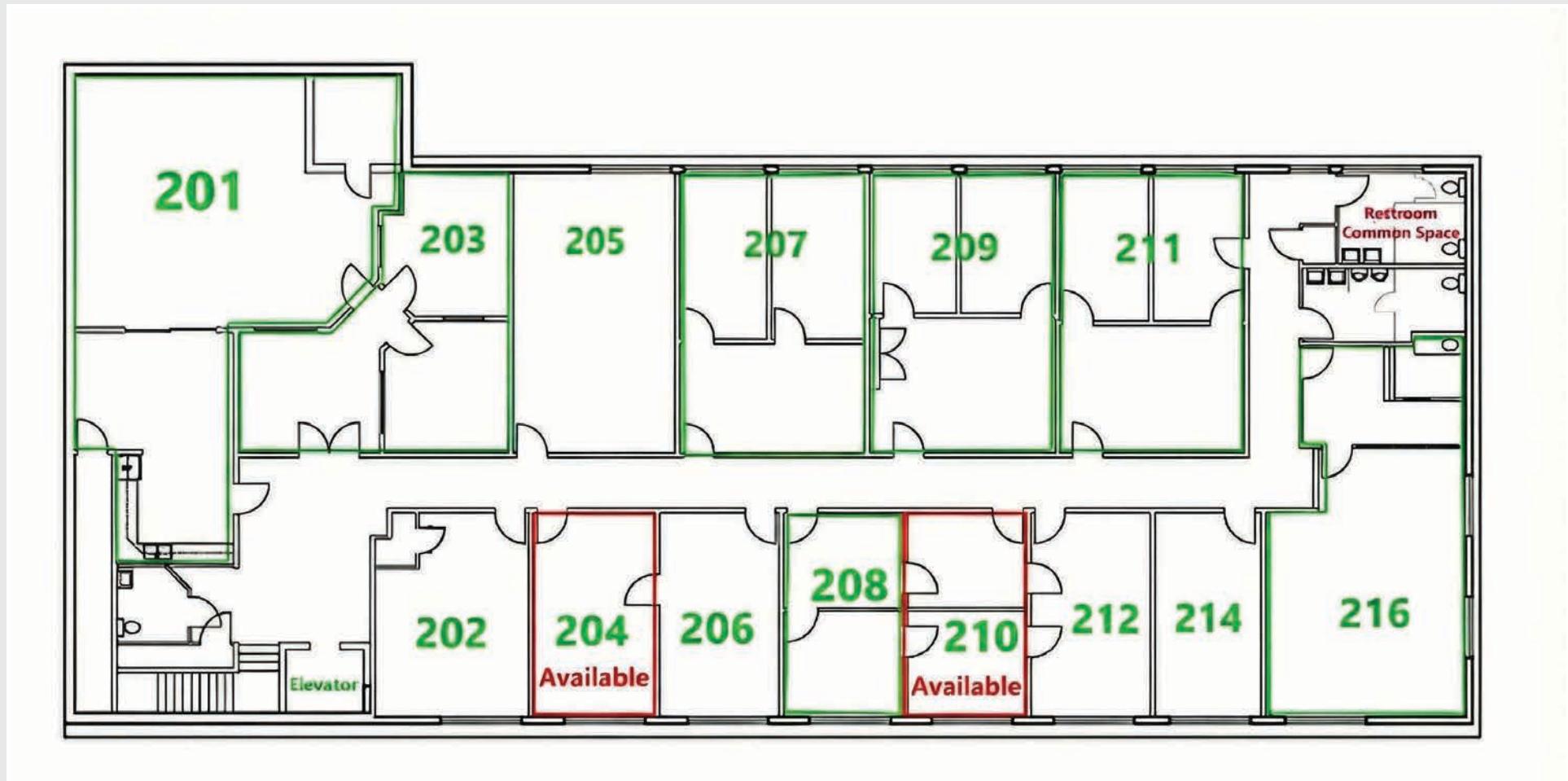
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FLOOR PLAN

Second Floor

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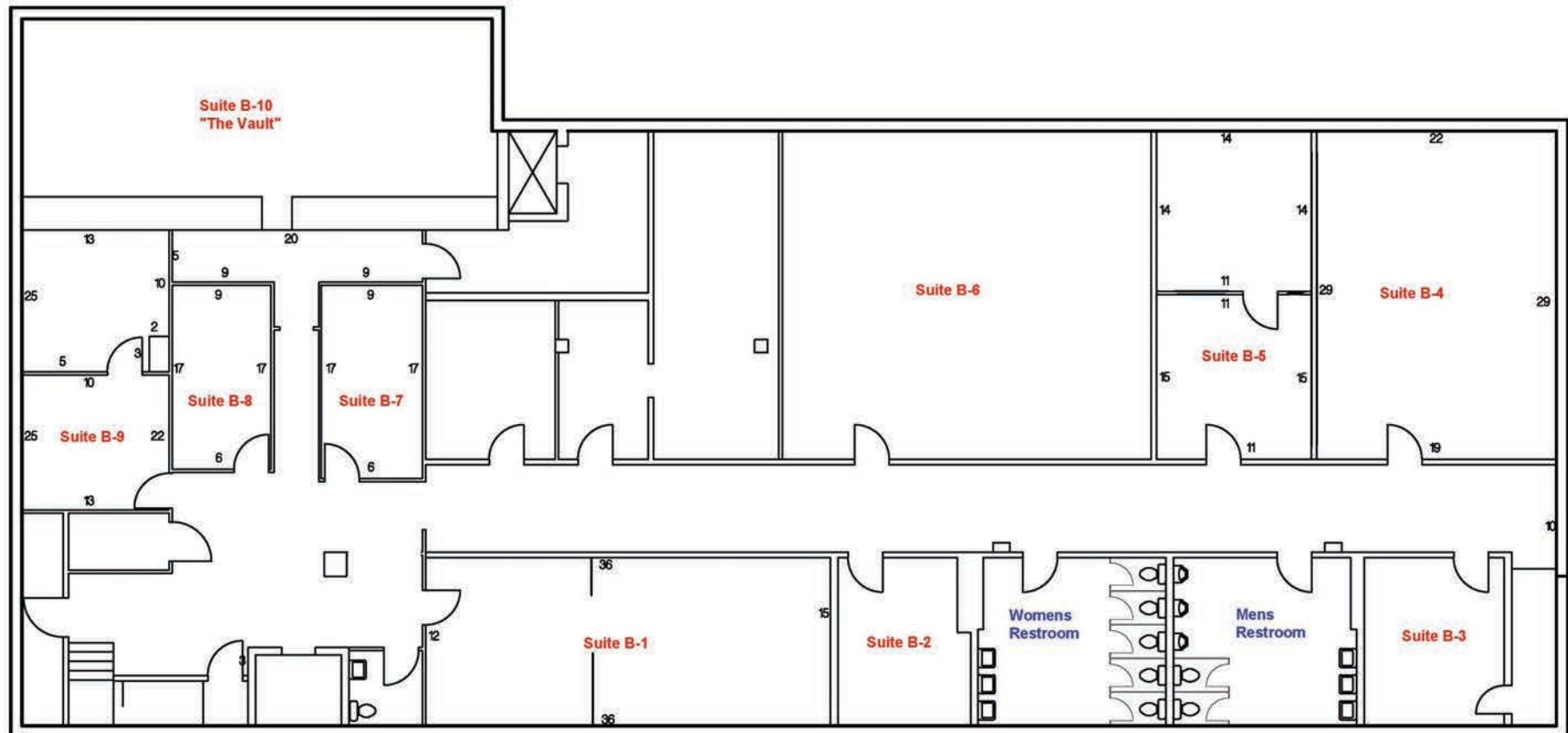


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FLOOR PLAN

Basement

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PROPERTY PHOTOS

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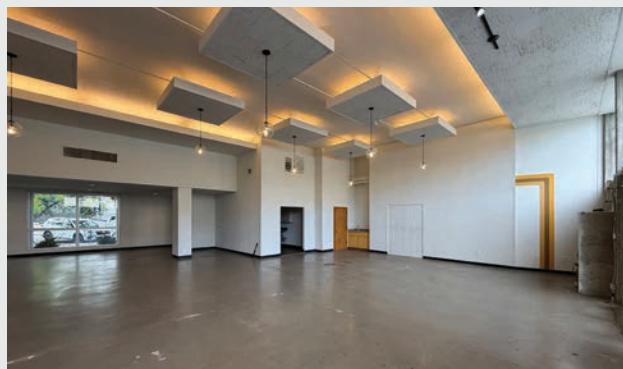


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PROPERTY PHOTOS

Suite 105

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PROPERTY PHOTOS

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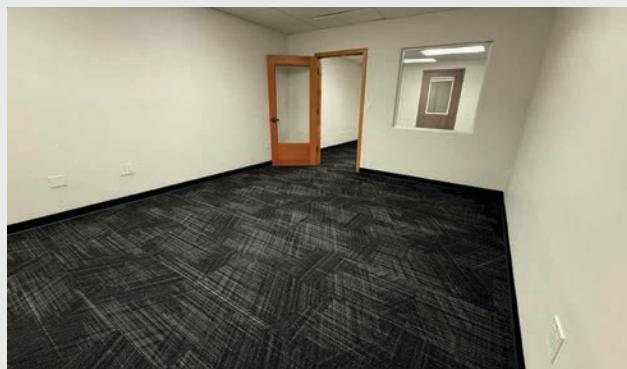
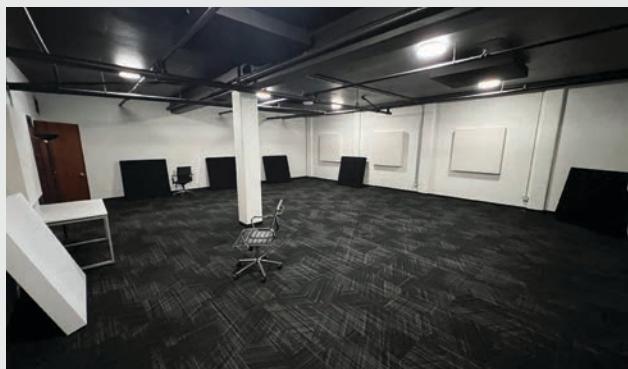
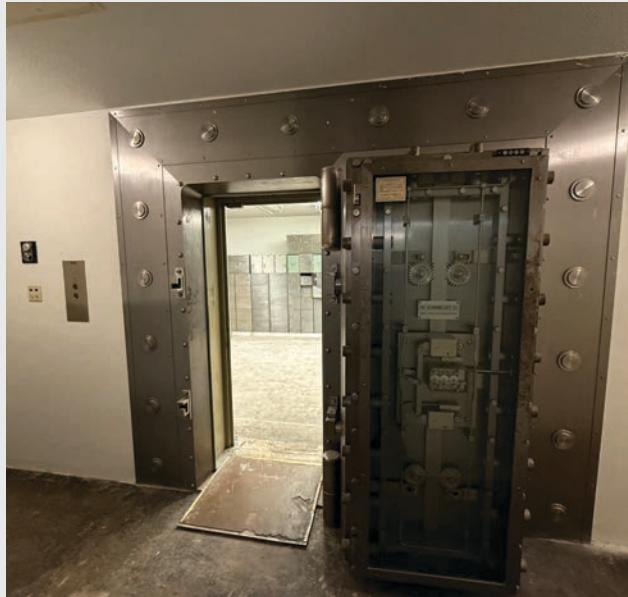


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PROPERTY PHOTOS

Basement Suites

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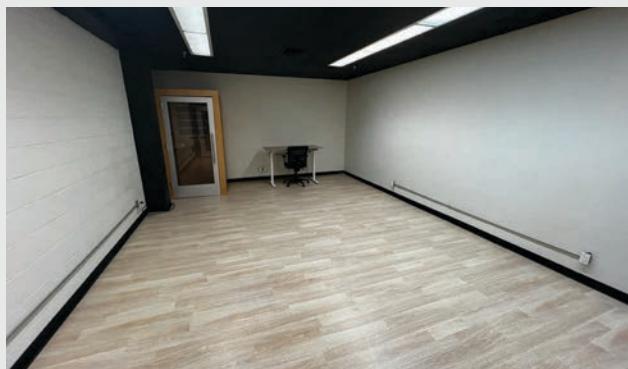


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PROPERTY PHOTOS

Basement Suites

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DOWNTOWN AREA

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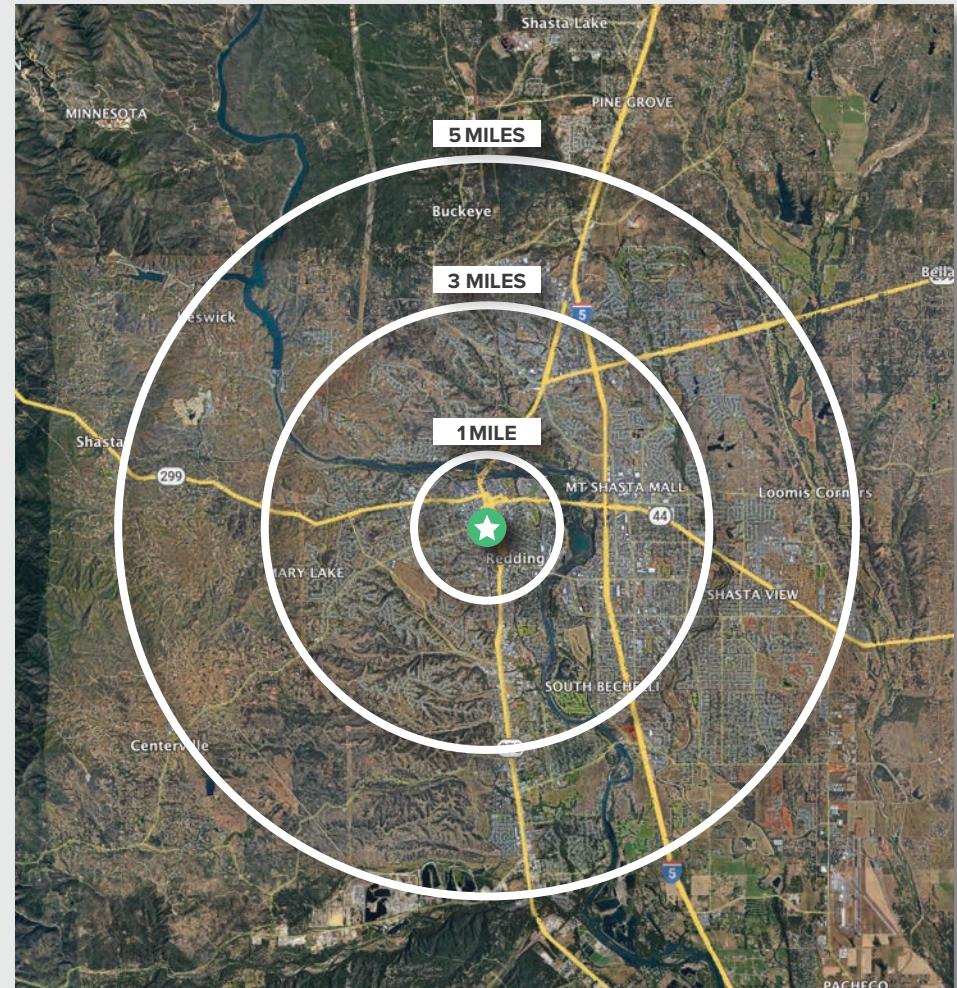
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REGIONAL DEMOGRAPHICS

**1320
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| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|----------|----------|-----------|
| POPULATION | | | |
| 2025 Estimated Population | 8,820 | 58,349 | 95,010 |
| 2020 Census Population | 8,535 | 57,974 | 95,889 |
| 2010 Census Population | 8,367 | 55,963 | 93,395 |
| 2025 Median Age | 37.6 | 38.2 | 38.6 |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 4,125 | 24,468 | 38,189 |
| 2020 Census Households | 3,841 | 24,335 | 38,516 |
| 2010 Census Households | 3,854 | 23,540 | 37,324 |
| INCOME | | | |
| 2025 Estimated Average Household Income | \$66,064 | \$92,898 | \$100,389 |
| 2025 Estimated Median Household Income | \$48,633 | \$71,101 | \$78,030 |
| BUSINESS | | | |
| 2025 Estimated Total Businesses | 1,576 | 4,716 | 5,847 |
| 2025 Estimated Total Employees | 13,310 | 39,999 | 48,746 |

Source: Applied Geographic Solutions 11/2025, 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

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PROPERTY MANAGEMENT

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