

Improved Pricing at \$249,000

**610**  
**CYPRESS**  
REDDING | CA

# For Sale

±880 SF Building

Standalone office or retail building on Cypress Avenue in Redding, CA.

- Visibility to approximately 20,000 cars per day along Cypress Avenue.
- Six off-street private parking spaces on a ±3,496 square foot lot.
- Located across from Redding City Hall and Crown Motors dealership.

## CHRIS HAEDRICH

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DRE #01484672



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# EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

610 Cypress Avenue in Redding is a ±880 square foot standalone commercial building situated on a ±3,496 square foot lot. The building includes an open entry area, conference room, two private offices, break room, and restroom. The layout is designed for efficiency and can accommodate a variety of office or retail uses. The property also offers six private off-street parking spaces, a notable convenience in this central location.

The property is positioned along Cypress Avenue with visibility to approximately 20,000 cars per day. Located directly across from Redding City Hall and Crown Motors, the site benefits from consistent local and commuter traffic. Its central location provides quick access to other parts of Redding, making it convenient for employees and customers alike. Nearby businesses, services, and government offices further support the potential for a wide range of professional or customer-facing uses.

## OFFERING

**Zoning:** GC-VR - General Commercial - Visitor Retail  
**APN:** 102-690-008  
**Improved Price:** \$249,000



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## CHRIS HAEDRICH

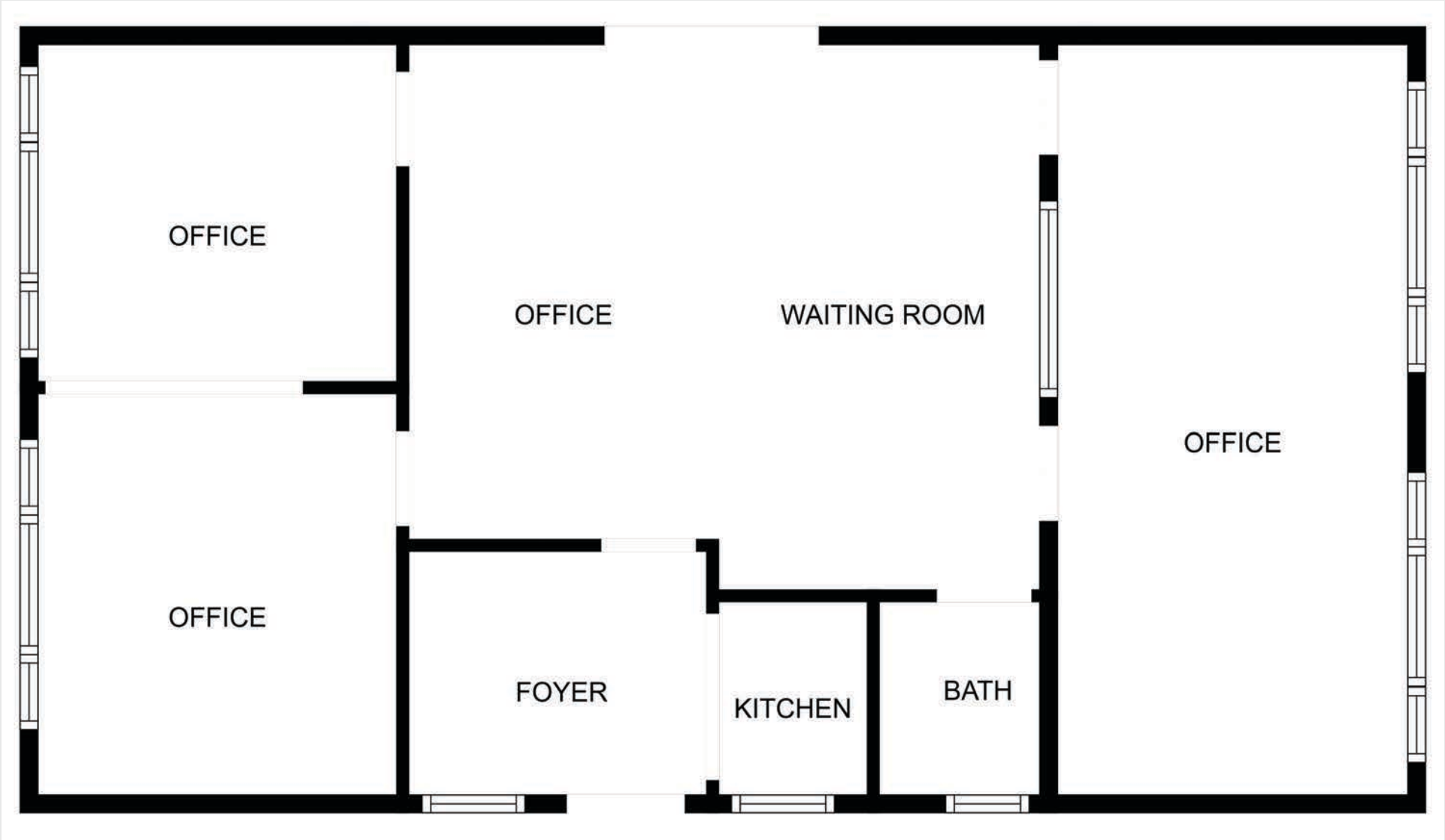
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# FLOOR PLAN

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CITY OF  
**REDDING**  
CALIFORNIA

**610**  
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Cypress Avenue  
(±20,000 VPD)

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# EXTERIOR PHOTOS



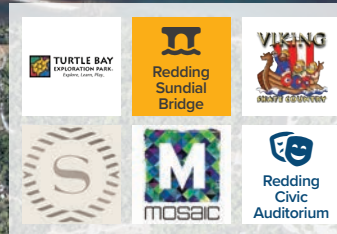


# INTERIOR PHOTOS



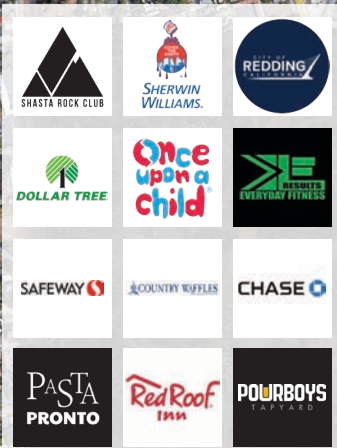


# LOCATION

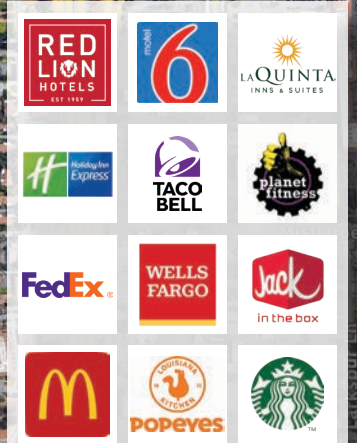


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## DOWNTOWN REDDING



**610**  
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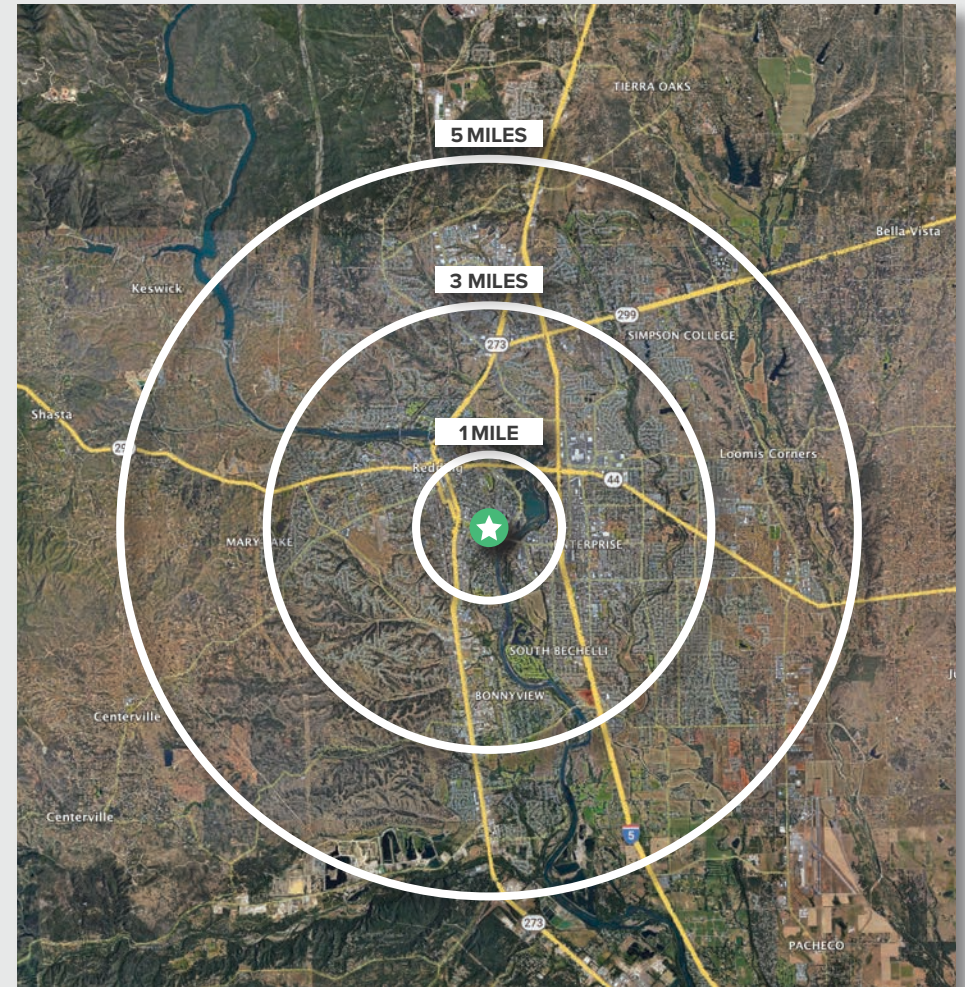


# REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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
<b>INCOME</b>			
2025 Estimated Average Household Income	\$89,096	\$92,583	\$100,157
2025 Estimated Median Household Income	\$65,442	\$71,435	\$77,501
<b>BUSINESS</b>			
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.

Learn more at [capitalrivers.com](http://capitalrivers.com)



### PROPERTY MANAGEMENT

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

[Learn more about Property Management](#)



### COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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### DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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