

1551 MARKET

REDDING | CA

For Lease

±1,390 to ±3,490 SF

Retail at the Whistle –
Downtown Redding, CA's
newest mixed-use destination.

- Large glass storefronts with floor-to-ceiling windows with wide sidewalks.
- Variety of parking options including basement and public structure.
- Negotiable tenant improvement allowances based on lease terms and use.



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Positioned within one of downtown Redding's most anticipated mixed-use developments, the Retail at the Whistle offers a strategic location for retailers and food and beverage operators seeking strong visibility and steady foot traffic. Located alongside the future Redding Public Market—scheduled to open September 2025—this development is poised to draw consistent daily visitors and establish itself as a central gathering spot. A range of retail suites are available, from $\pm 1,390$ to $\pm 3,490$ square feet, including a rare space adjacent to a covered outdoor patio. Cold and warm shell delivery options offer flexibility for custom buildouts, with tenant improvement allowances negotiable based on use and lease terms.

Each suite features expansive storefront glass, providing excellent natural light and visibility. The building is designed to support a variety of activation opportunities, including sidewalk seating along its wide pedestrian-friendly frontage. With a mix of nearby parking—including street-level, covered basement, and a 400-stall structure just a block away—accessibility is well accounted for. Existing co-tenants such as the Redding Public Market, New Clairvaux Winery, Apricot Lane, and La Joie café bring a complementary mix of retail and hospitality energy to the site, reinforcing its appeal for businesses ready to be part of downtown's next chapter.



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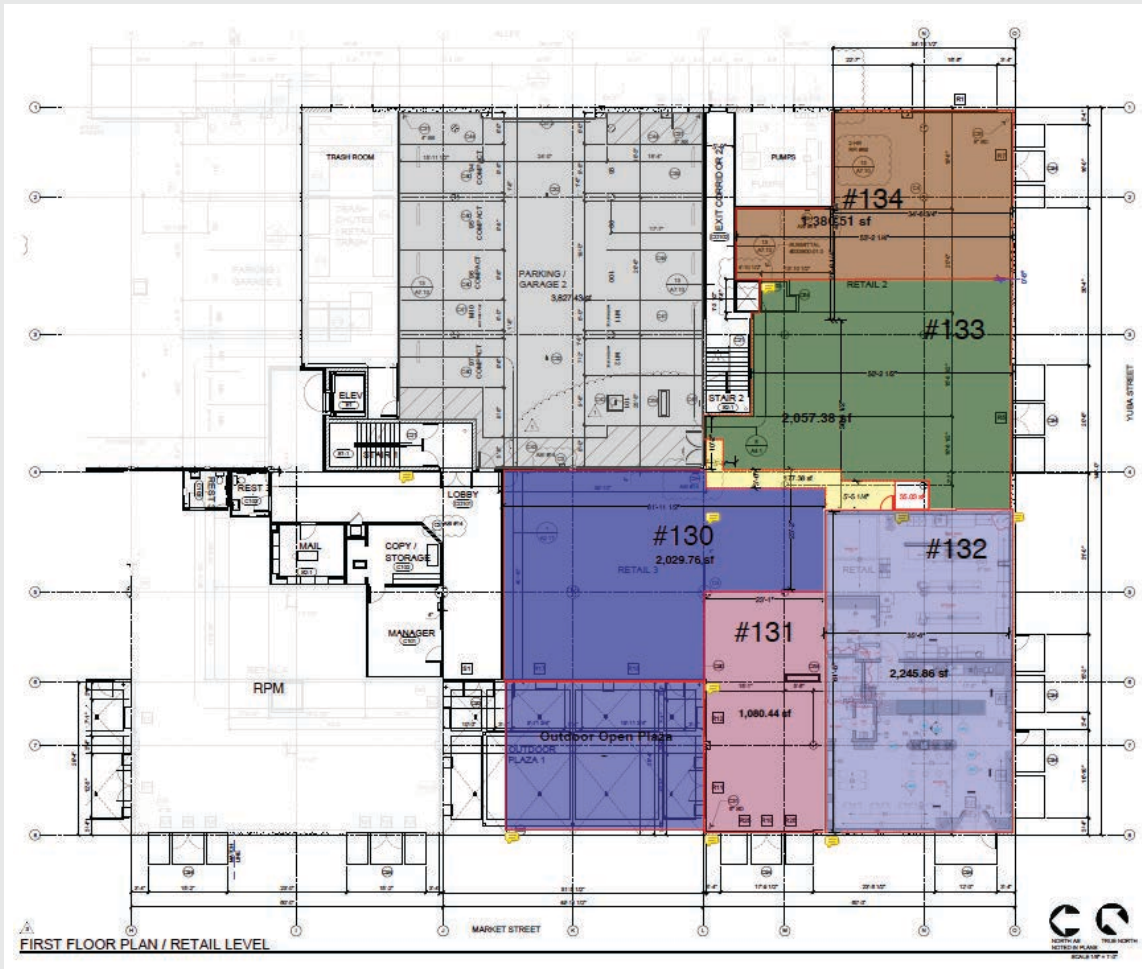
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FLOOR PLAN & AVAILABILITY



Suite	Square Feet	Price PSF
130	±2,200 SF	\$3.00 NNN
133	±2,100 SF	\$2.75 NNN
134	±1,390 SF	\$2.50 NNN
135 (133 & 134 combined)	±3,490 SF	\$2.75 NNN



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PROPERTY PHOTOS

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DOWNTOWN AREA

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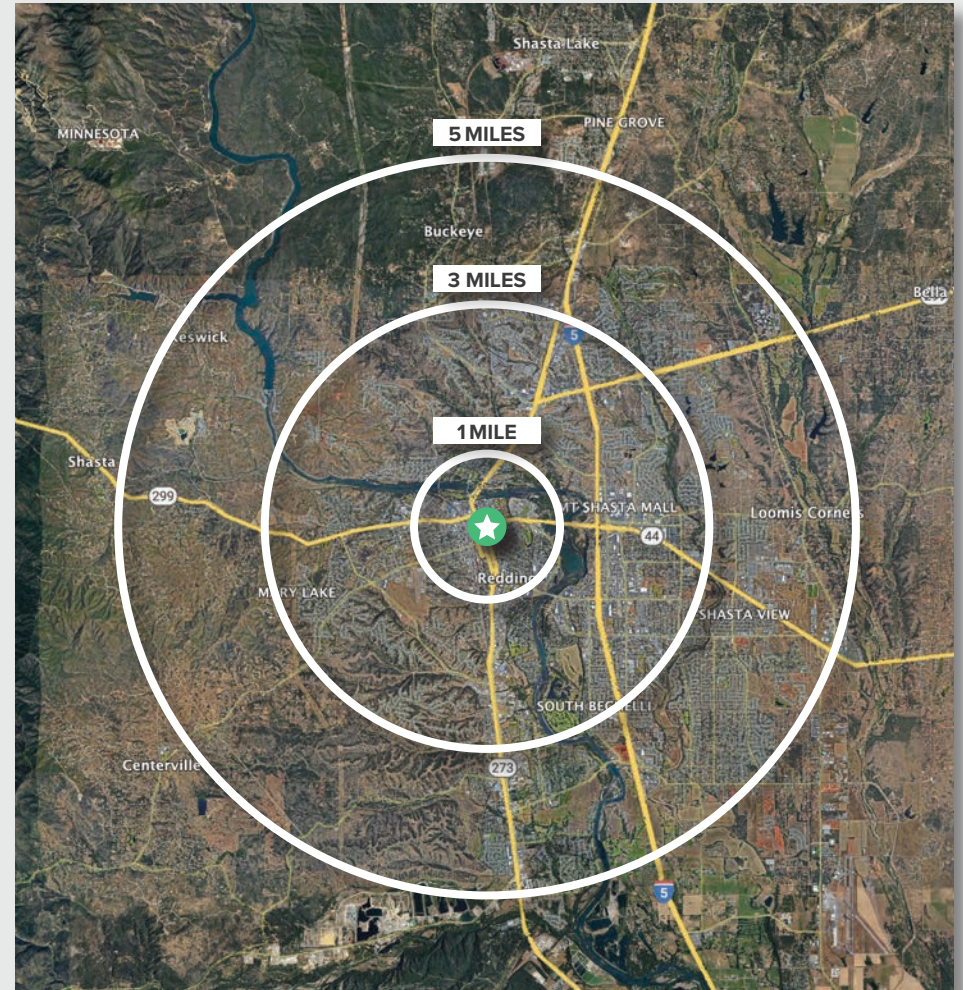


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	9,364	95,352	139,197
2030 Projected Population	9,522	94,359	138,044
2020 Census Population	9,096	96,639	141,346
2010 Census Population	8,913	94,114	137,477
2025 Median Age	37.7	38.6	40.1
HOUSEHOLDS			
2025 Estimated Households	4,314	38,253	55,314
2030 Projected Households	4,441	37,914	54,913
2020 Census Households	4,099	38,797	56,208
2010 Census Households	4,092	37,594	54,306
INCOME			
2025 Estimated Average Household Income	\$67,251	\$99,842	\$102,390
2025 Estimated Median Household Income	\$47,569	\$77,325	\$79,473
2025 Estimated Per Capita Income	\$31,614	\$40,382	\$40,926
BUSINESS			
2025 Estimated Total Businesses	1,856	5,841	7,084
2025 Estimated Total Employees	15,494	48,618	58,177



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.

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COMMERCIAL BROKERAGE

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