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CYPRESS COLONY: NOW LEASING PROFESSIONAL OFFICE SPACE

926 E CYPRESS AVE, REDDING, CA 96002

Jess Whitlow, CCIM
Broker Associate/Consultant
530.605.5169
jess@coxrec.com
coxrec.com

PROPERTY SUMMARY

926 E CYPRESS AVE, REDDING, CA 96002



PROPERTY DESCRIPTION

Welcome to Cypress Colony, a high-demand commercial center strategically located on E Cypress Ave near the bustling intersection of Churn Creek Rd and close to I-5. This prime location offers excellent visibility and high foot traffic, with traffic counts of approximately 26,000 cars per day. Cypress Colony is the ideal destination for businesses seeking to capitalize on the area's vibrant energy and strong consumer presence.

PROPERTY HIGHLIGHTS

- Prime Location: Situated in a high-traffic retail area with excellent visibility.
- Signage on both sides of monument sign on Cypress Ave and signage on building for high visibility.
- Strategic Access: Close to I-5 and major retail hubs, enhancing value and appeal.
- Functional and efficient office floor plan.
- Windows on south and north side for natural light.

OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month
Lease Type:	Modified Gross (MG)
Available SF:	1,826 SF
Lot Size:	1.35 Acres
Building Size:	13,673 SF
Zoning:	GC-VR-BH: General Commercial, Visitor Retail, Building Height

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CalDRE #01941996

LEASE SPACES

926 E CYPRESS AVE, REDDING, CA 96002



LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,826 SF	Lease Rate:	\$1.25 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
926 E Cypress Ave Suite 800	1,826 SF	Modified Gross	\$1.25 SF/month	Highly functional professional office suite with excellent signage exposure on Cypress Ave. The space features four private offices, two restrooms, a break room, a welcoming waiting area, and a flexible open work area. Ideal for a variety of professional uses. Available May 2026.

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RETAIL PROPERTY FOR LEASE

SUITE 800 PHOTOS

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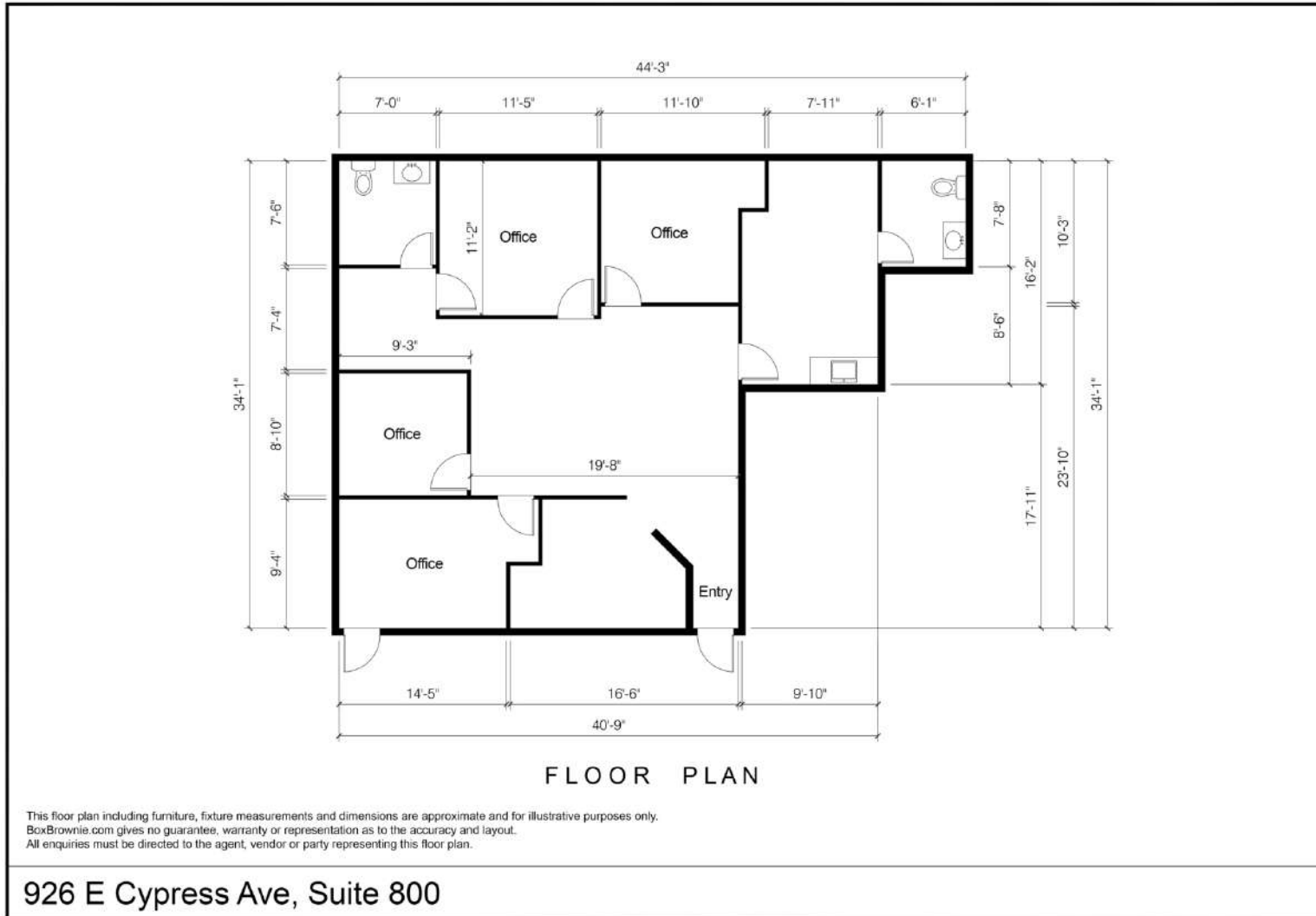
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy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

SUITE 800 FLOOR PLAN

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ADDITIONAL PHOTOS

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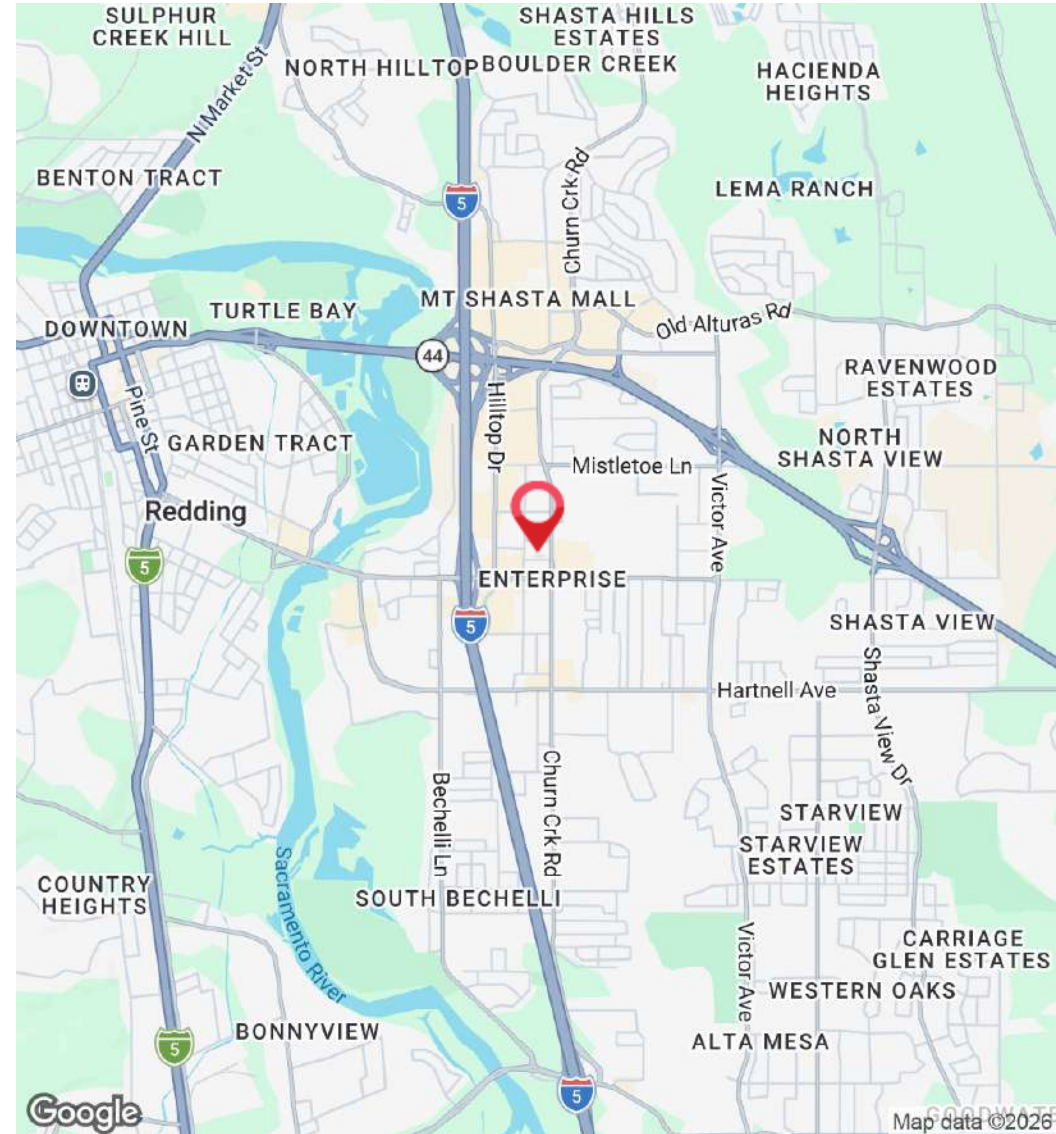
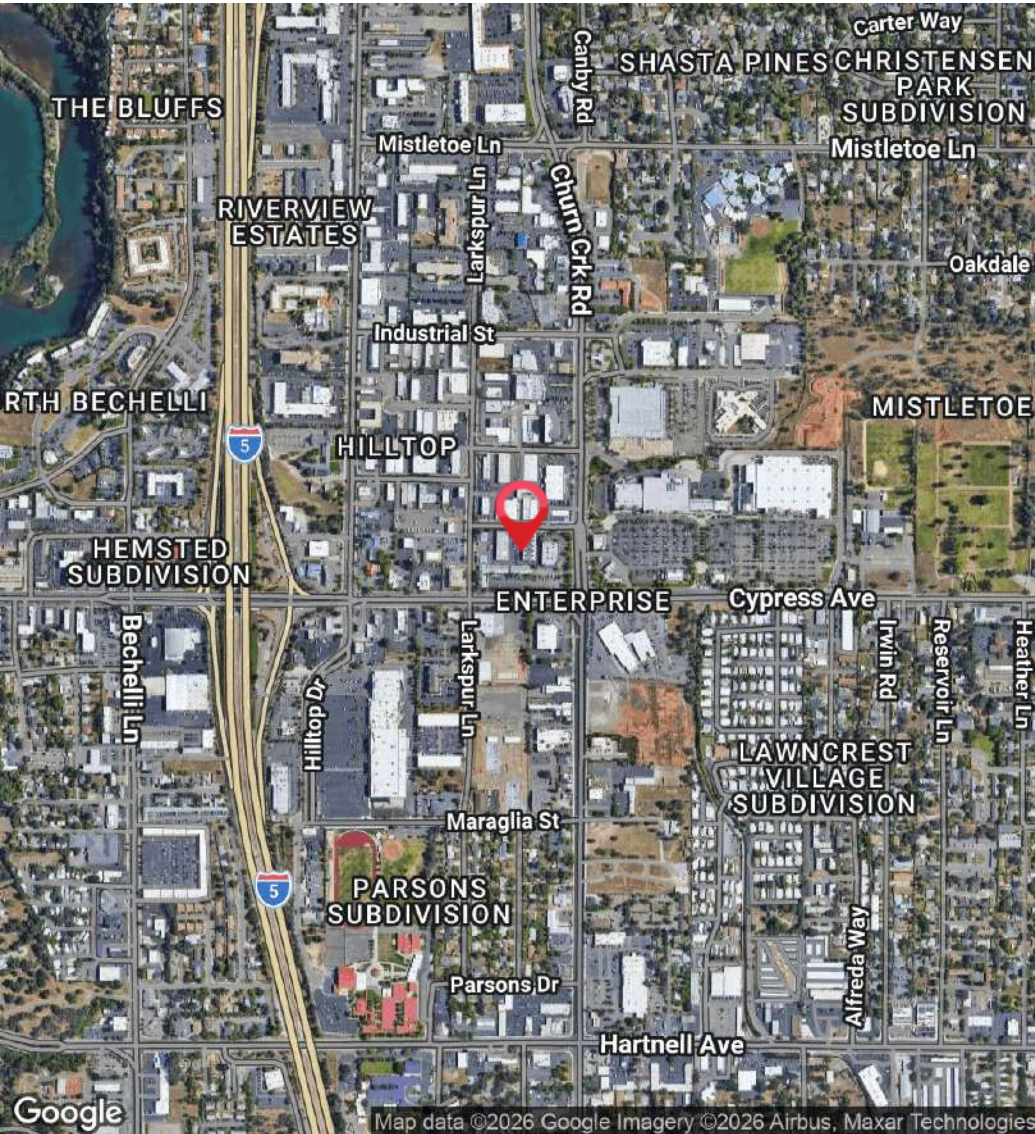
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PROFESSIONAL OFFICE SPACE FOR LEASE

LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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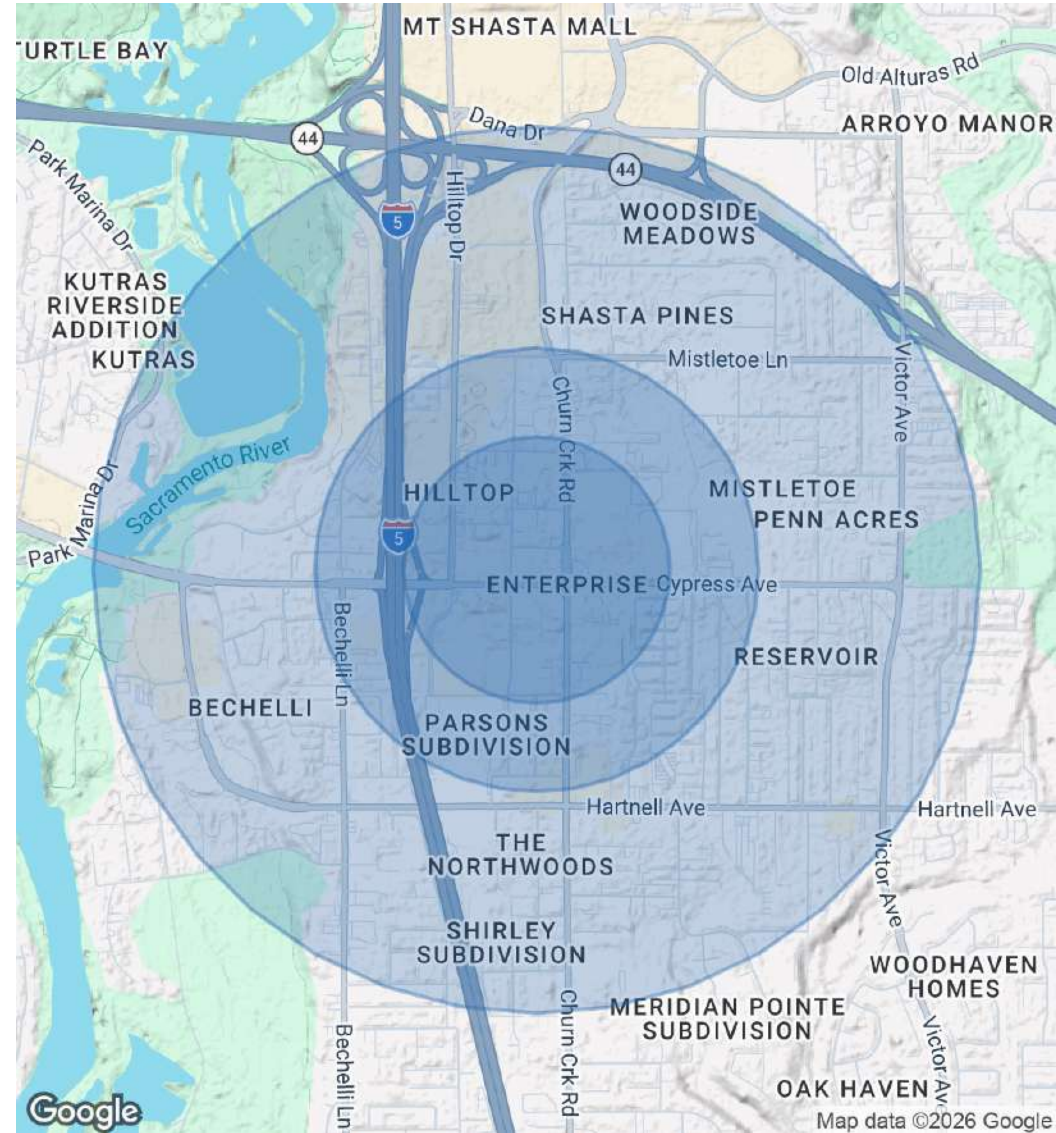
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	538	1,585	9,360
Average Age	34.3	34.6	34.4
Average Age (Male)	29.0	29.3	30.4
Average Age (Female)	41.7	41.5	38.2

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	244	702	3,613
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$68,786	\$69,311	\$77,356
Average House Value	\$115,257	\$124,599	\$263,996

2023 American Community Survey (ACS)



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MEET THE BROKER

926 E CYPRESS AVE, REDDING, CA 96002



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Broker Associate/Consultant

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Direct: **530.605.5169**

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with over 20 years of industry experience and a strong background in property management. Since beginning her career in Santa Barbara, she has worked across the Los Angeles, Phoenix, and Redding markets, bringing both broad market perspective and deep local expertise to every transaction.

Raised in Redding California, Jess possesses an in-depth understanding of the Northern California regional market and is consistently recognized as one of the most active commercial real estate brokers in the Shasta County Region. Her clients value her professionalism, responsiveness, and unwavering commitment to exceptional service, as well as her ability to navigate complex transactions with clarity and precision.

Jess is passionate about commercial real estate for its collaborative nature and the opportunity it provides to work closely with investors, local businesses, and nonprofit organizations. She is known for helping clients identify creative, practical solutions to overcome challenges specific to tertiary markets and achieve their real estate and investment goals.

Jess is a Certified Commercial Investment Member (CCIM), and a member of the International Council of Shopping Centers (ICSC) and a member of the local Shasta Association of Realtors (SAOR), Jess leverages a strong professional network to deliver effective solutions for her clients.

EDUCATION

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

Cox Real Estate Consultants - Jess Whitlow

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