

RETAIL SPACES ANCHORED BY ORCHARD NUTRITION NEAR I-5
CYPRESS SQUARE SHOPPING CENTER

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PROPERTY SUMMARY

CYPRESS SQUARE SHOPPING CENTER



PROPERTY DESCRIPTION

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, Rebel Fitness, Red Door Antiques, The Reading Basket, Los Cachorros Taqueria, Fast Weenies Hot Dogs, and more!

PROPERTY HIGHLIGHTS

- Strong Traffic Counts with 44,000 cars per day at Cypress and Athens
- 460+ Parking Spaces
- Great exposure from Cypress Avenue, Athens, Locust, and Park Marina
- Onsite Property Management Office

OFFERING SUMMARY

Lease Rate:	\$0.80 - \$1.60 SF/month
Lease Type:	Modified Gross
Available SF:	1,464 - 4,187 SF
Lot Size:	9.82 Acres
Total Shopping Center Size:	90,195 SF
Zoning:	GC-VR (General Commercial-Visitor Retail)

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RETAIL SPACES AVAILABLE NOW

CYPRESS SQUARE SHOPPING CENTER



LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,464 - 4,187 SF	Lease Rate:	\$0.80 - \$1.60 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
151 Locust St.	1,464 SF	Modified Gross	\$1.35 SF/month	High-lofted wood beam ceilings, plenty of windows, and plumbing for 3 salon bowls, mixing room, and additional plumbed aesthetics room make this suite a terrific option for hair salon, lash studio, and other aesthetic services. Space available 1/1/2026.
169 Locust St	1,728 SF	Modified Gross	\$1.35 SF/month	Gorgeous fitness studio or retail space with lofted high wood beam ceilings. Floor plan includes front retail or reception area, large, open studio or retail space, private office or mini studio with separate entry, accessible restroom. This clean, bright and welcoming space has been the home to yoga and pilates studios for many years providing a calm and beautiful space for connection and wellness. Located near Orchard Nutrition at the Cypress Square Shopping Center.
2495 Athens Ave	1,500 SF	Modified Gross	\$1.60 SF/month	Introducing a prime opportunity to lease a 1,500 square foot food service space strategically situated at the bustling Cypress Ave/Athens Intersection, offering unparalleled visibility to over 51,000 passing vehicles daily. This space features a well-equipped kitchen complete with a 3-basin sink, mop sink, and hand wash sink, alongside a spacious dining area and two single-stall restrooms, ideally configured for a sandwich shop setup.
2445 Athens Ave	4,187 SF	Modified Gross	\$0.80 SF/month	Explore the endless possibilities within this expansive 4,188 square feet retail space boasting multi-stall men's and women's restrooms, ideally suited for a martial arts studio, training center, or versatile retail venture. Formerly a thriving jiu jitsu studio, the layout offers seamless adaptation for various business concepts. Benefit from unparalleled visibility with excellent signage exposure, strategically located near the bustling intersection of Cypress and Athens, where approximately 51,000 cars per day ensure maximum footfall and exposure for your enterprise.
2866 Park Marina Dr	1,600 SF	Modified Gross	\$1.15 SF/month	Ground floor office or retail space in the Orchard Nutrition Shopping Center with signage on Park Marina Dr. Prior occupant was Sunsational Tan, current floor plan includes 7 small rooms, 2 standard offices, restroom and open area. Can easily be remodeled to 5 private offices by removing partition walls. Single entry door in front, double entry door in back for loading and unloading.

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SITE PLAN

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151 LOCUST STREET - PHOTOS

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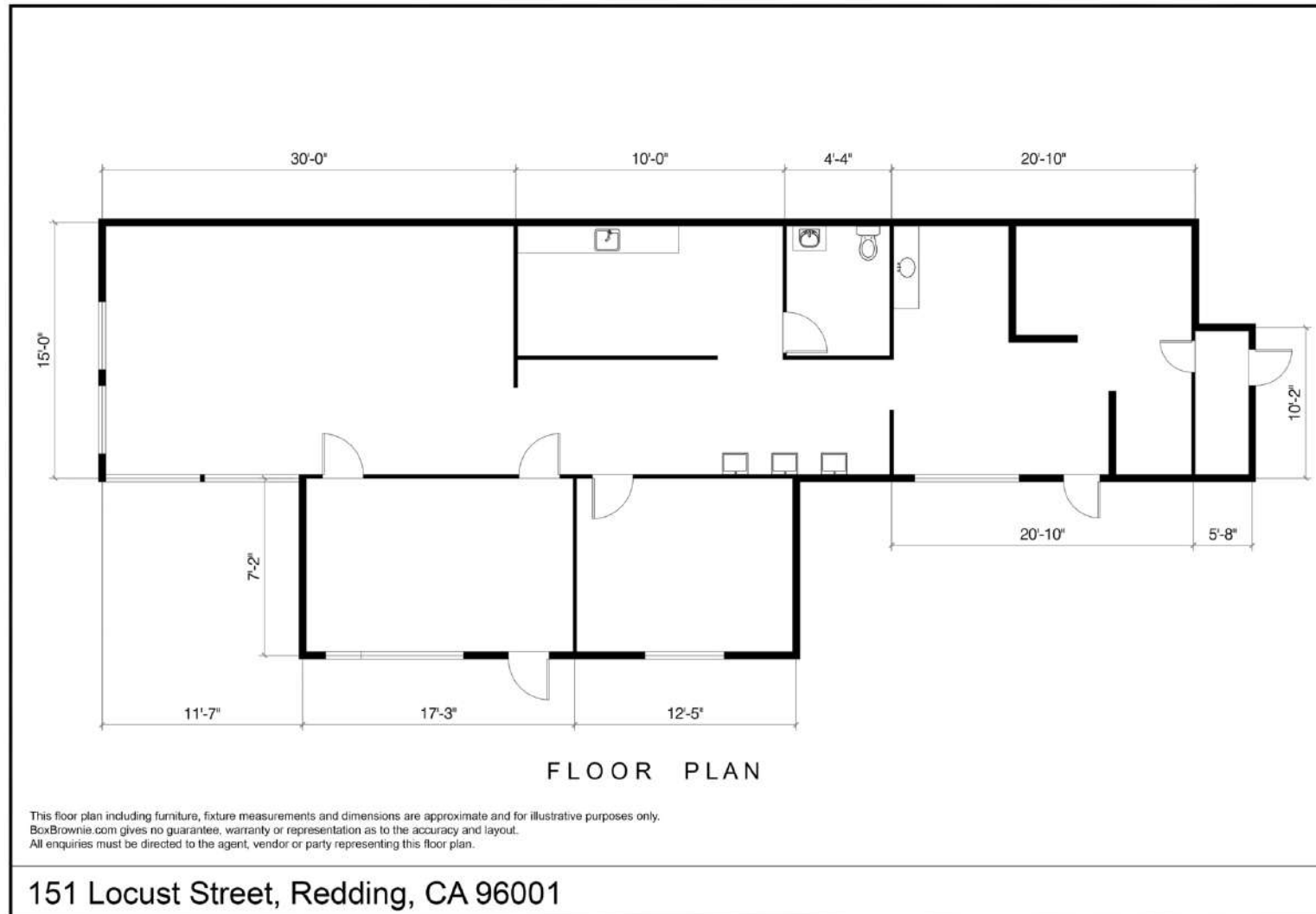
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151 LOCUST ST - FLOOR PLAN

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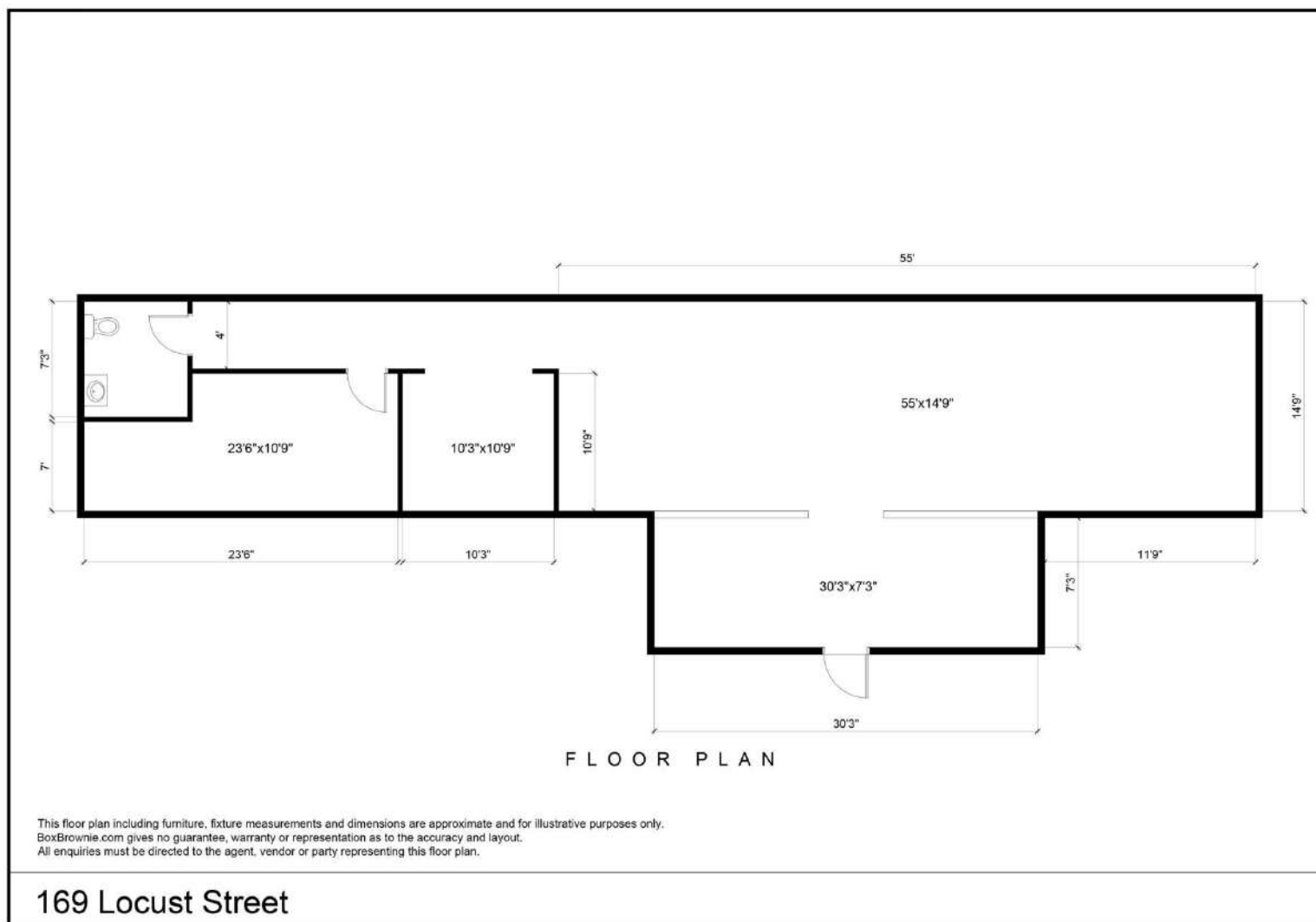
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RETAIL PROPERTY FOR LEASE

169 LOCUST ST - FLOOR PLAN

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2495 ATHENS AVE - PHOTOS

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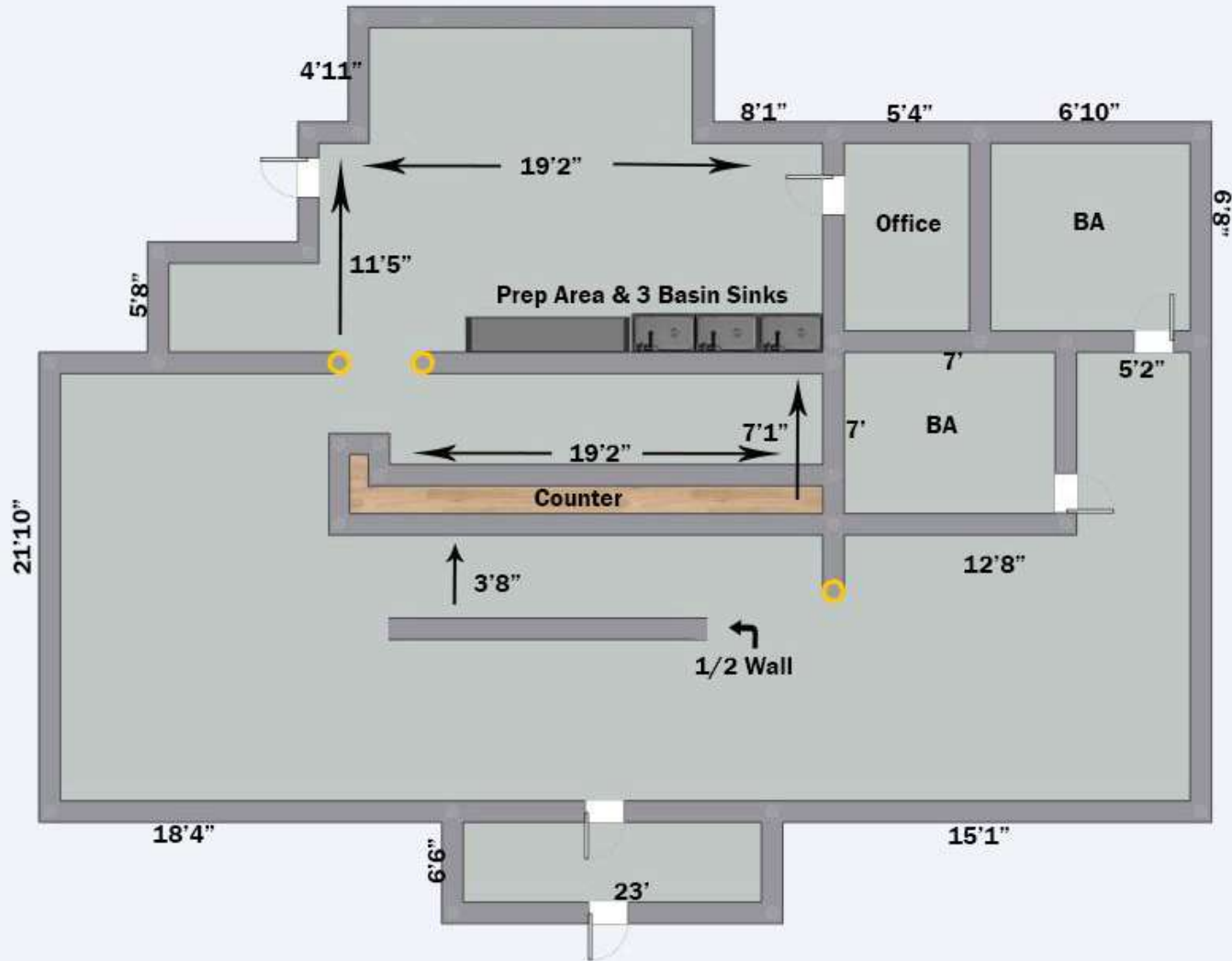
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2495 ATHENS AVE - FLOOR PLAN

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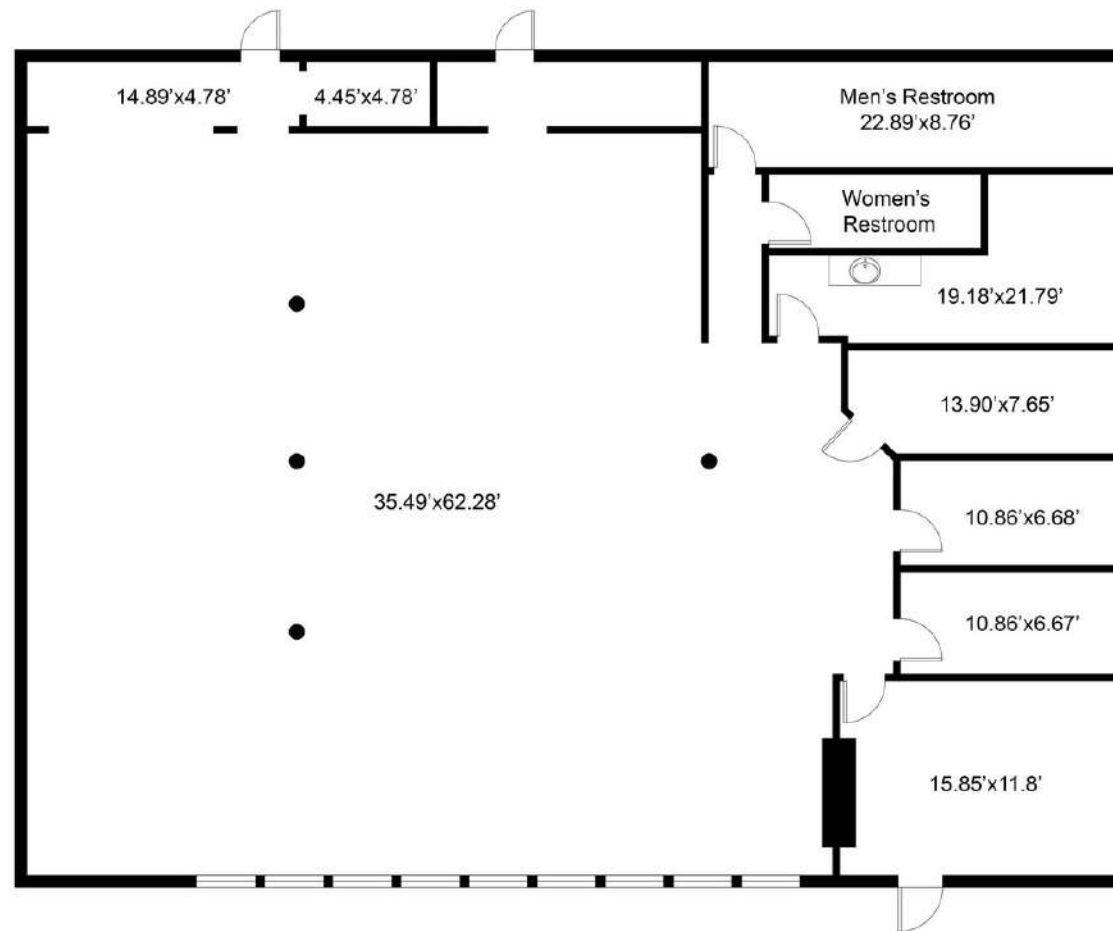
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2445 ATHENS AVE - FLOOR PLAN

CYPRESS SQUARE SHOPPING CENTER



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.

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2866 PARK MARINA DR - PHOTOS
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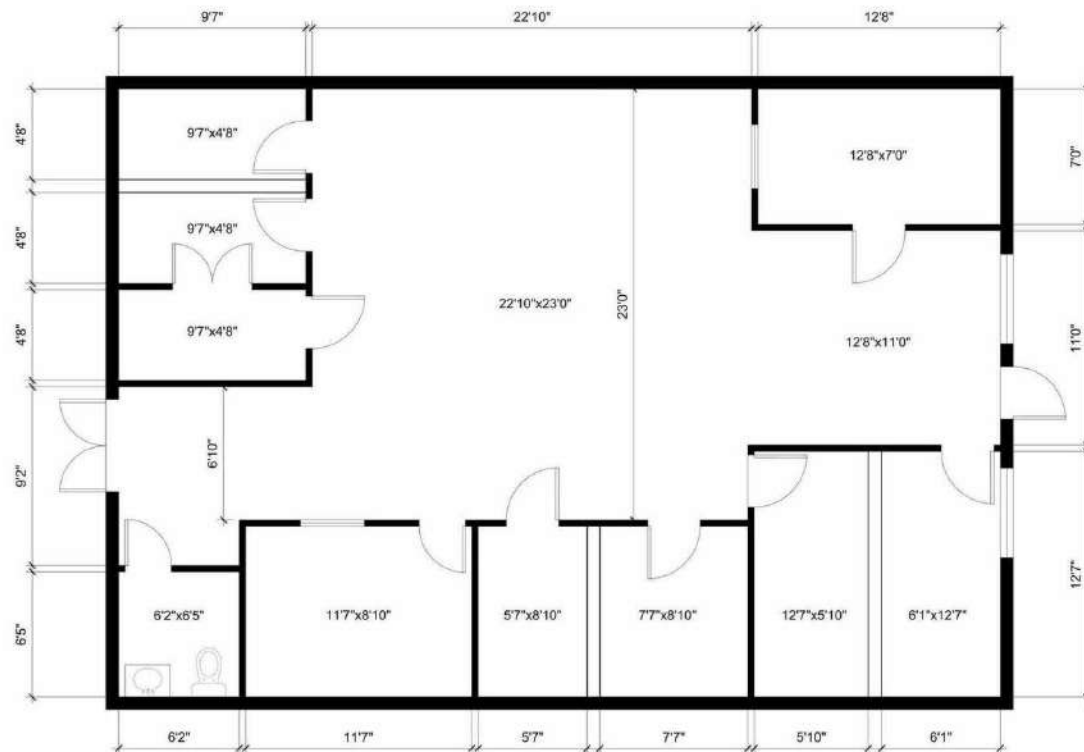
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2866 PARK MARINA - FLOOR PLAN

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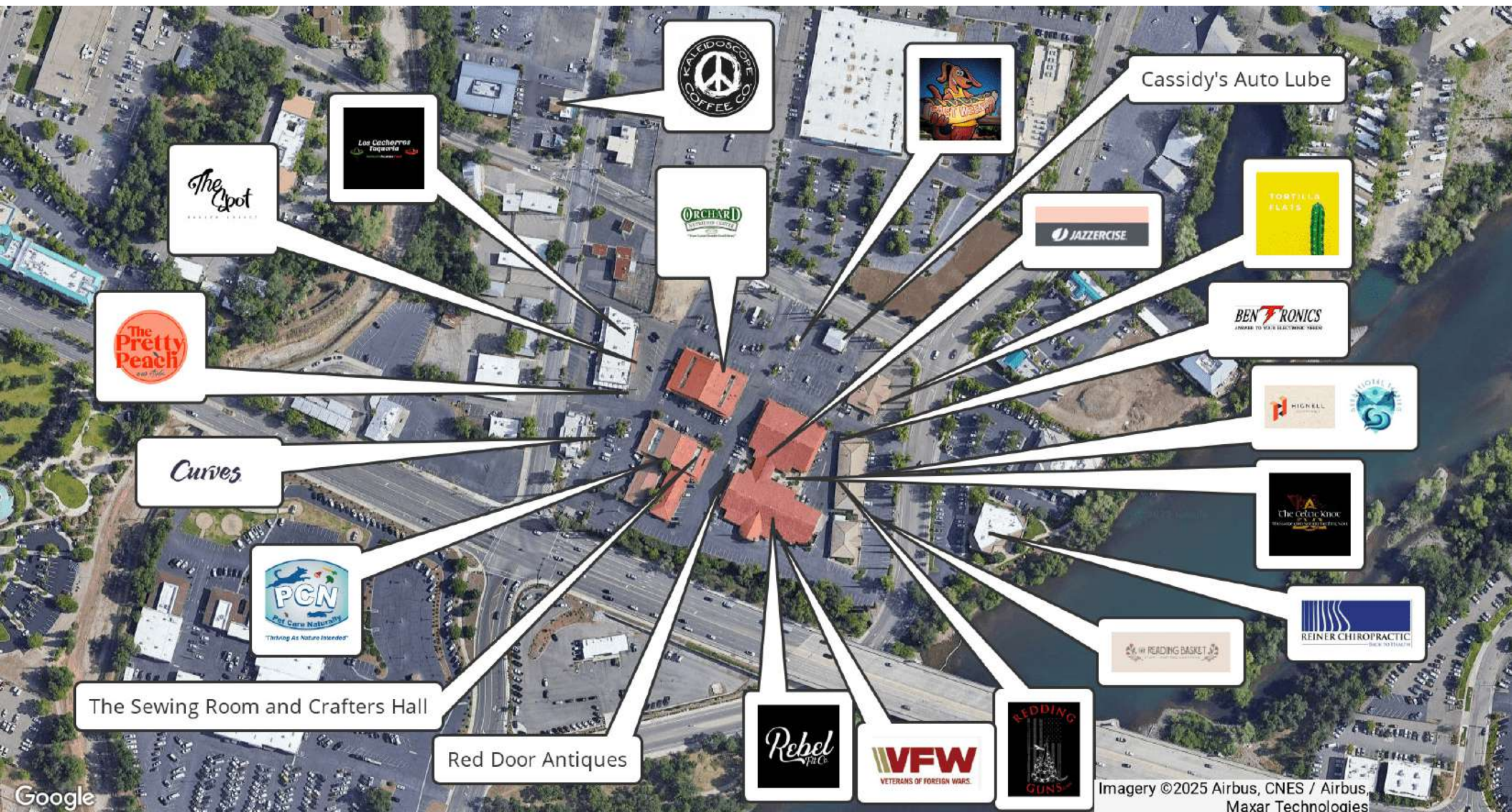
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RETAILER MAP

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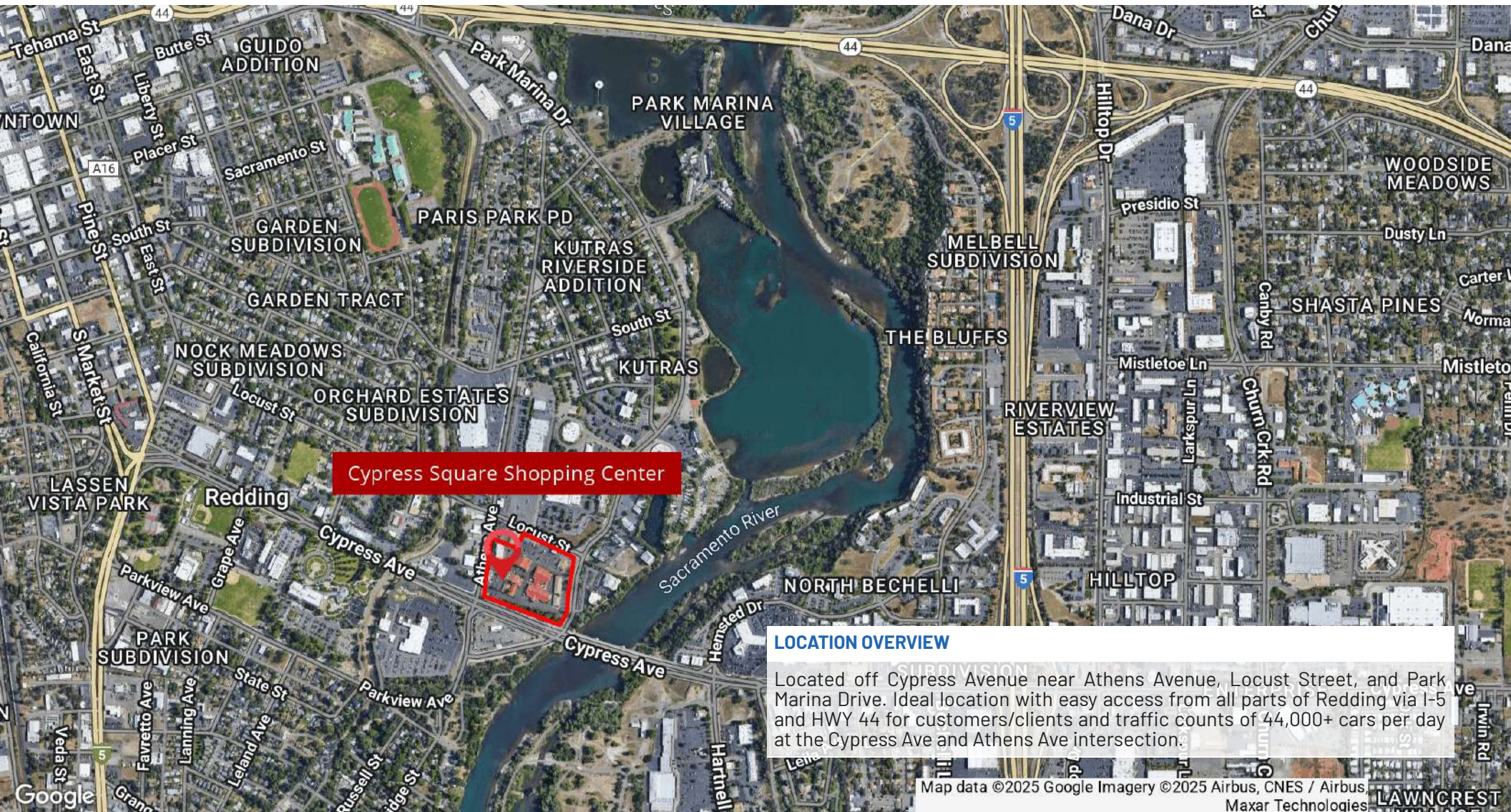
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LOCATION MAP AND OVERVIEW

CYPRESS SQUARE SHOPPING CENTER



LOCATION OVERVIEW

Located off Cypress Avenue near Athens Avenue, Locust Street, and Park Marina Drive. Ideal location with easy access from all parts of Redding via I-5 and HWY 44 for customers/clients and traffic counts of 44,000+ cars per day at the Cypress Ave and Athens Ave intersection.

Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus
Maxar Technologies

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DEMOGRAPHICS MAP & REPORT

CYPRESS SQUARE SHOPPING CENTER



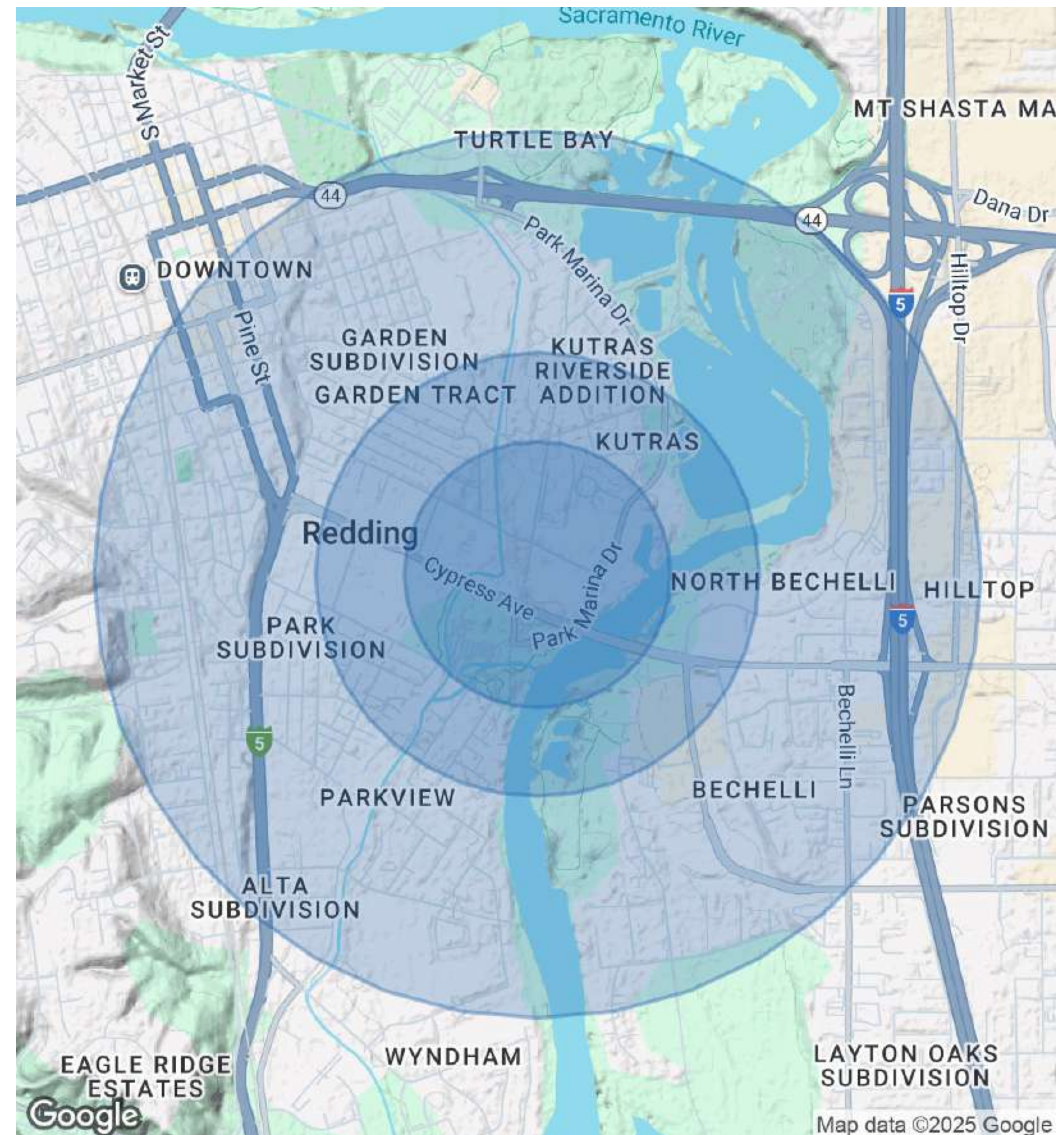
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	332	1,818	7,346
Average Age	46	44	44
Average Age (Male)	44	42	42
Average Age (Female)	48	45	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	162	854	3,290
# of Persons per HH	2	2.1	2.2
Average HH Income	\$77,798	\$78,293	\$76,382
Average House Value	\$411,999	\$413,058	\$435,216

Demographics data derived from AlphaMap



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MEET THE BROKER

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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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