



**FOR LEASE**

# PRIME RETAIL/OFFICE LOCATION NEXT TO CHASE BANK

910 CYPRESS AVENUE, REDDING, CA 96001

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## PROPERTY SUMMARY

<b>Available SF:</b>	1,265 SF
<b>Lease Rate:</b>	\$1.50 SF/month (NNN)
<b>Year Built:</b>	1995
<b>Renovated:</b>	2008
<b>Zoning:</b>	General Commercial - Visitor Retail (GC - VR)

## PROPERTY OVERVIEW

Prime location on busy Cypress Avenue next to Chase Bank in first class building. Great visibility on large pole sign on one of Redding's busiest streets. Easily accessible from all of Redding, this 1,265 sf space has an open floor plan with one bathroom, t-bar ceilings, concrete floor and large windows for great natural light.

## PROPERTY HIGHLIGHTS

- High traffic prime retail/office location
- Shares building with CHASE BANK with excellent existing customer base
- 1,265sf open floor plan ready for any design or immediate retail use
- Space on large pole sign with high visibility and traffic counts

FOR MORE INFORMATION:

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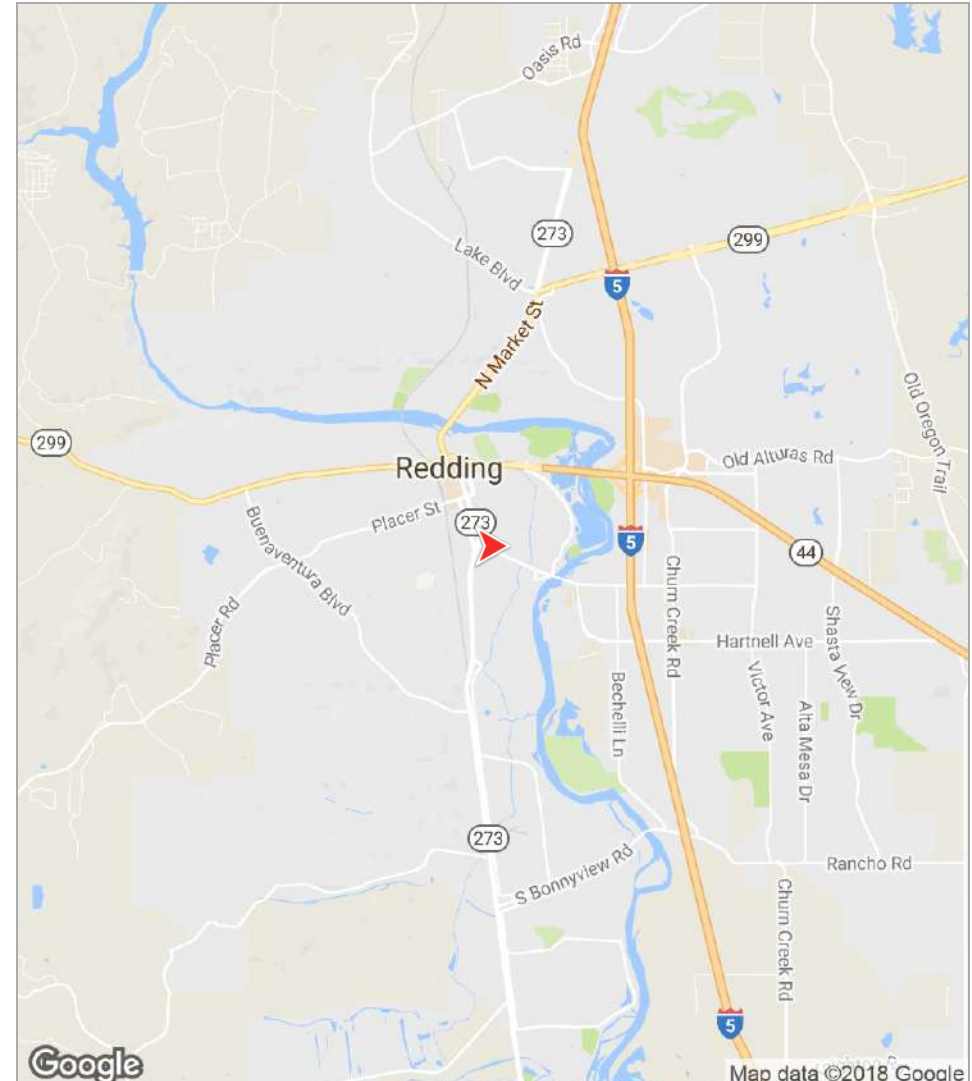
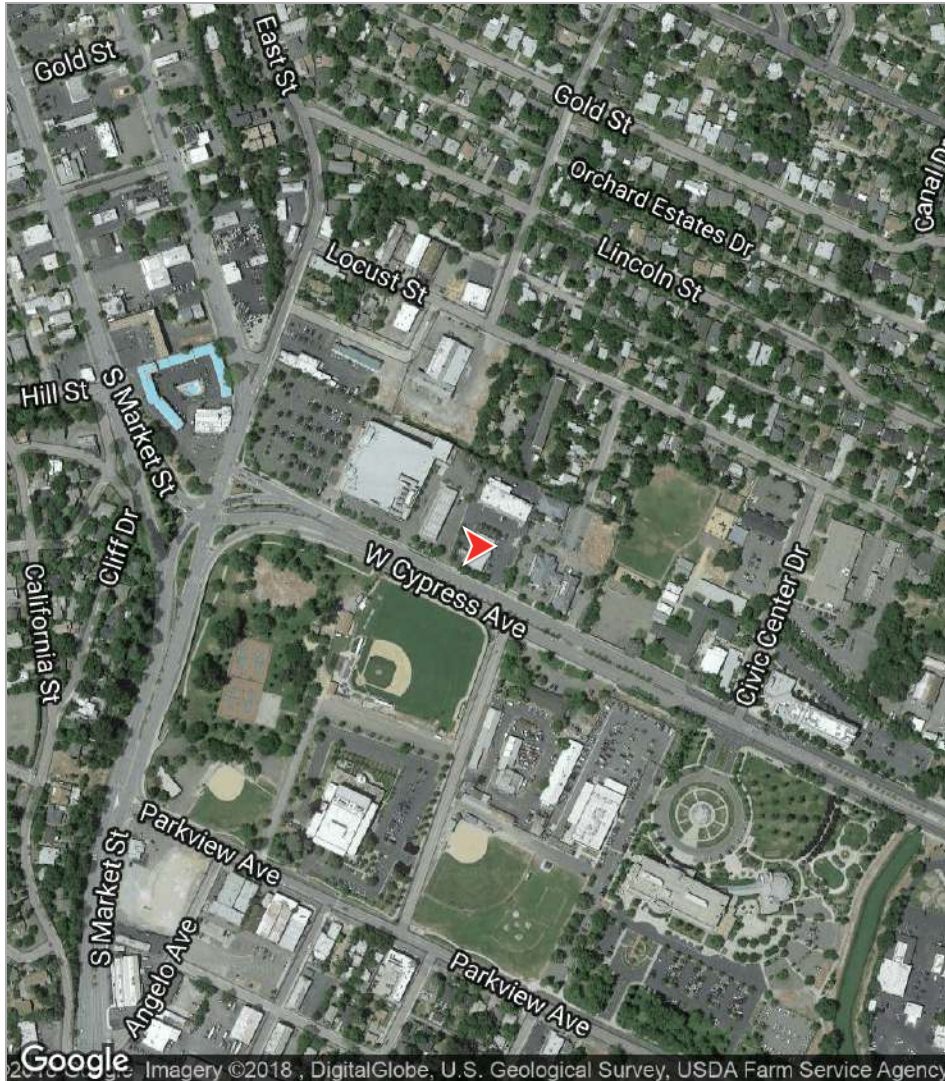
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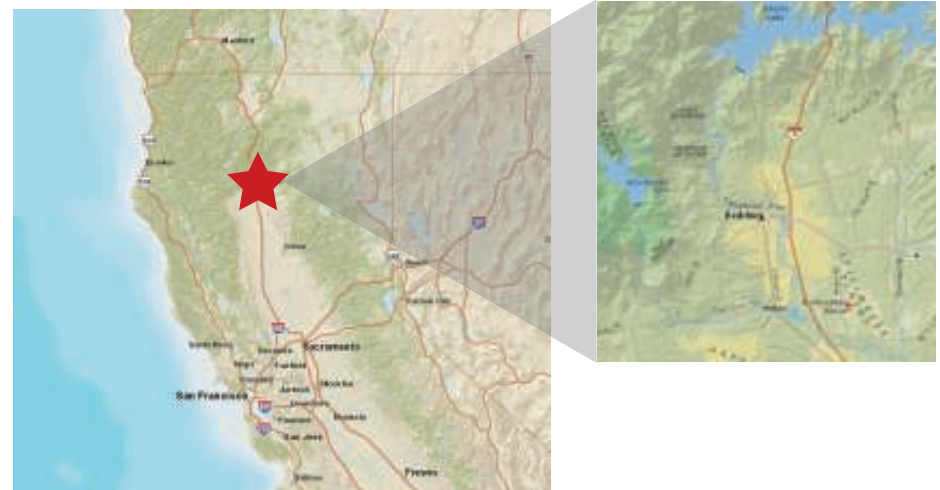
# Location & Demographics

## Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 140,000 people.

	Population 	Avg. Income 	Households 
One Mile	8,594	\$41,393	3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257







# Acquisitions    Leasing    Consulting

Haedrich & Co., Inc. is a full-service commercial real estate firm established in 1985. As our primary mission, the firm seeks to professionally serve its clients in making well-educated decisions concerning the use, management, and operation, acquisition or disposition of commercial real estate. Members of our team are affiliated with The Appraisal Institute, International Council of Shopping Centers (ICSC), and Certified Commercial Investment Member (CCIM).

*"We build our success on yours..."*