

975
E.CYPRESS
REDDING | CA

For Lease

±16,208 Square Feet

Former Rite Aid retail building with drive-thru in Redding, CA.

- ±75 off-street parking spaces plus ±1,200 square foot secured outdoor patio.
- Traffic counts of over 30,000 cars daily at Cypress Avenue and Churn Creek Road.
- Retail improvements in place including ±65-foot reach-in refrigerator and freezer cold-box.

CHRIS HAEDRICH

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

2440 Churn Creek Road, Redding, CA is an approximately $\pm 16,208$ square foot standalone retail building constructed in 1998 and formerly occupied by Rite Aid. The property includes a two-lane drive-thru, ± 75 off-street parking spaces, and a $\pm 1,200$ square foot secured outdoor patio/garden center. The interior remains improved for retail use with counters, shelving, lighting, audio and security systems, plus a ± 65 -foot reach-in refrigerator and freezer cold-box. Additional features include a roll-up delivery door, ± 12 -foot clear height to the T-bar ceiling, fire sprinklers, and an 800-amp power supply. Zoned General Commercial, the site accommodates a wide range of uses.

Located at the signalized intersection of Cypress Avenue and Churn Creek Road, the property benefits from traffic counts exceeding 30,000 cars per day and immediate access from Interstate 5 via the Cypress Avenue exit. Surrounding development includes Premier Oil Change & Carwash and My Place Hotel, underscoring continued commercial growth in the area. The site offers excellent visibility, accessibility, and exposure within Redding's central retail corridor.

OFFERING

Zoning: General Commercial

Lease Rate: \$1.25/SF per month Triple Net (NNN) (\$15.00/SF per year)



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PREMIER
Oil Change

*Cypress Avenue
(±20,000 VPD)*

*Churn Creek Road
(±10,000 VPD)*

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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LOCATION



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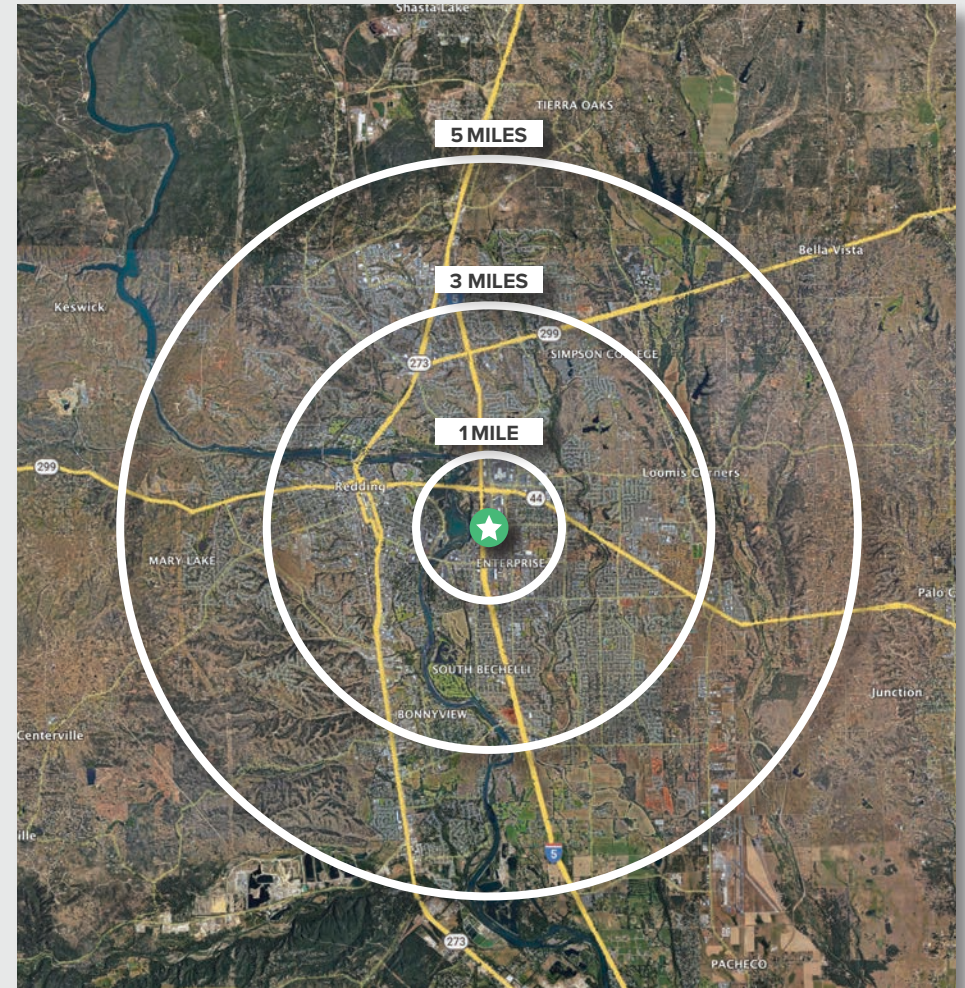
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	6,380	65,490	97,217
2020 Census Population	6,507	67,036	98,387
2010 Census Population	6,143	64,472	95,135
2025 Median Age	39.4	37.3	38.7
HOUSEHOLDS			
2025 Estimated Households	2,786	26,685	38,944
2020 Census Households	2,850	27,140	39,448
2010 Census Households	2,750	26,091	37,987
INCOME			
2025 Estimated Average Household Income	\$89,096	\$92,583	\$100,157
2025 Estimated Median Household Income	\$65,442	\$71,435	\$77,501
BUSINESS			
2025 Estimated Total Businesses	1,430	4,915	5,965
2025 Estimated Total Employees	12,571	40,682	49,938

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.

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We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

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DEVELOPMENT

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