

CYPRESS RETAIL CENTER

555 E Cypress Avenue

Haedrich & Co., Inc.
COMMERCIAL REAL ESTATE



Property Summary

Cypress Retail Center ••• 555 E Cypress Avenue Redding, CA 96002



Property Description

Considered Redding's highest exposure retail space, this location stands out at Cypress Avenue and I-5 with 40,000 cars per day on Cypress Avenue and an additional 69,000 annual average daily traffic on I-5, not including semi-trucks. Currently occupied by Site For Sore Eyes, this 2,500 square foot retail space also includes an optional drive-thru with a stacking lane long enough for 8 vehicles, expansive parking lot for walk-in customers, and strong neighboring co-tenant mix including Leslie's Pool Supplies, Office Depot, Lumberjacks restaurant, and West Marine, to name a few.

Property Highlights

- Highest exposure location at I-5 and Cypress Avenue in Redding (over 70,000 cars per day)
- 2,500 square feet with optional drive-thru with 8 car stacking lane
- High traffic co-tenancy with Leslie's Pool Supply, Office Depot, Lumberjacks, West Marine

Chris Haedrich

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CalDRE #01484672

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Offering Summary

Lease Rate/SF/Month:	\$2.95/SF/month (NNN)
Lease Rate/SF/Year:	\$35.40/SF/year (NNN)
Base Rent/Month:	\$7,375/month (NNN)
Average Triple Net Fees (NNN):	\$0.23/SF/Month (\$2.76/SF/Year)
Cypress Avenue Traffic Counts:	40,000 CPD
Interstate 5 (I-5) Traffic Counts:	69,000 AADT

Neighboring Cotenants

- Leslie's Pool Supply
- Office Depot
- Lumberjack's Restaurant
- West Marine
- NorCal Corals
- Axiom Repertory Theatre

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Retailer Map

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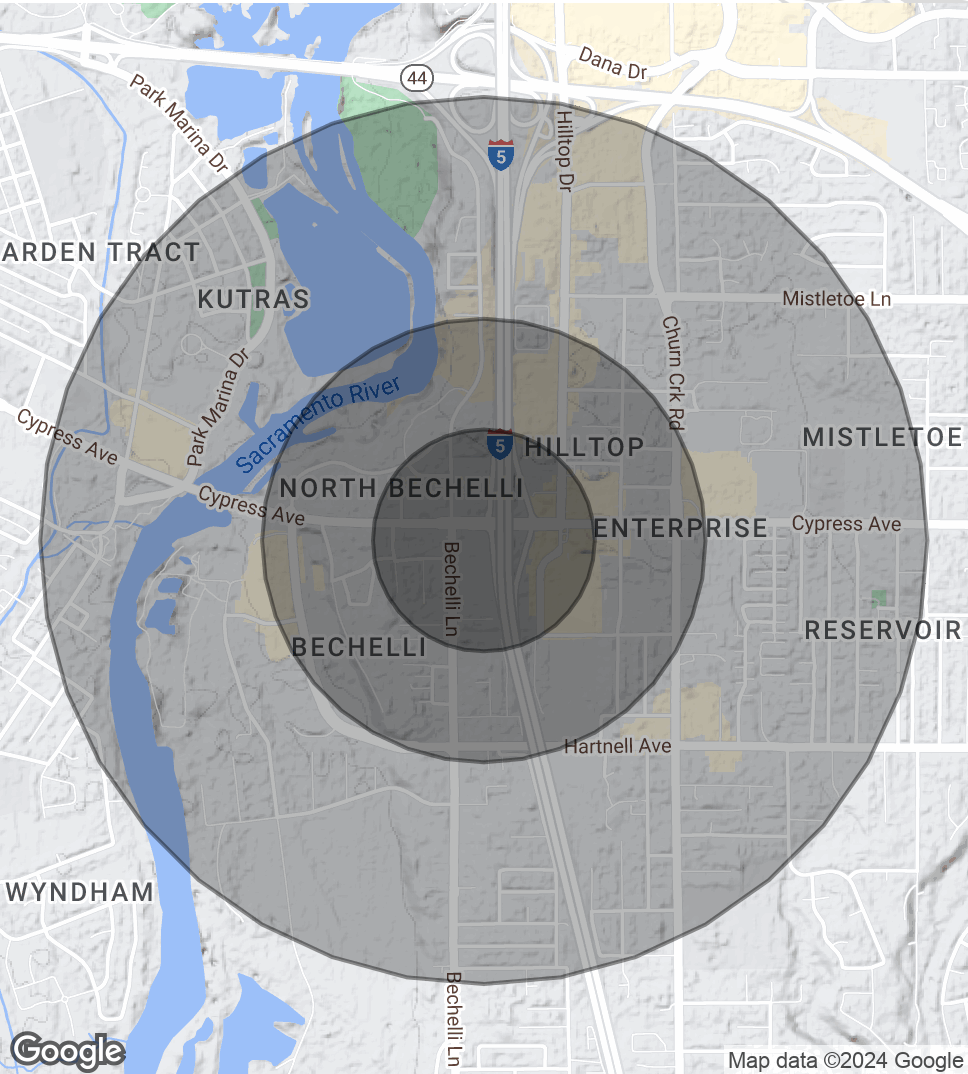
Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	447	1,727	8,003
Average Age	41.0	41.0	36.8
Average Age (Male)	44.6	43.8	37.7
Average Age (Female)	41.0	41.6	36.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	190	744	3,211
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$59,605	\$59,000	\$61,041
Average House Value	\$143,881	\$144,073	\$196,690

* Demographic data derived from 2020 ACS - US Census



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