

1425
VICTOR
REDDING | CA

For Lease

±1,306 Square Feet

Professional office suite
with flexible layout and
visibility 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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DRE #01411003

 **CLICK TO TAKE A
VIRTUAL TOUR**



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EXECUTIVE SUMMARY

**1425
VICTOR**
REDDING | CA

PROPERTY OVERVIEW

Suite C at 1425 Victor Avenue offers $\pm 1,306$ square feet of professional office space designed for a variety of business uses. Built in 2006, the suite includes a welcoming open reception and work area, two private offices with large windows that provide abundant natural light, a private restroom, and an additional flex area ideal for storage, a breakroom, or an auxiliary workspace. The property features ample on-site parking and excellent visibility along Victor Avenue, creating a professional and accessible environment for tenants and visitors.

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: $\pm 1,306$ square feet

Price: \$1.35 PSF per month, Modified Gross



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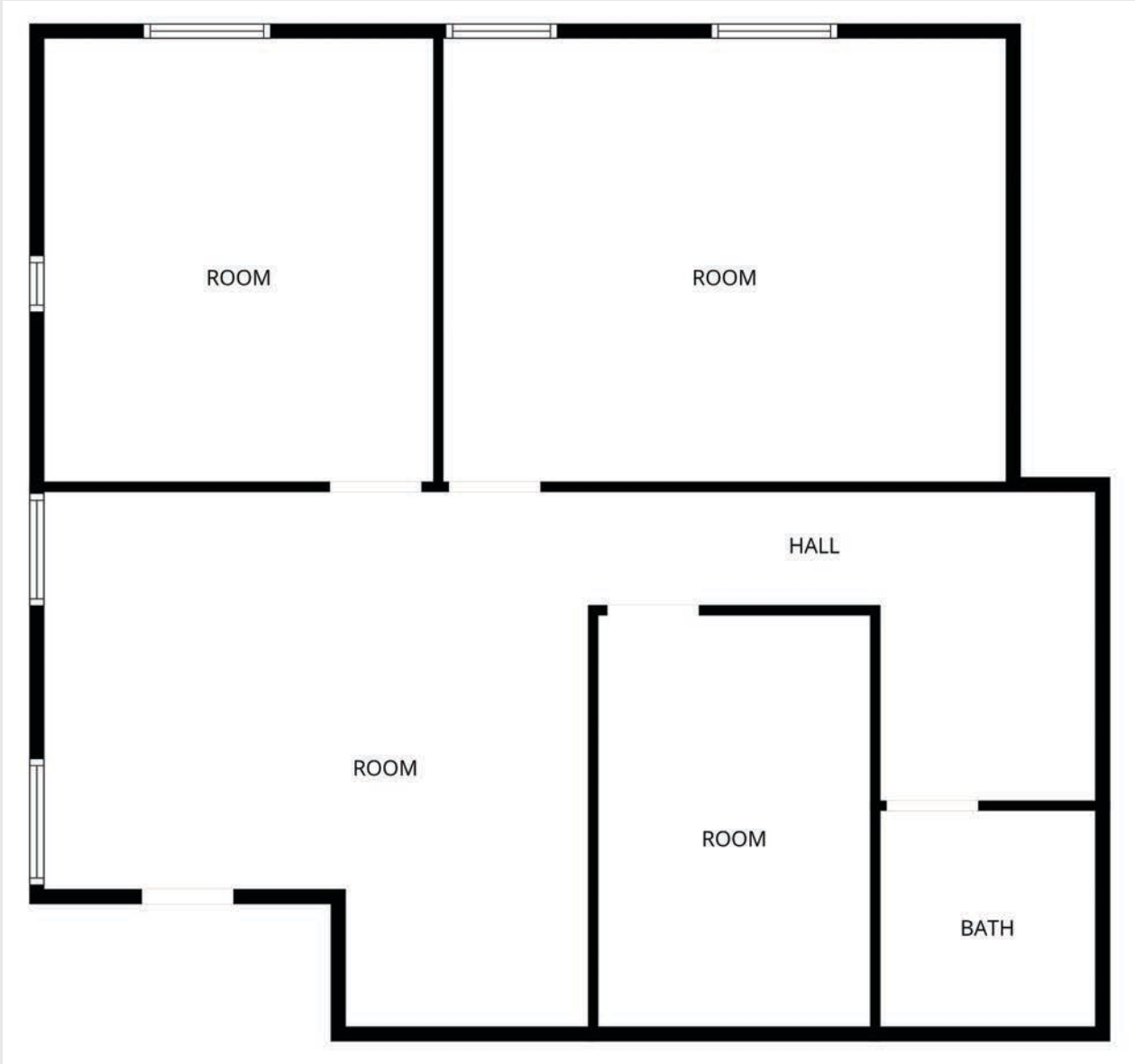
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FLOOR PLAN



INTERIOR PHOTOS

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CENTRAL LOCATION

1425 VICTOR
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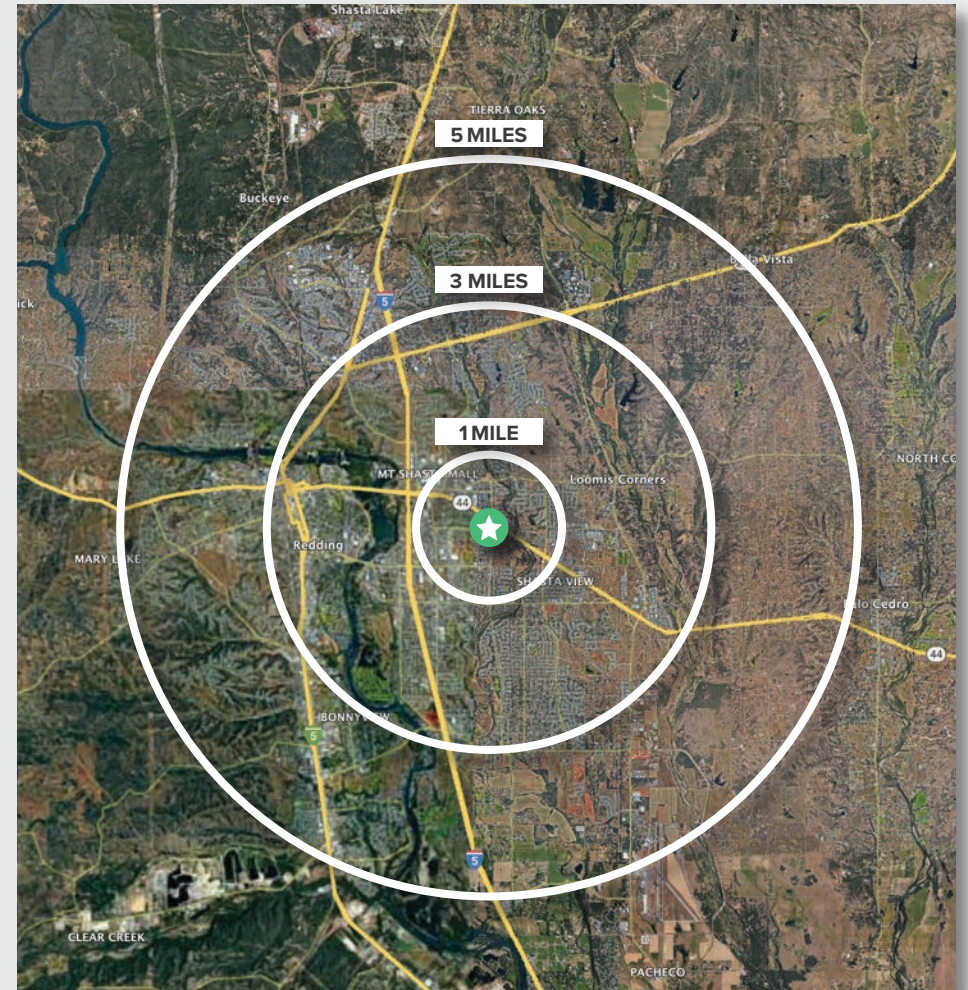


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REGIONAL DEMOGRAPHICS

1425
VICTOR
REDDING | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	11,388	54,951	94,872
2020 Census Population	11,760	56,389	96,105
2010 Census Population	11,322	53,921	92,444
2025 Median Age	33.8	37.1	38.7
HOUSEHOLDS			
2025 Estimated Households	4,299	21,905	37,938
2020 Census Households	4,429	22,378	38,504
2010 Census Households	4,272	21,188	36,897
INCOME			
2025 Estimated Average Household Income	\$91,449	\$97,120	\$100,830
2025 Estimated Median Household Income	\$75,460	\$75,159	\$77,709
2025 Estimated Per Capita Income	\$34,841	\$39,089	\$40,653
BUSINESS			
2025 Estimated Total Businesses	850	3,666	6,082
2025 Estimated Total Employees	6,625	31,984	51,147



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.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



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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