

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



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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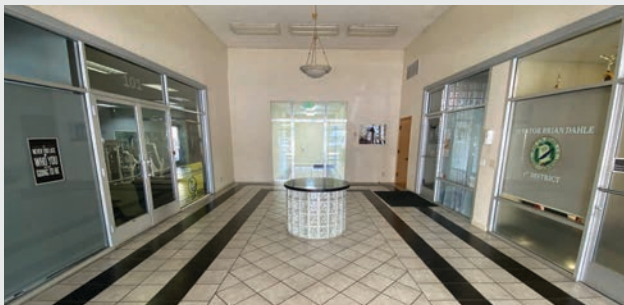


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AVAILABILITY & SIZE



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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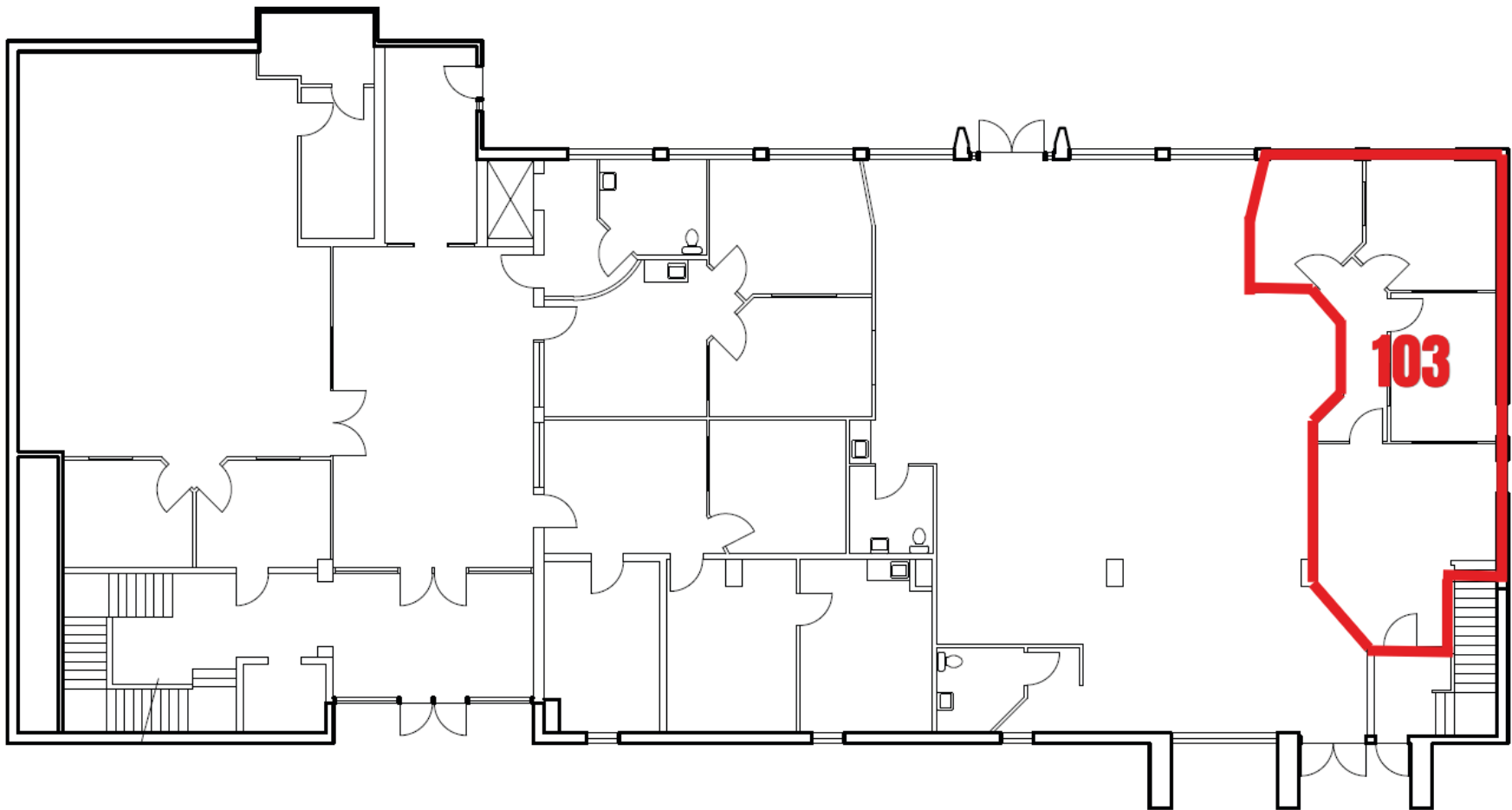


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FLOOR PLAN

Suite 103

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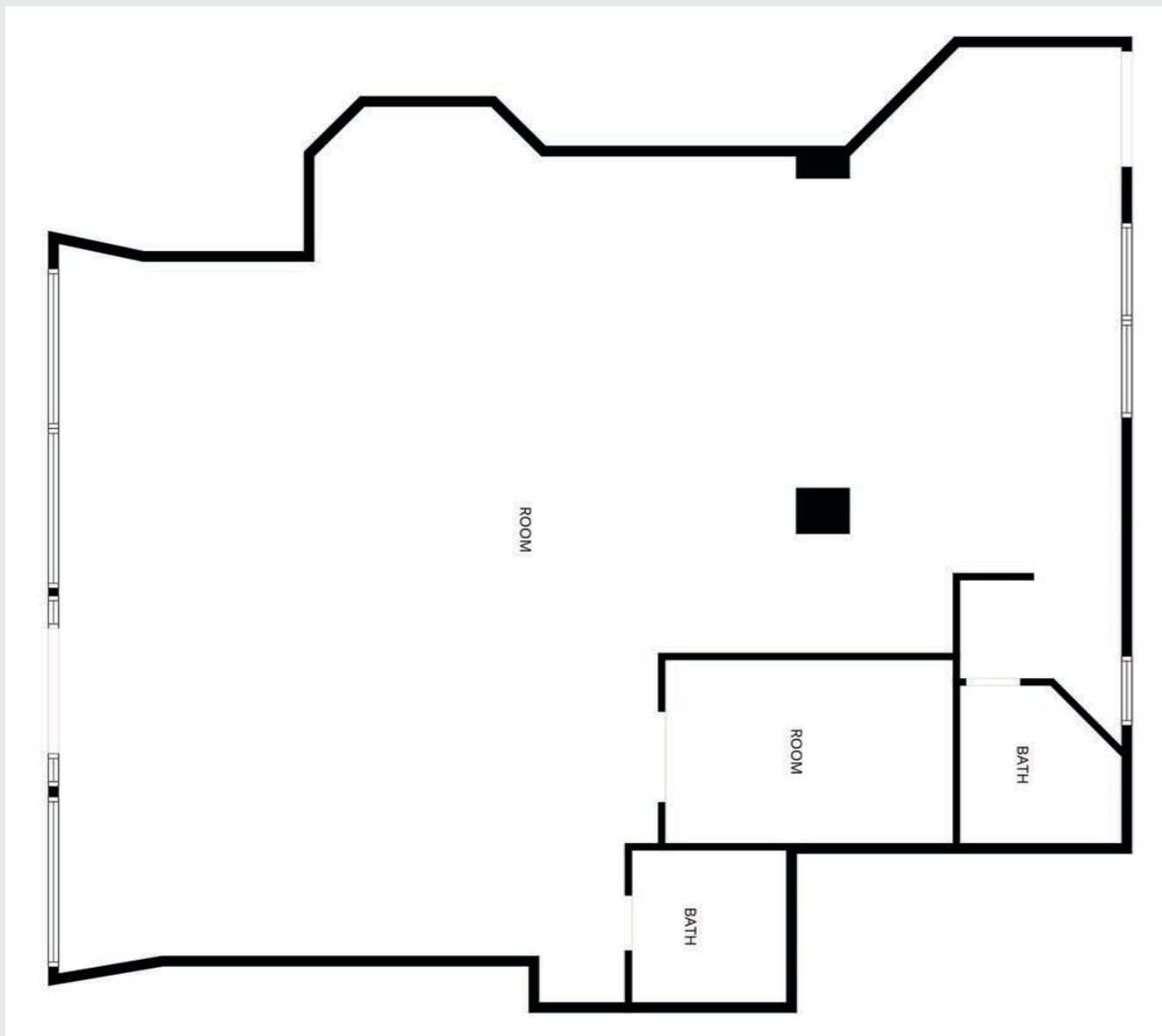


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FLOOR PLAN

Suite 105

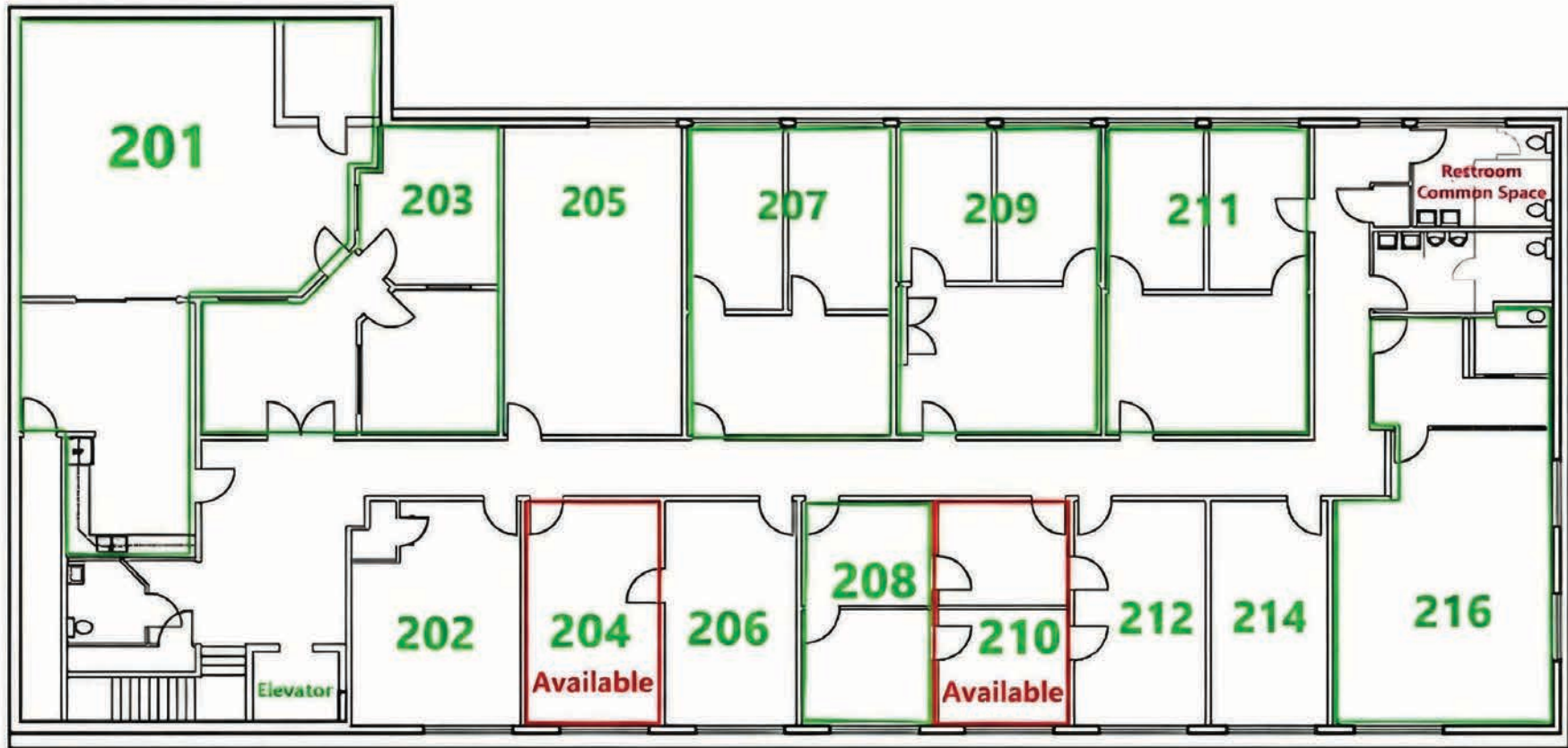
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FLOOR PLAN

Second Floor

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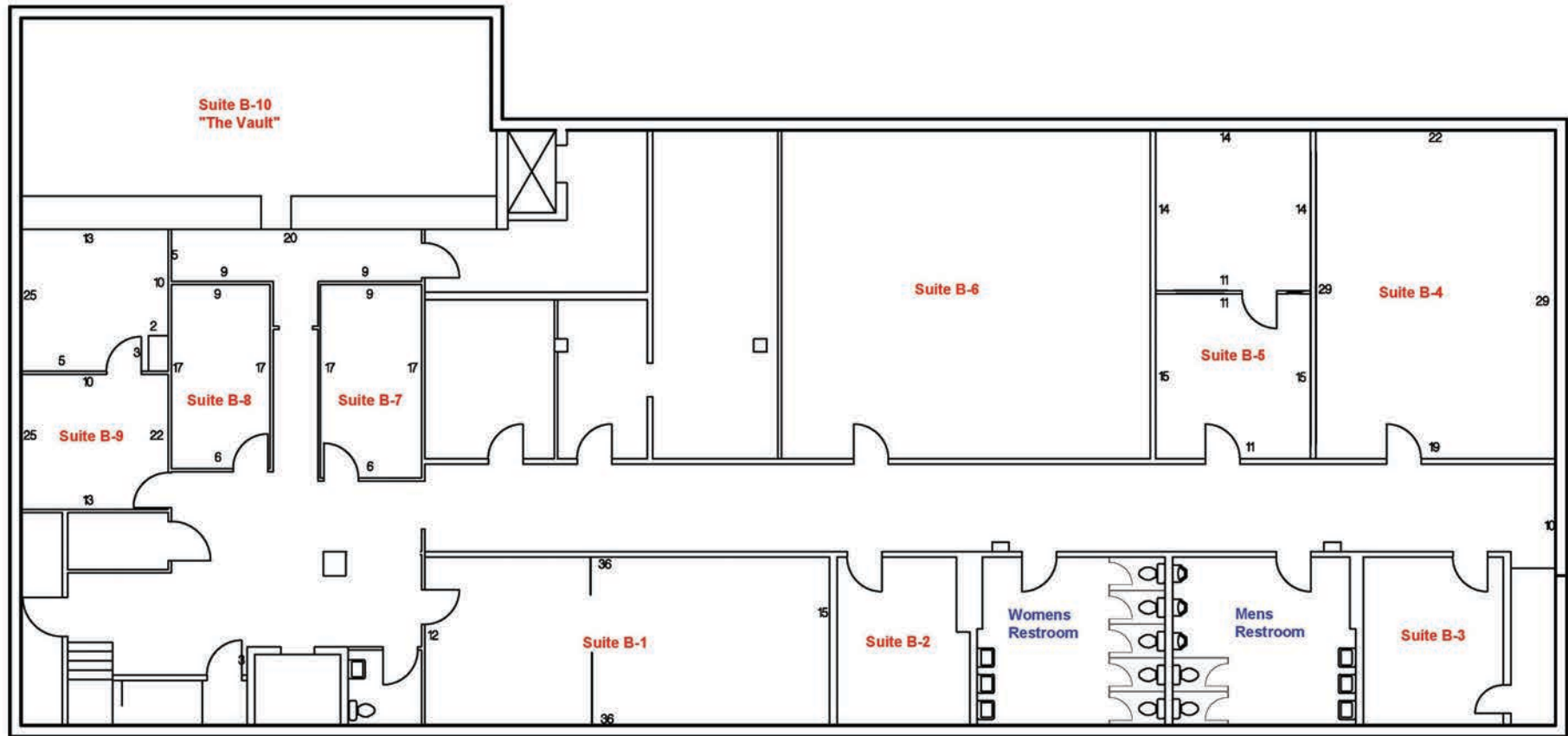


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FLOOR PLAN

Basement

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PROPERTY PHOTOS

Suite 103

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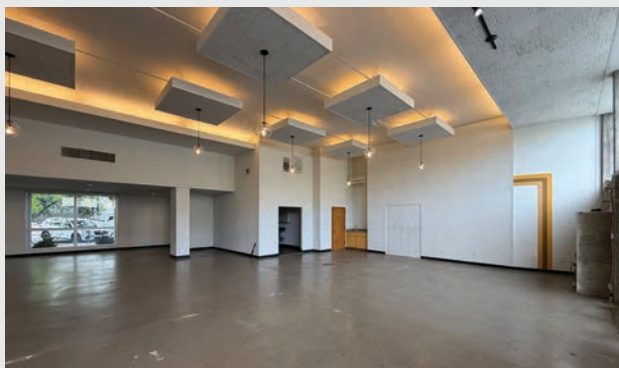


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PROPERTY PHOTOS

Suite 105

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PROPERTY PHOTOS

Suite 210

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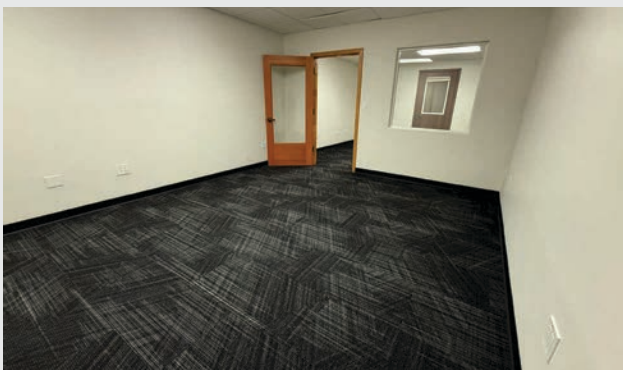
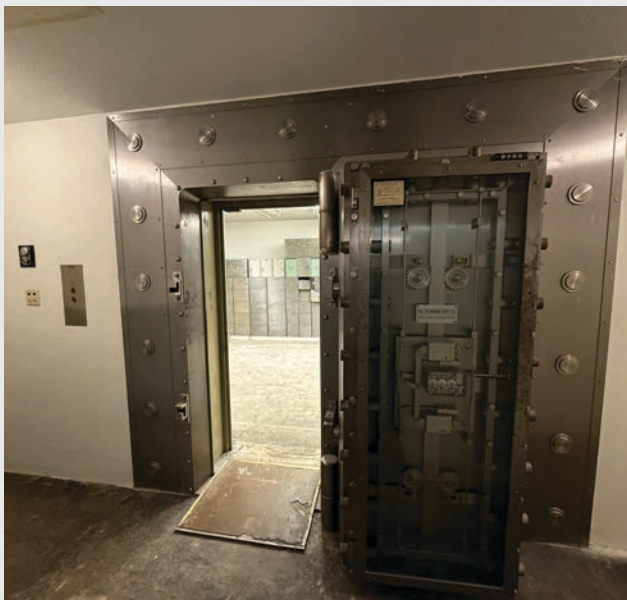


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PROPERTY PHOTOS

Basement Suites

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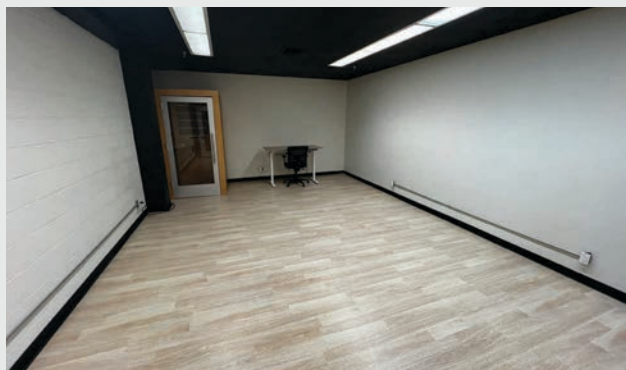


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PROPERTY PHOTOS

Basement Suites

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DOWNTOWN AREA

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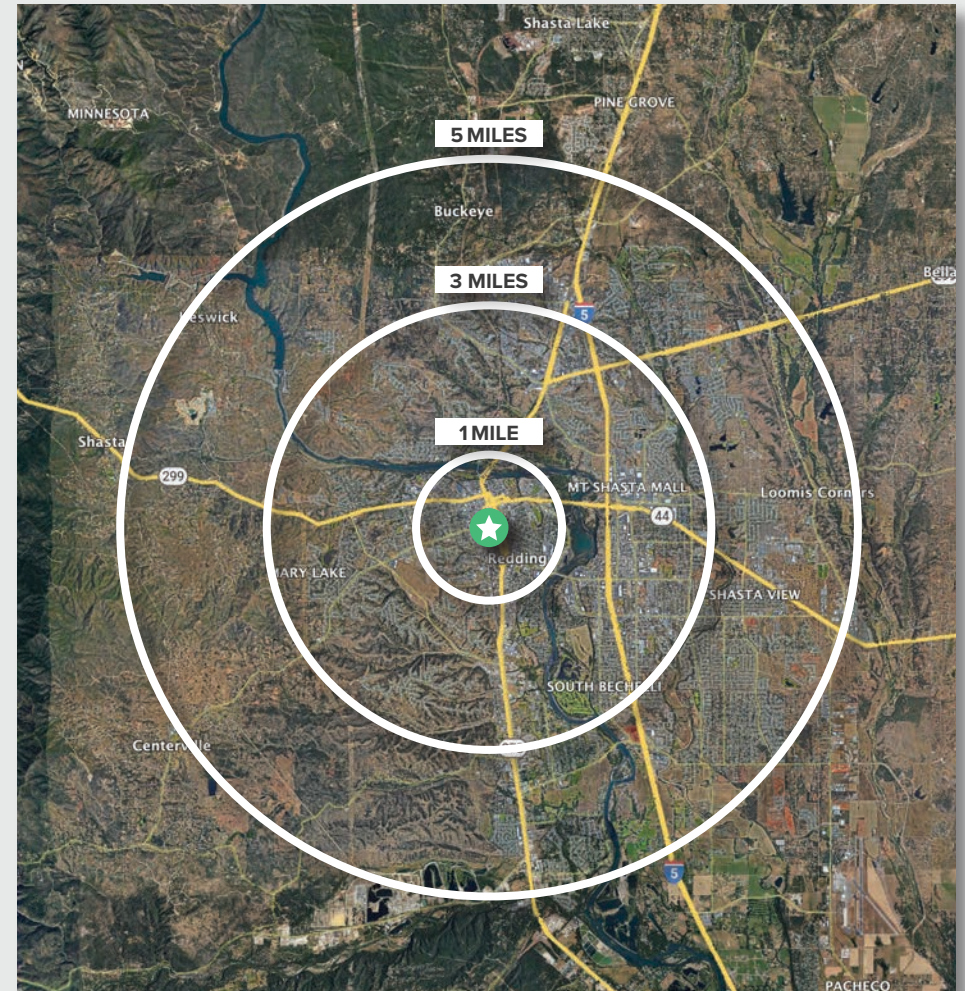
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REGIONAL DEMOGRAPHICS

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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



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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