



LOFTS AT CYPRESS SQUARE

2455 ATHENS AVE, REDDING, CA 96001

Jess Whitlow, CCIM
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PROPERTY SUMMARY

2455 ATHENS AVE, REDDING, CA 96001



PROPERTY DESCRIPTION

Upstairs office space in the center of town! High lofted wood beam ceilings and tree house feel to these quiet office spaces in Cypress Square Shopping center.

Upstairs with stair access only. Perfect fit for small businesses seeking an office away from home or starting to grow their small teams. Various sizes, can be combined to fit your needs. INCLUDES UTILITIES with the exception of phone and internet.

CYPRESS SQUARE: Join this community retail center with easy access from all parts of Redding! Wonderful mix of tenants with strong traffic demand to the center. Notable tenants in the shopping center include Orchard Nutrition Center, Organic Pilates, Rebel Fitness, Red Door Antiques, The Reading Basket, The Spot Barber Lounge, The Juice Lab, Los Cachorros Taqueria, Fast Weenies Hot dogs, and more!

PROPERTY HIGHLIGHTS

- Utilities Included!
- Quick and easy access from all areas of the city with short drive to I-5 or Hwy 44
- Perfect small office spaces in a quiet building for your business.
- 460+ Parking Spaces
- Onsite Property Management Office
- Upstairs with stair access only (no elevator)
- Beautiful lofted wood beam ceilings
- Common restrooms



OFFERING SUMMARY

Lease Rate:	Varies, see next page
Lease Type	Gross (Utilities Included)
Available SF:	536 SF
Lot Size:	1.42 Acres
Total Shopping Center Size	90,195 SF
Zoning	GC-VR (General Commercial-Visitor Retail)

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OFFICE BUILDING FOR LEASE

LEASE SPACES

2455 ATHENS AVE, REDDING, CA 96001



LEASE INFORMATION

Lease Type:	Gross (Utilities Included)	Lease Term:	Negotiable
Total Space:	536 SF	Lease Rate:	\$695 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	536 SF	Gross	\$695 per month	Upstairs office space with 2 private with windows for natural light, large storage room or podcast/zoom room and open work area or waiting/reception. Upstairs with stair access only. Available Now!

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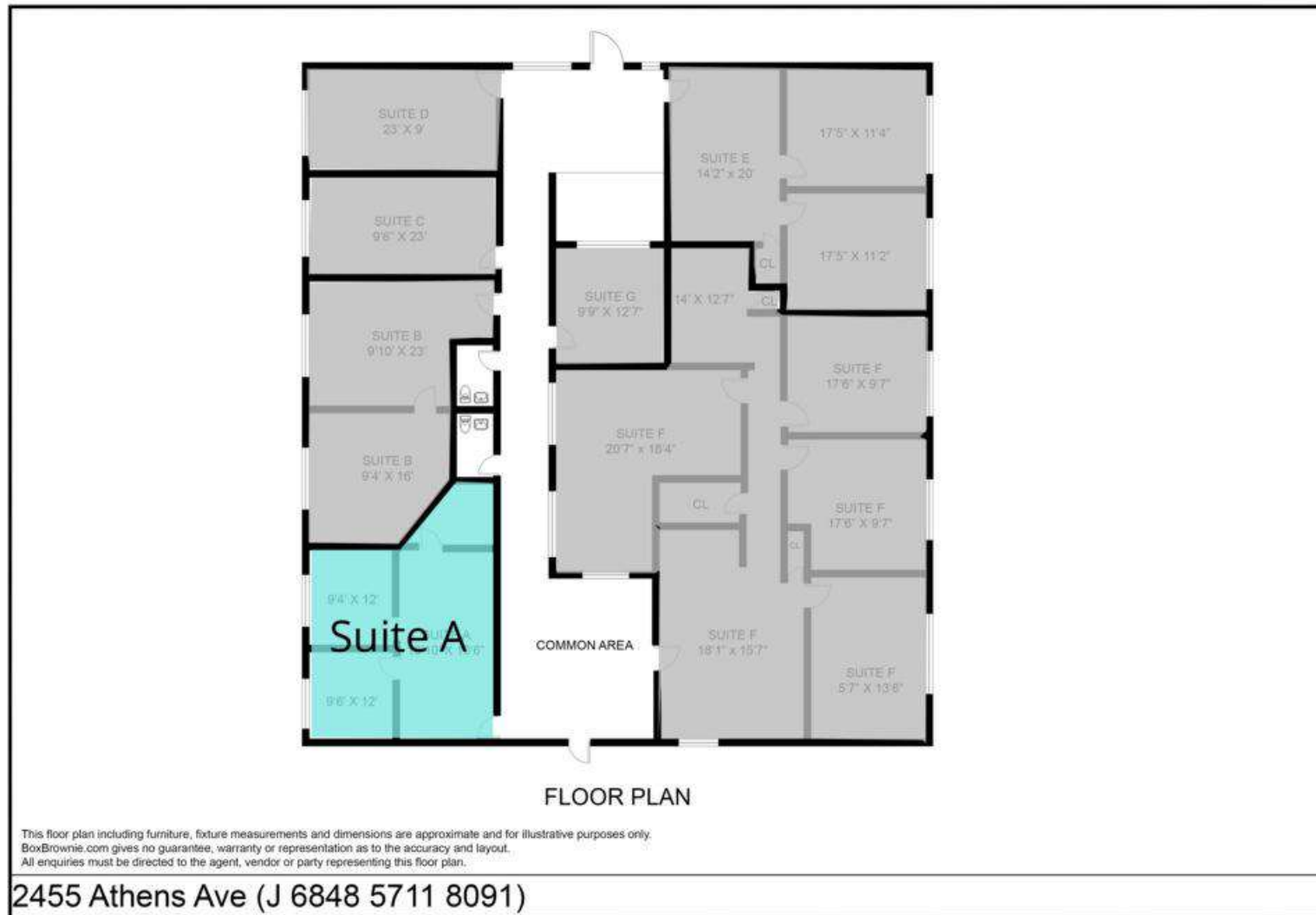
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FLOOR PLANS

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EXTERIOR

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COMMON AREA

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OFFICE BUILDING FOR LEASE

SUITE A

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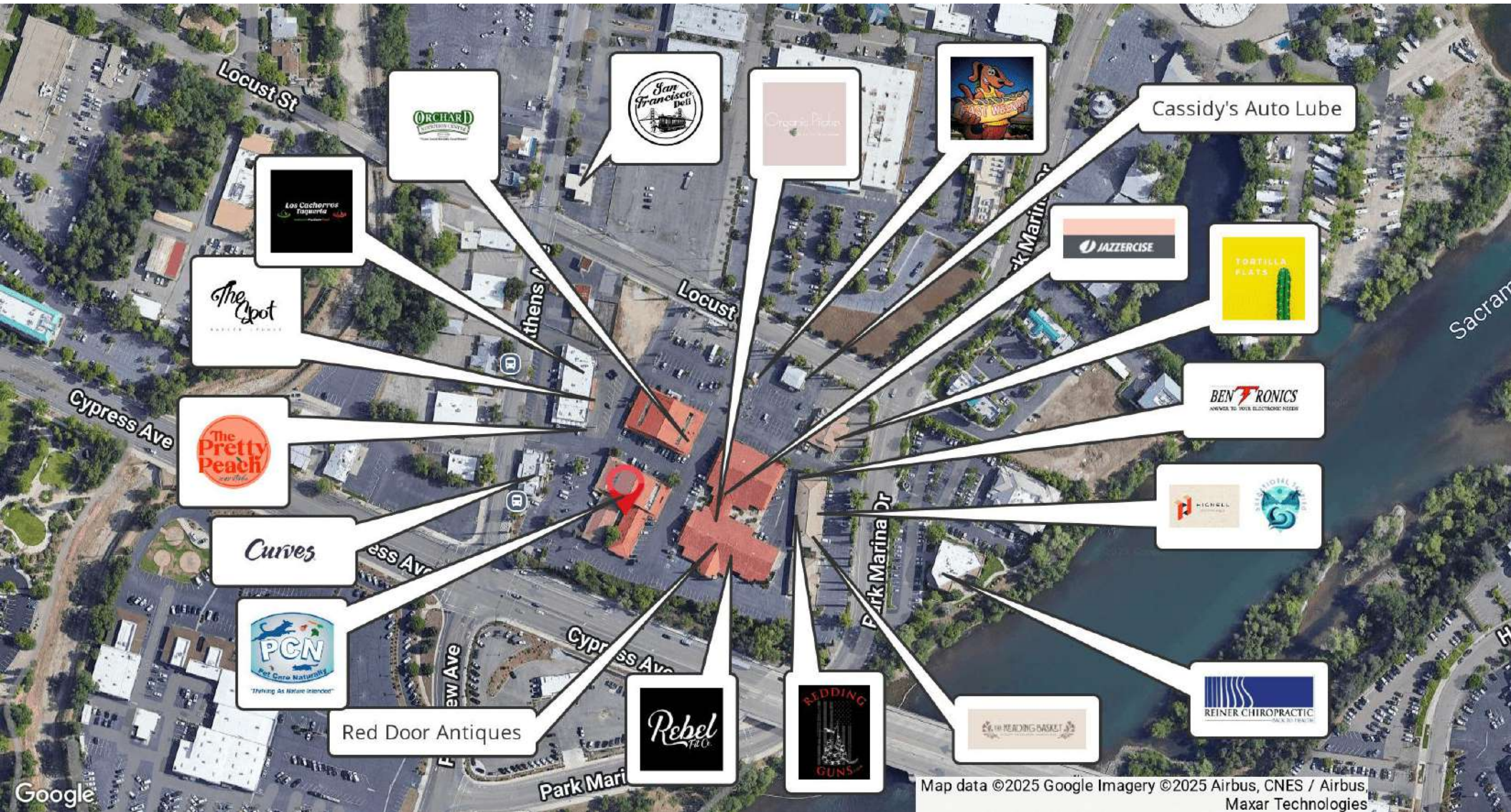
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RETAILER MAP

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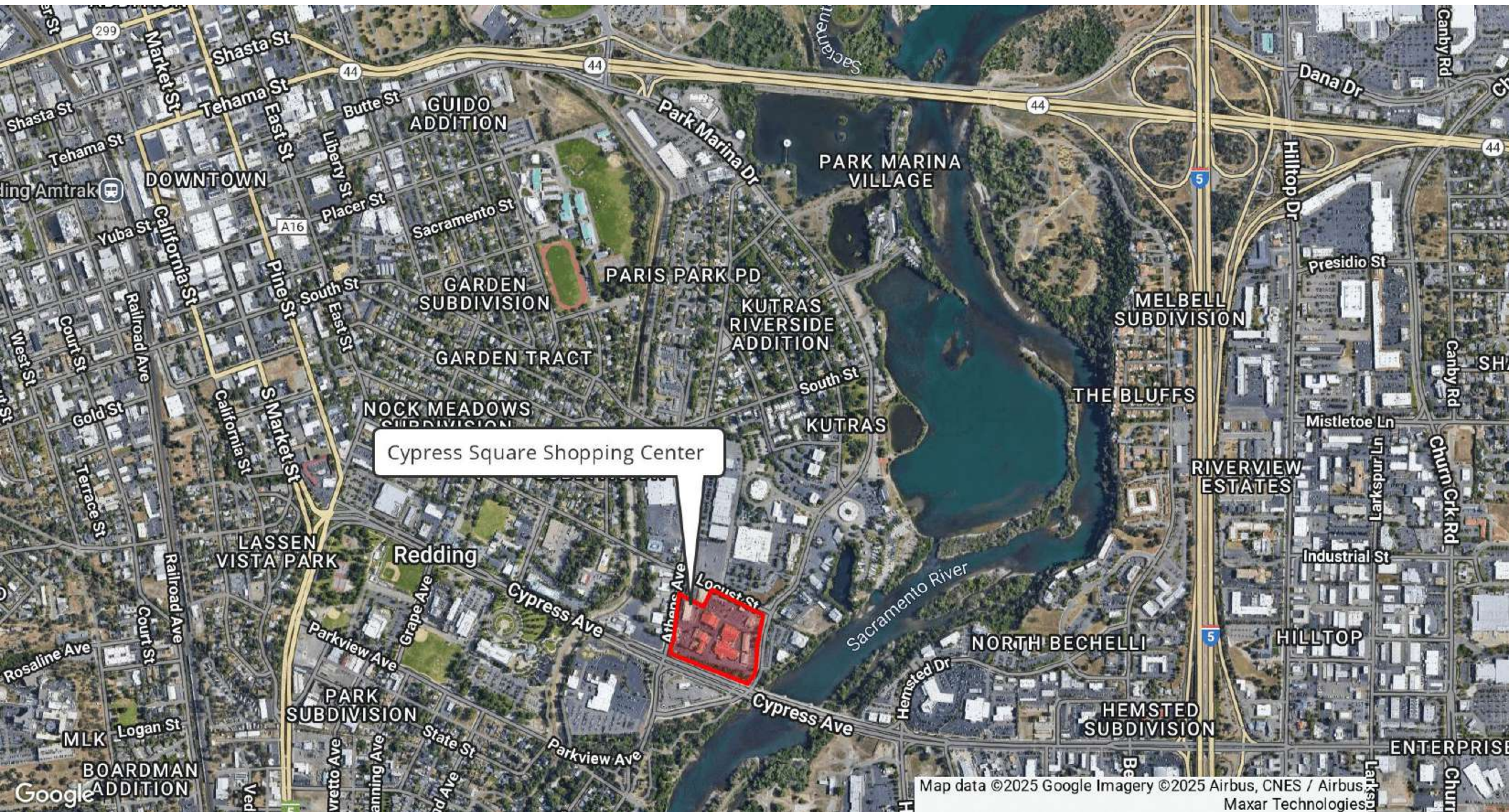
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LOCATION MAP AND OVERVIEW

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DEMOGRAPHICS MAP & REPORT

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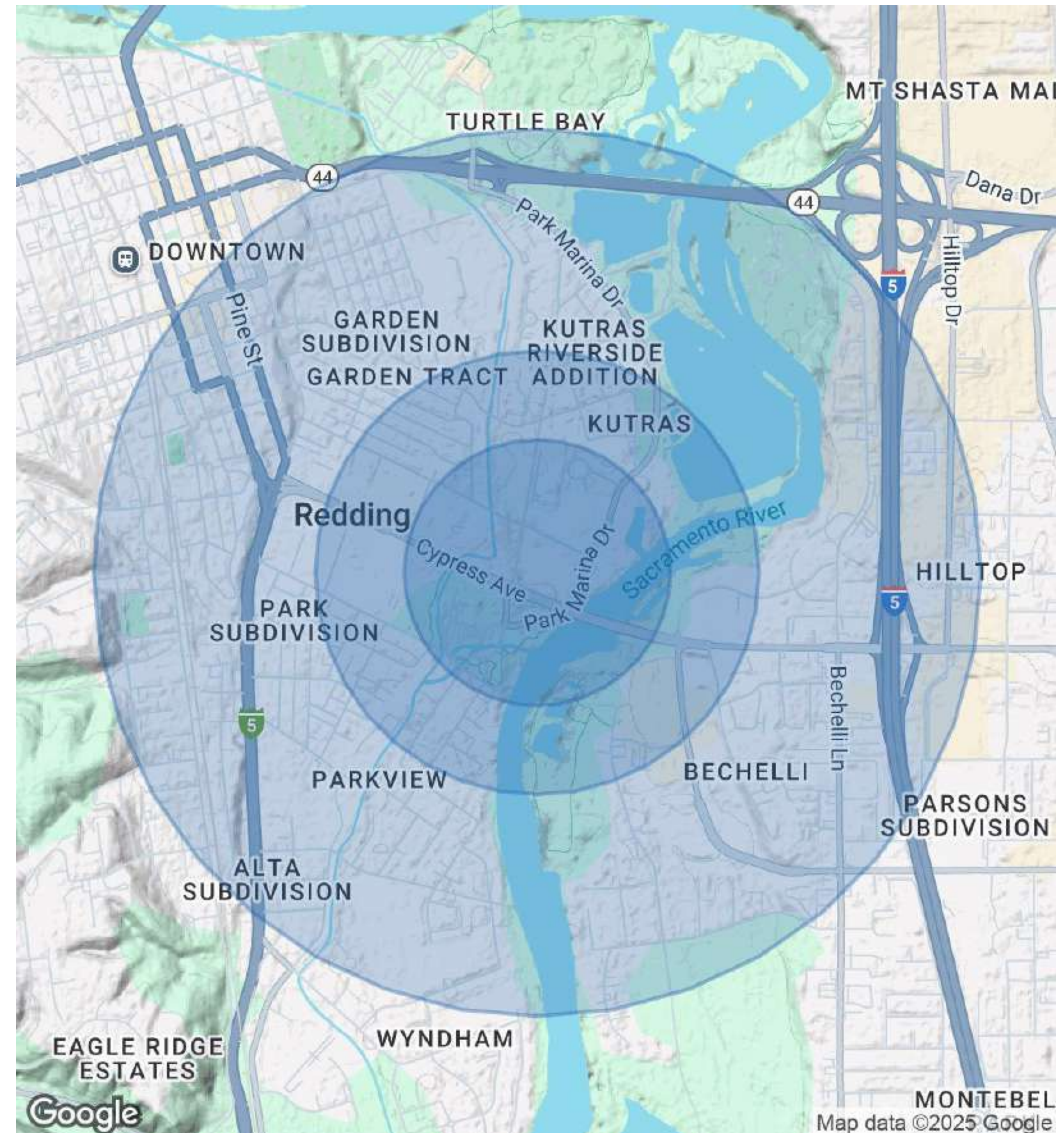
**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	282	1,757	7,341
Average Age	47	44	44
Average Age (Male)	44	42	42
Average Age (Female)	49	46	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	140	835	3,287
# of Persons per HH	2	2.1	2.2
Average HH Income	\$78,742	\$79,315	\$76,382
Average House Value	\$425,404	\$434,201	\$435,210

Demographics data derived from AlphaMap



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MEET THE BROKER

2455 ATHENS AVE, REDDING, CA 96001



CASSIE GYVES

Cassie Gyves, Realtor | Broker

SheSells.it

CaDRE #01400173

530.945.9777



Cassie Gyves is a seasoned real estate professional with over 20 years of experience guiding clients through residential and commercial transitions. Known for her vision-driven approach and intuitive grasp of both people and property, she specializes in aligning real estate strategies with personal, business, and community goals.

Born and raised in Redding, Cassie has a deep appreciation for the traditions, landscapes, and lifestyle that define Northern California. She bridges traditional brokerage with modern consulting, supporting investors, entrepreneurs, and visionaries in reimagining how space can serve purpose.

Cassie brings clarity, calm and collaboration to every transaction, whether it's buying, selling, investing, or leasing. With a blend of extensive local market knowledge, creative problem-solving, and brand-forward thinking, she helps clients make confident, informed decisions at every stage of life and business.

EDUCATION & CREDENTIALS

Licensed California Realtor

Licensed Real Estate Broker

A.A./A.S. Degrees in Psychology, Social Science, and Business

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PROFESSIONAL BACKGROUND

Jess is an experienced commercial real estate broker with a background in property management. She has worked in real estate since 2008 in the Los Angeles, Phoenix and Redding markets. She grew up in Redding and knows the Northern California regional market inside and out. Jess is consistently the most active commercial real estate broker in Redding based on the number of transactions handled each year. Her clients appreciate her exceptional client service, professionalism, dedication and responsiveness. She is passionate about commercial real estate because of the ability it provides to work with local investors, businesses and non-profits to help them meet their goals and being able to help them find creative solutions to their obstacles.

She has worked with many local non-profit organizations in a volunteer capacity such as Redding Rotary, Leadership Redding, Shasta Community Foundation and Turtle Bay Museum. Jess enjoys exploring the many outdoor adventures that Northern California and surrounding areas offer including hiking, paddle boarding, kayaking, ziplining and snowboarding.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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