

1425
VICTOR
REDDING | CA

For Lease

±1,300 Square Feet

Professional suite with
private offices and conference
room in Redding, CA

- Excellent access to Highway 44 and Interstate 5 corridors.
- Ample on-site parking with visibility from Victor Avenue.
- Surrounded by restaurants, retail, and neighborhood services.

TYLER JARDINE, CCIM

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

Suite B at 1425 Victor Avenue offers $\pm 1,300$ square feet of professional office space suitable for a variety of business and professional uses. Built in 2006, the suite features an open reception and work area, two private offices, a conference room with large windows providing abundant natural light, and a private restroom. The efficient layout accommodates a range of office users while providing dedicated spaces for private work, meetings, and reception.

Situated in east Redding near the intersection of Victor Avenue and Hartnell Avenue, the property provides convenient access to both Highway 44 and Interstate 5. The surrounding area is a blend of professional offices, established neighborhoods, and service-oriented businesses, offering a balanced and convenient location. Nearby amenities include restaurants, financial institutions, fitness centers, and shopping centers, supporting the needs of employees and clients alike. Strong traffic counts and easy access make this an efficient and well-positioned office location.

OFFERING

Size: $\pm 1,300$ square feet

Price: \$1.35 PSF per month | modified gross



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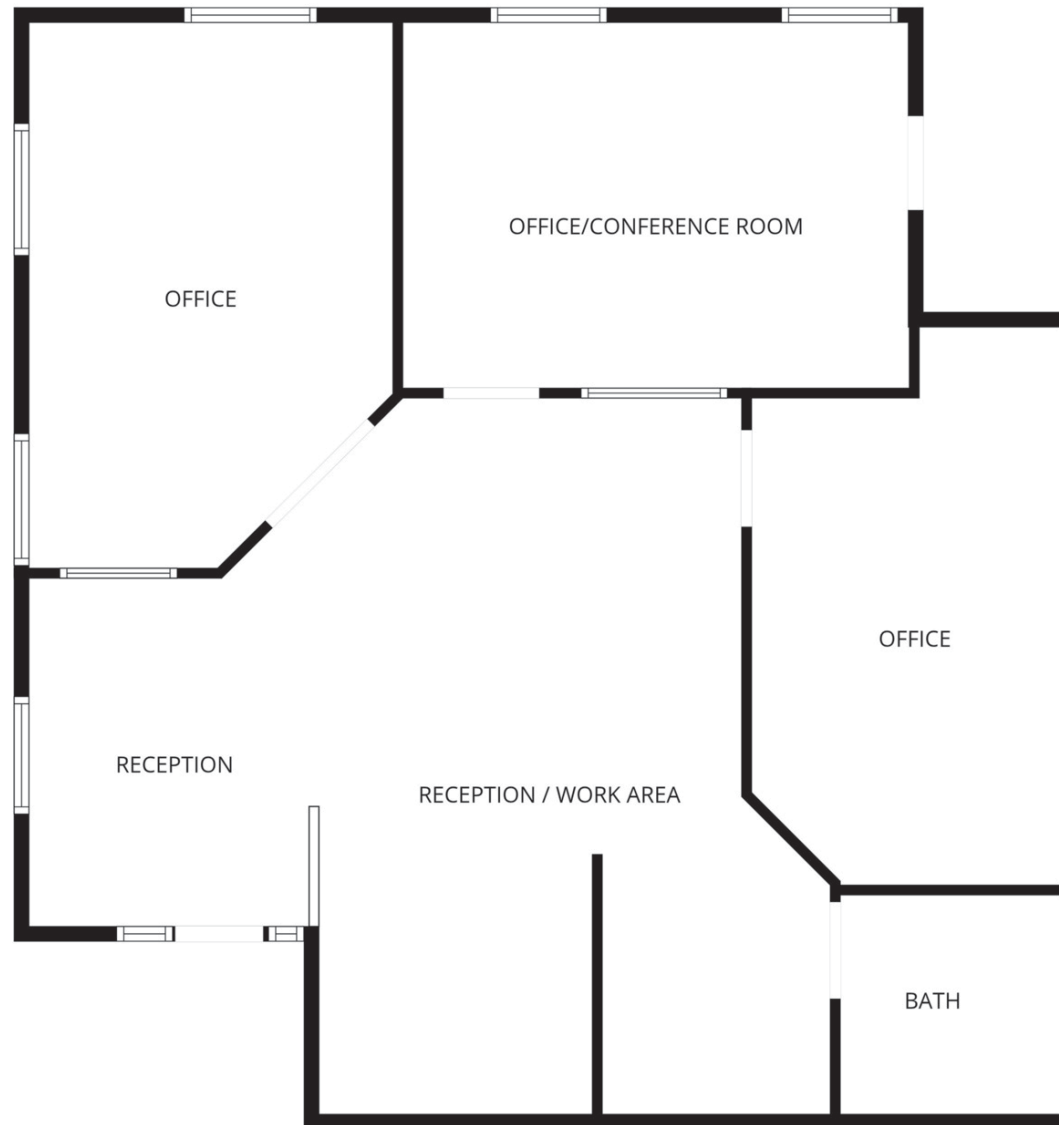
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FLOOR PLAN

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INTERIOR PHOTOS

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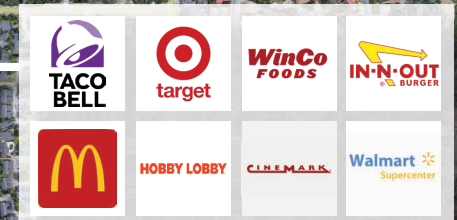
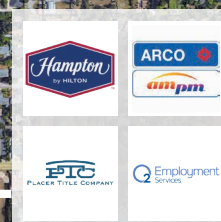
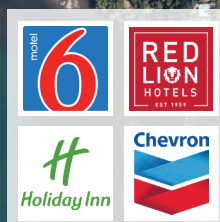
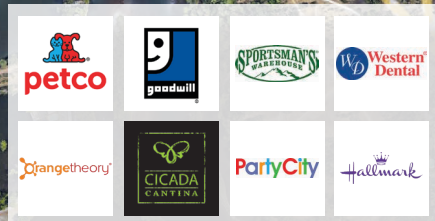
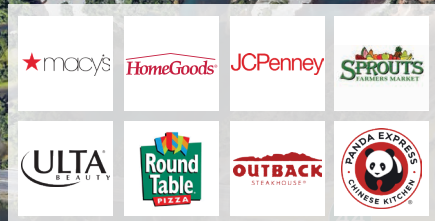
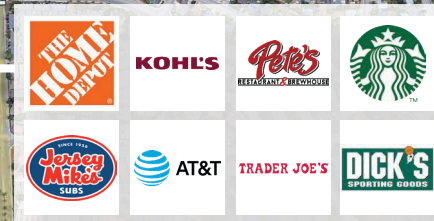
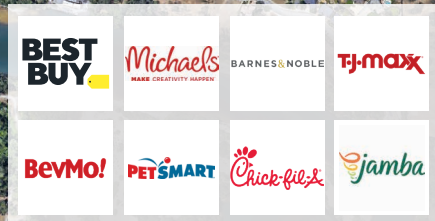
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CENTRAL LOCATION

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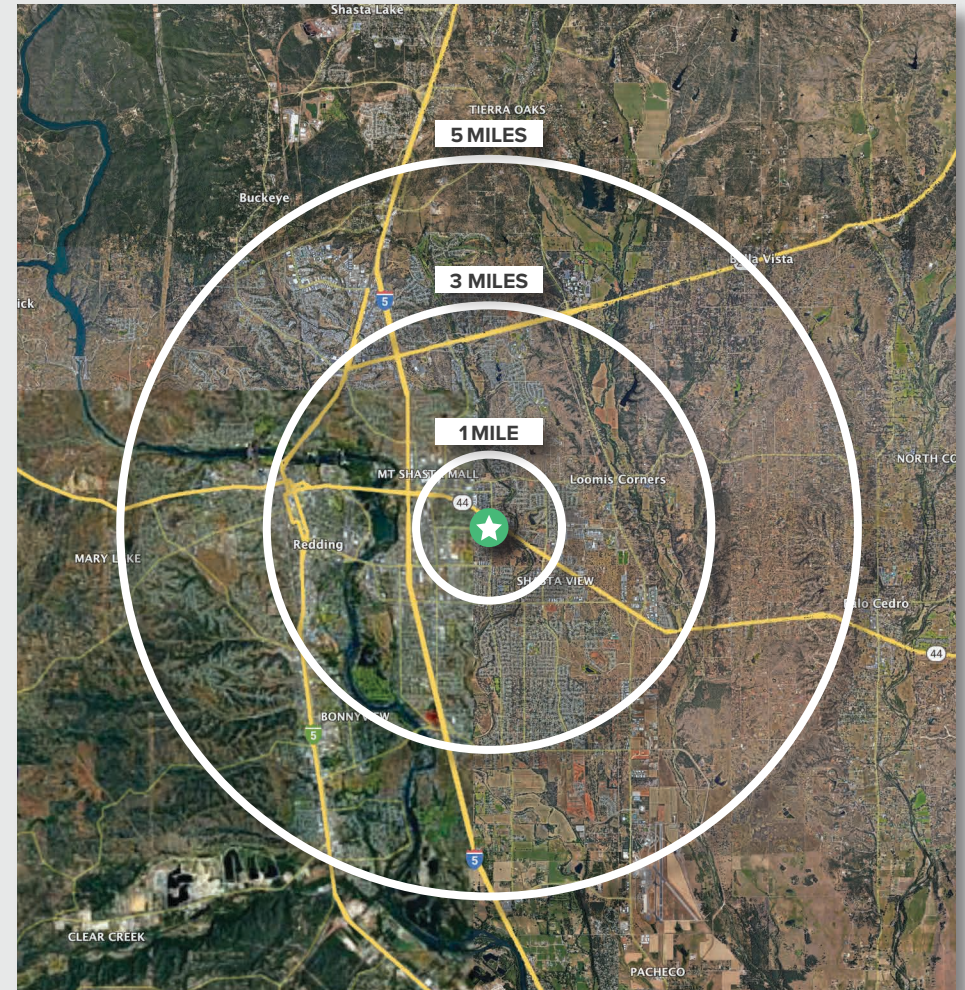
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	9,136	55,457	95,193
2020 Census Population	9,622	55,902	95,238
2010 Census Population	9,247	53,781	91,929
2026 Median Age	35.2	37.4	38.8
HOUSEHOLDS			
2026 Estimated Households	3,579	23,063	38,827
2020 Census Households	3,655	22,665	38,253
2010 Census Households	3,502	21,608	36,748
INCOME			
2026 Estimated Average Household Income	\$94,493	\$95,041	\$102,862
2026 Estimated Median Household Income	\$81,968	\$71,540	\$78,123
BUSINESS			
2026 Estimated Total Businesses	364	3,497	5,807
2026 Estimated Total Employees	3,664	31,375	49,998

Source: Applied Geographic Solutions 05/2026, 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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