

1666
E.CYPRESS
REDDING | CA

For Lease

Up to ±1,800 Square Feet

Multi-tenant industrial building with individual suites available for lease.

- Large open industrial-style space.
- Easily accessible on East Cypress Avenue, directly east from I-5.
- Smaller retail/office space available.

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— HAEDRICH GROUP —

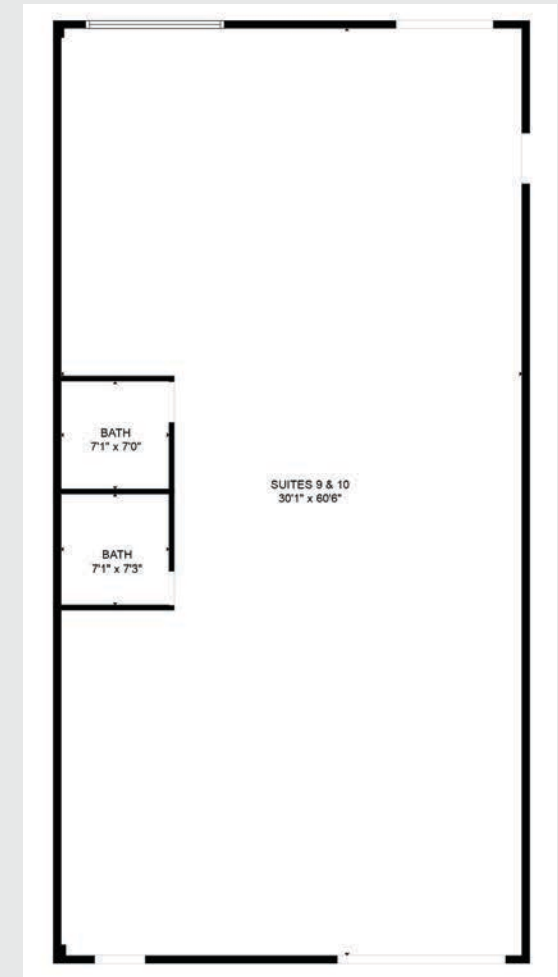
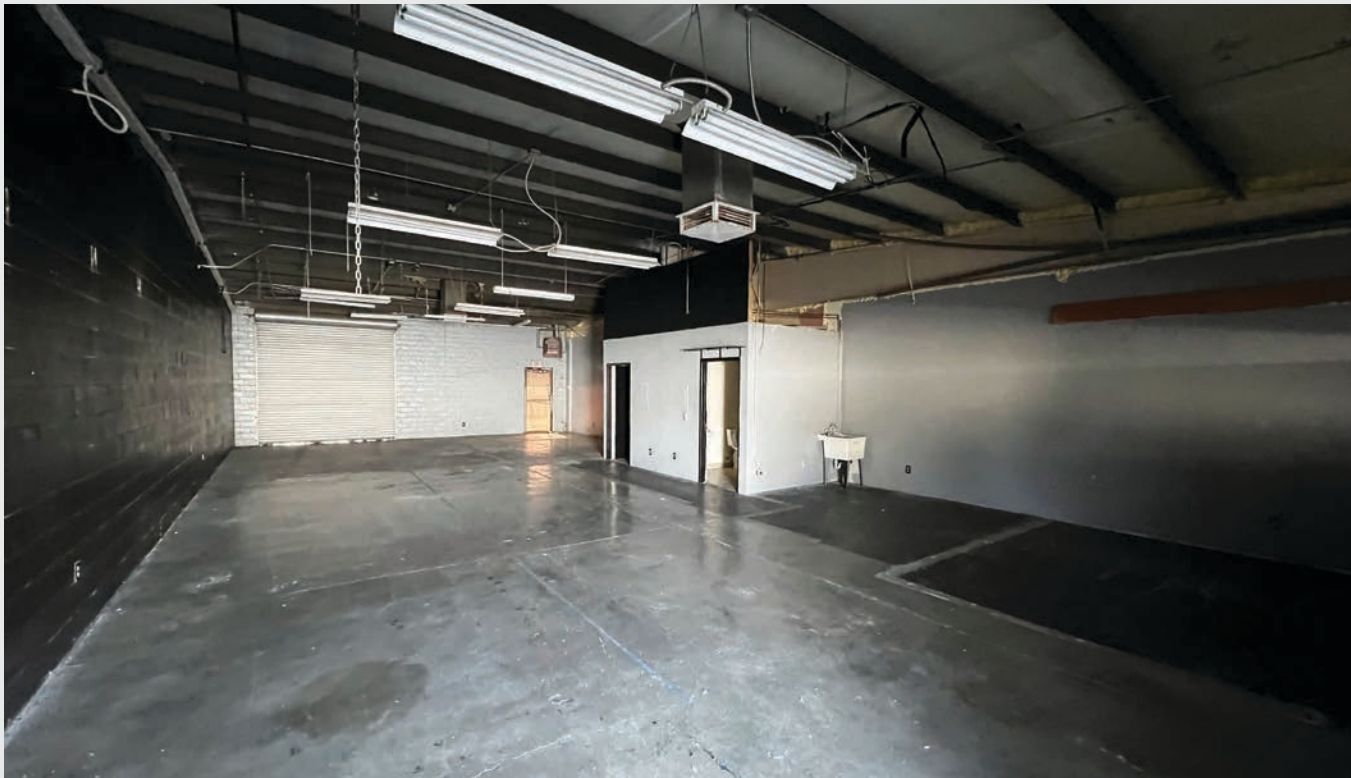


SUITES 9 & 10 (COMBINED)



Large open industrial-style space available for lease consisting of approximately ±1,800 square feet, including two single restrooms, a retail store-front with double-door entry, 10 foot roll-up door, two evaporative coolers, and two space heaters.

Base Rent \$0.90 PSF | modified gross



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SUITE 13



±900 square foot (30' x 30') industrial shop space with one roll-up door (10' tall x 10'6" wide) and one man door. Suite includes one restroom and has a 12' ceiling height.

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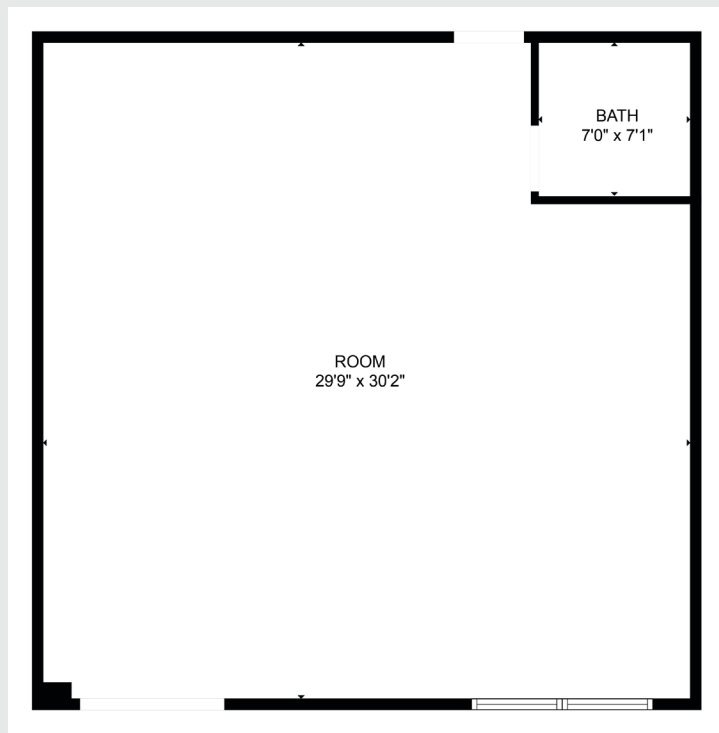
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SUITE 14



±950 square foot open layout office or retail space with a private restroom. This suite features laminate flooring, high ceilings and ample parking. Serviced by evaporative cooler and space heater.

Base Rent \$0.90 PSF | modified gross



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EXTERIOR PROPERTY PHOTOS

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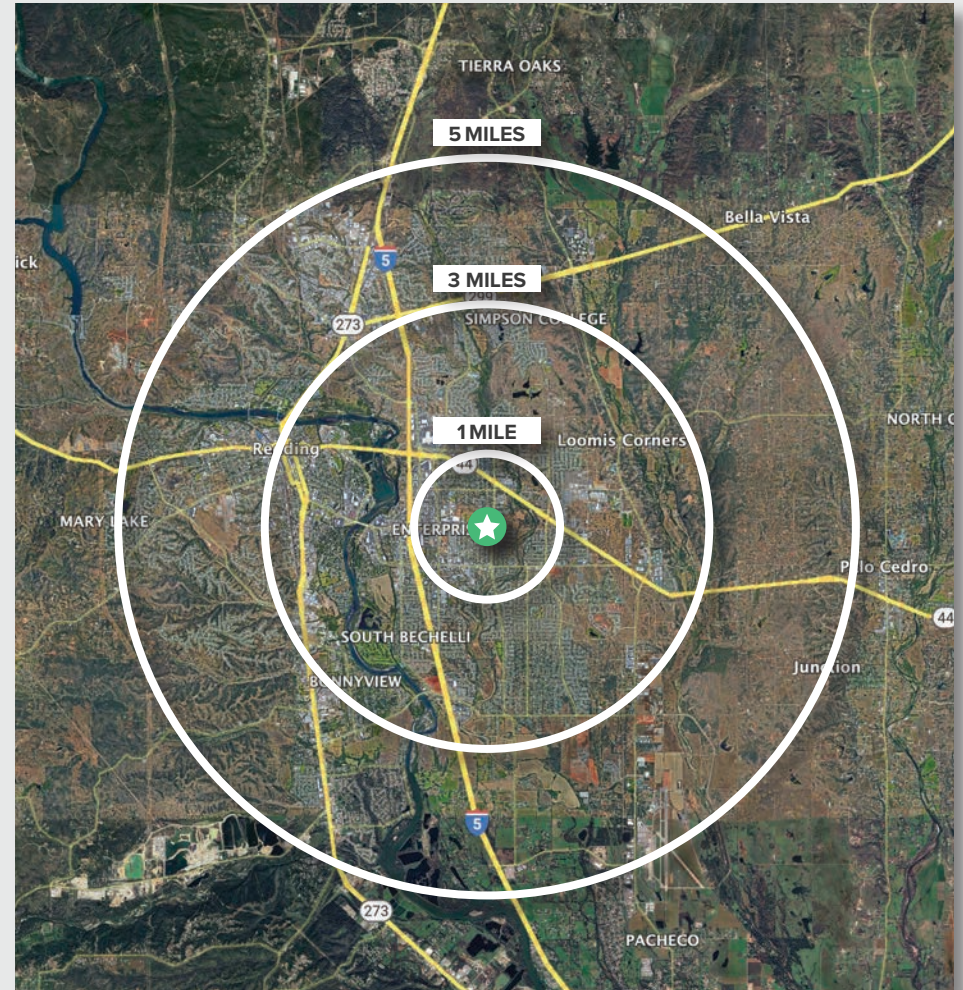


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	10,796	55,799	96,010
2020 Census Population	11,156	56,824	96,706
2010 Census Population	10,777	54,389	93,043
2025 Median Age	33.6	37.2	38.7
HOUSEHOLDS			
2025 Estimated Households	4,094	22,341	38,461
2020 Census Households	4,230	22,567	38,749
2010 Census Households	4,090	21,399	37,140
INCOME			
2025 Estimated Average Household Income	\$91,664	\$97,062	\$101,455
2025 Estimated Median Household Income	\$76,264	\$75,207	\$78,466
BUSINESS			
2025 Estimated Total Businesses	919	3,784	6,076
2025 Estimated Total Employees	7,234	33,195	50,976



Source: Applied Geographic Solutions 11/2025, 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



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.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

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

[Learn more about Development](#)

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