

351
NORTHPOINT
REDDING | CA

For Lease

±670 Square Feet

Newly-remodeled commercial building directly across the street from the Raley's Shopping Center.

- Second-floor office suite with abundant natural light and mountain views.
- Newly remodeled multi-tenant building with professional design and modern upgrades.
- Convenient access to Interstate 5 and downtown Redding.
- Ample on-site parking for employees and clients.

RYAN HAEDRICH, CCIM

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DRE #01747622



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EXECUTIVE SUMMARY



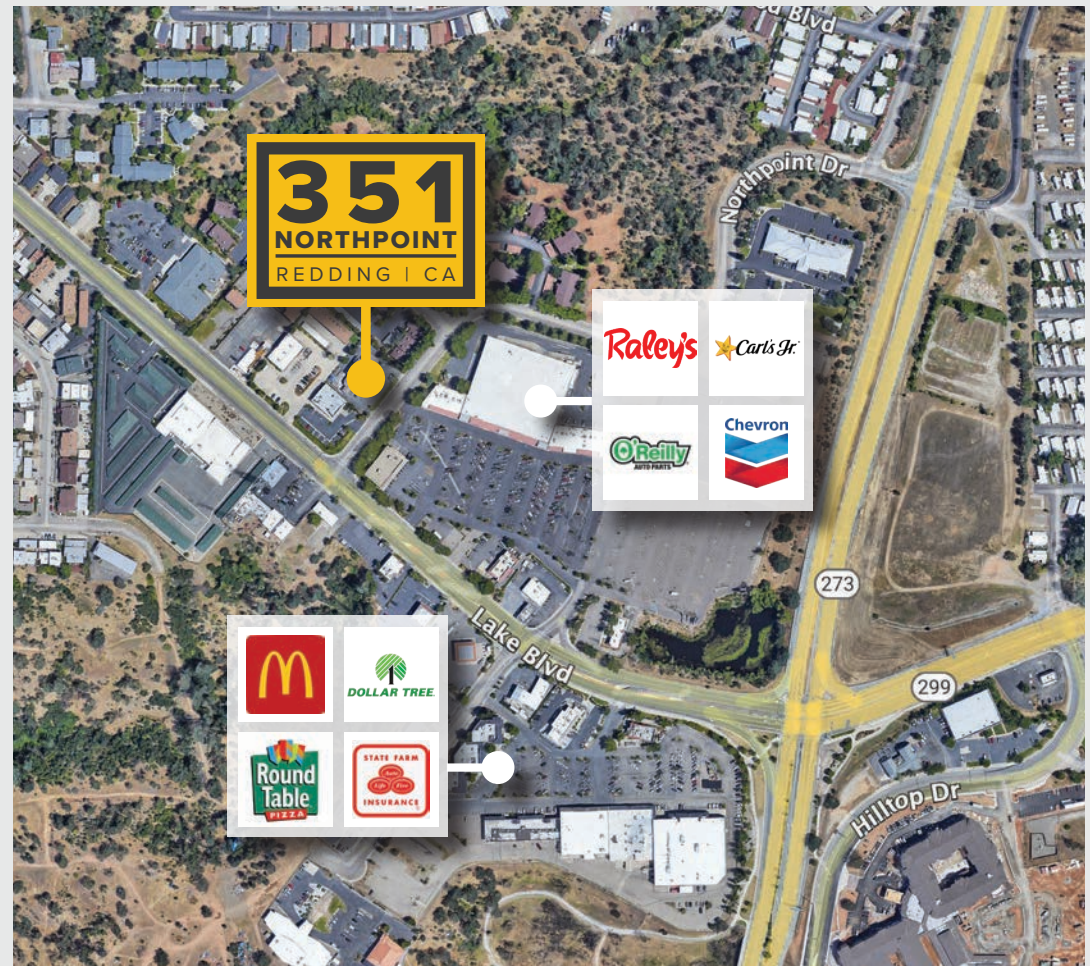
PROPERTY OVERVIEW

Located on Northpoint Drive in north Redding, this newly remodeled multi-tenant building offers professional office and retail spaces for lease. The available second-floor Suite F features excellent natural light and scenic mountain views, creating a comfortable and productive work environment. The suite has been upgraded with modern finishes and provides a flexible layout suitable for small to mid-size businesses seeking a professional office setting in a well-maintained property.

The property is situated directly across from the Raley's Shopping Center on Lake Boulevard, offering strong visibility and convenient access to surrounding neighborhoods and major roadways. Tenants benefit from ample on-site parking and proximity to retail, dining, and daily services. The location allows for quick connections to Interstate 5 and downtown Redding, providing convenience for both employees and clients.

AVAILABILITY

Suite F: ±670 SF - \$500 per month modified gross



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PROPERTY PHOTOS

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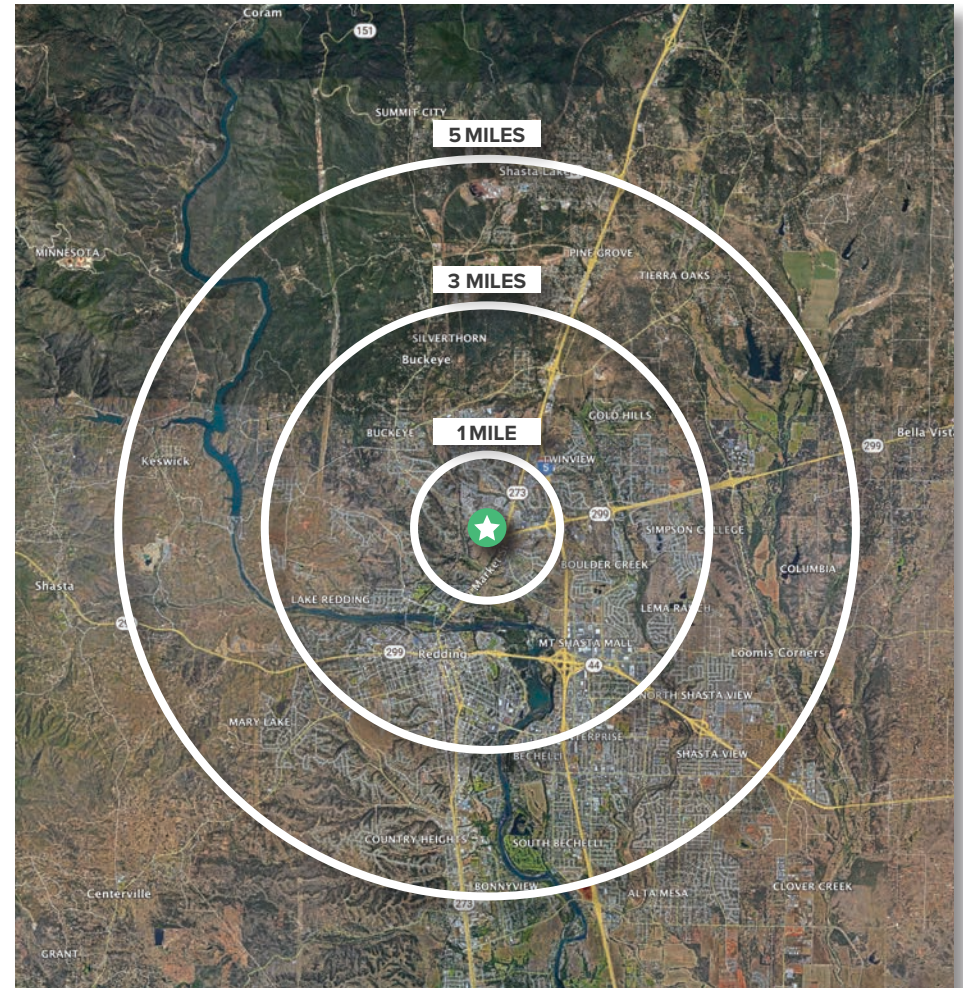


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	7,732	44,082	89,250
2020 Census Population	8,055	43,975	90,324
2010 Census Population	7,634	42,750	88,131
2025 Median Age	40.2	38.8	38.5
HOUSEHOLDS			
2025 Estimated Households	3,671	18,807	36,090
2020 Census Households	3,820	18,928	36,626
2010 Census Households	3,650	18,313	35,486
INCOME			
2025 Estimated Average Household Income	\$76,356	\$89,703	\$95,360
2025 Estimated Median Household Income	\$59,872	\$69,037	\$75,155
BUSINESS			
2025 Estimated Total Businesses	215	3,703	5,535
2025 Estimated Total Employees	1,587	33,193	46,243



Source: Applied Geographic Solutions 5/2025, 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.

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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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