

# Prime 1 AC Commercial Parcel on High Traffic Corridor

## 1165 E Cypress Avenue, Redding CA 96002



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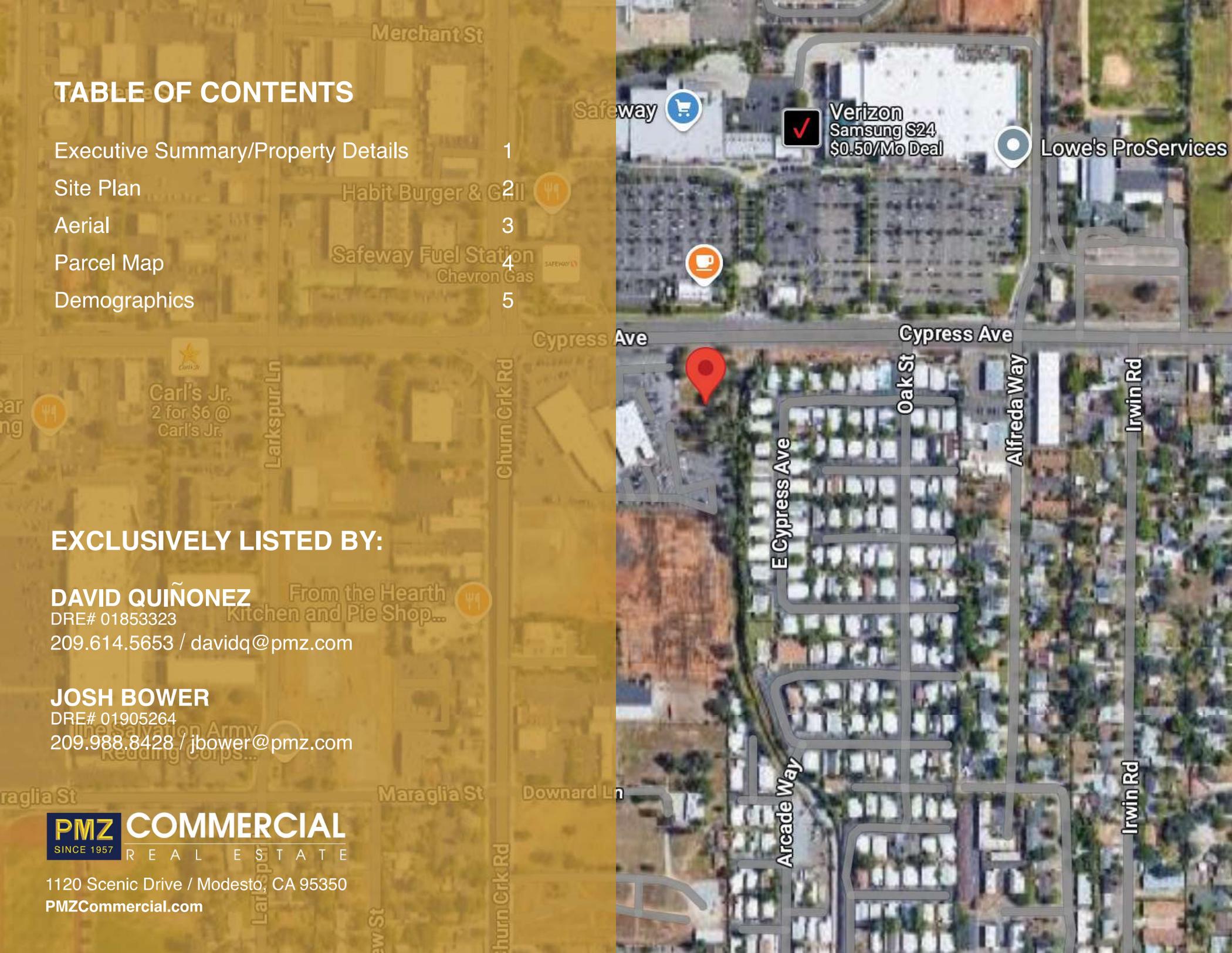
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## EXECUTIVE SUMMARY

1165 E Cypress Avenue  
Redding, CA 96002

### HIGHLIGHTS

- Zoning: General Commercial
- Ownership: Fee Sample
- Terms: Cash, conventional, other
- Electricity: Redding Electric Utility
- Water: City of Redding
- Sewer: City of Redding
- Storm Drain: City of Redding
- Gas: Pacific Gas and Electric

### PROPERTY INFORMATION

The subject property consists of 1 parcel totaling approximately 1 AC of commercial land located in a high traffic retail location on E. Cypress Avenue across from Cypress Point Shopping Center with Safeway, CVS, Lowes, Starbucks, The Habit, Massage Envy, etc. Zoned GC General Commercial, the parcel is ideal for a QSR, gas station and C-Store. Cypress Avenue is the primary offramp from I-5 in the city of Redding, CA.

067-160-021 Approx. 1 AC (43,560)

### HIGHLIGHTS

- Located near major intersection with great traffic counts (35,000+ ADT)
- Great neighboring tenants, including shopping centers and auto dealerships
- Utilities run to the property line
- In immediate proximity to Interstate Highway I-5



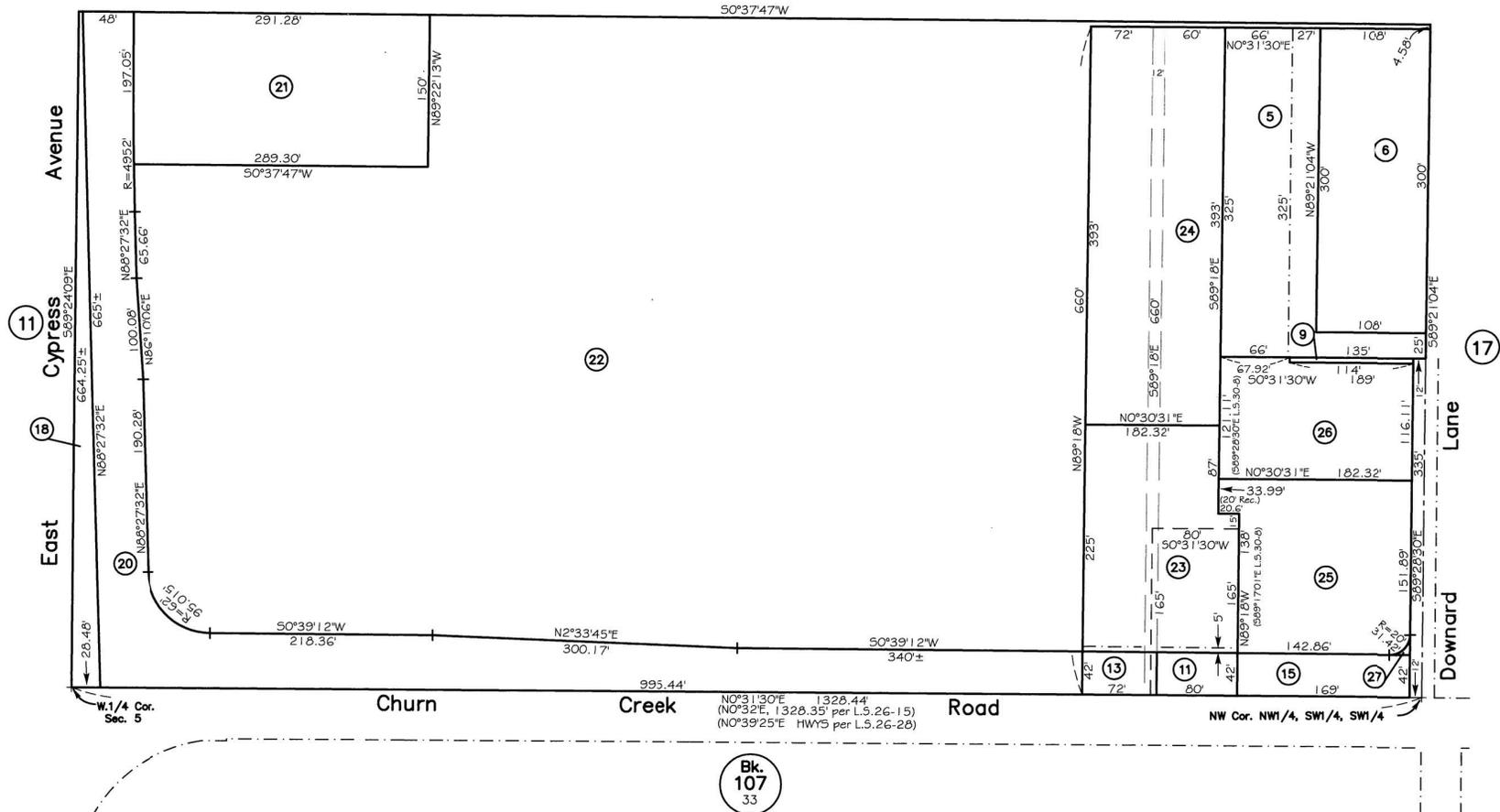
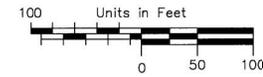


# PARCEL MAP

W1/2, NW1/4, Sw1/4, Sec.5, T31N, R4W

67-16

19





# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,838	63,843	101,982
Growth 2024 - 2029	-0.18%	-0.03%	0.13%
Growth 2020 - 2024	2.34%	3.15%	4.06%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,285	25,743	41,016
Growth 2024 - 2029	-0.14%	0.05%	0.18%
Growth 2020 - 2024	2.61%	3.61%	4.36%
Average HH Income	\$70,653	\$80,326	\$84,293

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
E Cypress Ave	Churn Creek Rd	2022	14,758	.05
Churn Creek Rd	E Cypress Ave	2022	20,318	.12
Churn Creek Rd	Wall St	2022	24,824	.14
E Cypress Ave	Churn Creek Rd	2022	15,173	.17
Churn Creek Rd	Downard Ln	2022	21,343	.21
Wall St	Churn Creek Rd	2018	969	.21
Irwin Rd	E Cypress Ave	2022	937	.23
Maraglia St	Downard Ln	2022	3,090	.25
Larkspur Ln	E Cypress Ave	2022	2,350	.25
Churn Creek Rd	Industrial St	2022	25,593	.28

## DISCLAIMER

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