



**FOR LEASE**

# CYPRESS SQUARE SHOPPING CENTER

NOW LEASING RETAIL AND OFFICE

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SUMMARY OF FACTS



## PROPERTY SUMMARY

<b>Available SF:</b>	130 - 4,200 SF
<b>Lease Rate:</b>	\$7.20 - 7800.00 SF/yr (Modified Gross)
<b>Number Of Parking Spaces:</b>	460+
<b>Lot Size:</b>	9.72 Acres
<b>Total Complex Size:</b>	90,195 SF
<b>Year Built:</b>	1963
<b>Zoning:</b>	GC-VR (General Commercial-Visitor Retail)
<b>Cross Streets:</b>	Athens, Locust, Park Marina

## PROPERTY OVERVIEW

Join this community retail center with easy access from all parts of Redding. Wonderful mix of tenants with strong traffic demand to the center. New ownership with plans to continue improving the center for tenants and their clients. Lots of flexibility with uses in the center.

## PROPERTY HIGHLIGHTS

- Strong Traffic Counts with 44,000 cars per day at Cypress and Athens.
- 460+ Parking Spaces
- Wide variety of retail, office and food service spaces available.
- Great exposure from Cypress Avenue, Athens, Locust, and Park Marina.
- Active Landlord and Property Manager
- Exterior improvements currently being completed

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FOR LEASE

# CYPRESS SQUARE SHOPPING CENTER

137-233 LOCUST AVENUE, 2405-2495 ATHENS AVENUE, 2854-2880 PARK MARINA DRIVE | REDDING, CA 96001



**Lease Rate:** \$7.20 - 7800.00 SF/YR      **Total Space:** 22,543 SF  
**Lease Type:** Modifies Gross      **NNN/CAM Charges:** \$0.27 per square foot

SPACE	PRICE PER MONTH	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
2453 Athens Avenue	\$4,000	\$0.95 SF/MONTH	Modified Gross	4,200 SF	Mostly large open retail space with offices and a private restroom. Previously was a jewelry store.
2455 Athens Avenue #A	\$650	\$1.18 SF/MONTH	Modified Gross	550 SF	Upstairs unit. Combination of two offices, a reception area, and one storage room.
2455 Athens Avenue #C	\$400	\$1.14 SF/MONTH	Modified Gross	350 SF	Upstairs unit with a single room. Can be combined with Suite D.
2455 Athens Avenue #D	\$350	\$1.69 SF/MONTH	Modified Gross	207 SF	Upstairs unit with a single room. Can be combined with Suite C.
2455 Athens Avenue #E	\$530	\$0.75 SF/MONTH	Modified Gross	702 SF	Large upstairs space containing 5 offices, a reception area, and storage room.
2455 Athens Avenue #F	\$1,130	\$0.75 SF/MONTH	Modified Gross	1,504 SF	Large space containing 5 offices, a reception area, and storage room.
2455 Athens Avenue #G	\$250	\$1.92 SF/MONTH	Modified Gross	130 SF	Small room located upstairs. Can be combined with any other suite at 2455 Athens Ave.
2451 Athens Avenue	\$700	\$0.95 SF/MONTH	Modified Gross	750 SF	Two rooms and a private restroom.
2471 Athens Avenue	\$1,100	\$1.15 SF/MONTH	Modified Gross	950 SF	Perfect location for a food service business. Store front with one restroom and a backroom.
2477 Athens Avenue	\$870	\$0.85 SF/MONTH	Modified Gross	1,020 SF	Large professional space with a reception area, three private offices that contain lots of glass, two restrooms and small kitchenette.
2485 Athens Avenue	\$2,500	\$1.20 SF/MONTH	Modified Gross	2,100 SF	Excellent exposure to the intersection of Cypress and Athens Avenue. The space includes a large open room, an office, two restrooms and two entrances. Previously was used for group fitness.
137 Locust Avenue	\$950	\$0.65 SF/MONTH	Modified Gross	1,450 SF	Two private offices with a large open area and second entry door.
143 Locust Avenue	\$1,900	\$0.85 SF/MONTH	Modified Gross	2,250 SF	Large open retail room, a rear storage room and small office.
151 Locust Street	\$1,250	\$0.85 SF/MONTH	Modified Gross	1,464 SF	This space is perfect for a beauty salon with three bowls & two sinks already in place along with a private restroom.
157 Locust Avenue	\$2,050	\$0.60 SF/MONTH	Modified Gross	3,416 SF	Three large open rooms, a private restroom, and an upstairs storage unit.

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**Lease Type:** Modifies Gross      **NNN/CAM Charges:** \$0.27 per square foot

SPACE	PRICE PER MONTH	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
2876 Park Marina Drive	\$1,350	\$0.90 SF/MONTH	Modified Gross	1,500 SF	Large open reception area, two offices, a private restroom, and a back storage area.

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# SITE PLAN

137-233 LOCUST AVENUE, 2405-2495 ATHENS AVENUE, 2854-2880 PARK MARINA DRIVE | REDDING, CA 96001



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# DESCRIPTION OF AVAILABLE SUITES

137-233 LOCUST AVENUE, 2405-2495 ATHENS AVENUE, 2854-2880 PARK MARINA DRIVE | REDDING, CA 96001



## 2876 PARK MARINA DRIVE      1,500 SF      \$1,350/MONTH

This space includes a large open reception area, three private offices, a private restroom, back storage area, break room area, and a separate back entry. Was formerly a Farmers Insurance office.

GREAT exposure and signage along Park Marina Drive and Cypress Avenue.



## 2453 ATHENS AVENUE      4,200 SF      \$4,000/MONTH

Mostly large open retail space with offices and a private restroom. Previously was a jewelry store.

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## 2451 ATHENS AVENUE 750 SF \$700/MONTH

Small retail storefront perfect for your startup!

15' x 24' retail area with faux wood laminate plank flooring and 15' x 24' back room for inventory, workshop, etc. Also includes a private restroom and secondary exit.

Great exposure from one of primary entrances into center.



## 2471 ATHENS AVENUE 950 SF \$1,100/MONTH

Well lit and well located charming corner spot, formerly Sky's Pure Food and historically Baskin Robins. Clean and ready to go for your food service business!

Floor drains plus three basin sink in place along with dishwasher hookups. Currently no grease trap or hood.

Pole sign with exposure

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## 2477 ATHENS AVENUE 1,020 SF \$870/MONTH

Well located space perfect for professional office use.

The space includes 2 private offices, reception, plumbed break bar, large storage room, and lots of natural light!

Dedicated pylon sign for advertising your business.

Ideal for insurance, mortgage, real estate, or other professional service.



## 2485 ATHENS AVENUE 2,100 SF \$2,500/MONTH

This space has excellent exposure to the intersection of Cypress and Athens Avenue, which has traffic counts of 39,000 cars per day!

The space includes a 39' x 43' large open room, an office, two restrooms and two entrances.

Previously was used for group fitness, but it's perfect for many other uses because of the open floor plan.

Pick out your flooring!

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## 137 LOCUST STREET    1,450 SF    \$950/MONTH

Recording studio with a private office, reception area, conditioned IT room, restroom, track lighting, and a second entrance!

Dimensions:  
24' x 25'  
13' ceiling height



## 143 LOCUST STREET    2,250 SF    \$1,900/MONTH

This space contains a large open retail room measuring 24'6" x 78', a rear storage room and small office.

Great potential for retail sales. Located in line to Orchard Nutrition with a shared parking lot.

Excellent exposure to the traffic from Orchard Nutrition.

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## 151 LOCUST STREET 1,464 SF \$1,250/MONTH

Gorgeous salon including laminate plank flooring, wood-raftered high modern ceilings, and track plus overhead lighting throughout! The huge floor area can easily accommodate 4+ stylists. This space also includes three bowl washing areas with cabinets in place, outlets that are easily exposed along the walls, private and plumbed mixing station, lots of storage, and a private restroom. Great natural light!

The salon is also equipped with a 21' x 15' separate plumbed treatment room that would be a perfect use for waxing, permanent makeup, an aesthetician or massage area.

Located right across the walkway from the entry facing Balance Yoga Center.



## 157 LOCUST STREET 3,416 SF \$2,050/MONTH

This space contains a large open showroom and four smaller open showrooms or work areas.

Perfect for antique, thrift shop, or any retail use!

Exposure to Cypress Traffic.

Room dimensions:  
Showroom- 24' x 59'  
Room 1- 15'6" x 16'  
Room 2- 25' x 13'6"  
Room 3- 25' x 29' 6"  
Room 4- 15' x 25'

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# UPSTAIRS OFFICE UNITS

137-233 LOCUST AVENUE, 2405-2495 ATHENS AVENUE, 2854-2880 PARK MARINA DRIVE | REDDING, CA 96001



## 2455 ATHENS AVENUE SUITE A      550 SF      \$650/MONTH

Located on the second floor behind Orchard Nutrition, two stairwells with well improved office. Two offices, storage room, and reception area make-up this office.



## 2455 ATHENS AVENUE SUITE C      350 SF      \$400/MONTH

Upstairs unit with a single room. You can combine with Suit D for an additional 207 square feet.



## 2455 ATHENS AVENUE SUITE D      207 SF      \$350/MONTH

Upstairs unit with a single room. You can combine with Suite C for an additional 350 square feet.

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## 2455 ATHENS AVENUE SUITE E      702 SF      \$750/MONTH

A good-sized upstairs unit with a reception/lobby area and two offices. Can be combined with Suite F.



## 2455 ATHENS AVENUE SUITE F      1,504 SF      \$1,300/MONTH

Large space that contains five offices, a reception area, and storage room. Can be combined with Suite E.



## 2455 ATHENS AVENUE SUITE G      130 SF      \$250/MONTH

This unit is a small room located upstairs. Can be combined with any other suite at 2455 Athens Avenue as storage or extra space.

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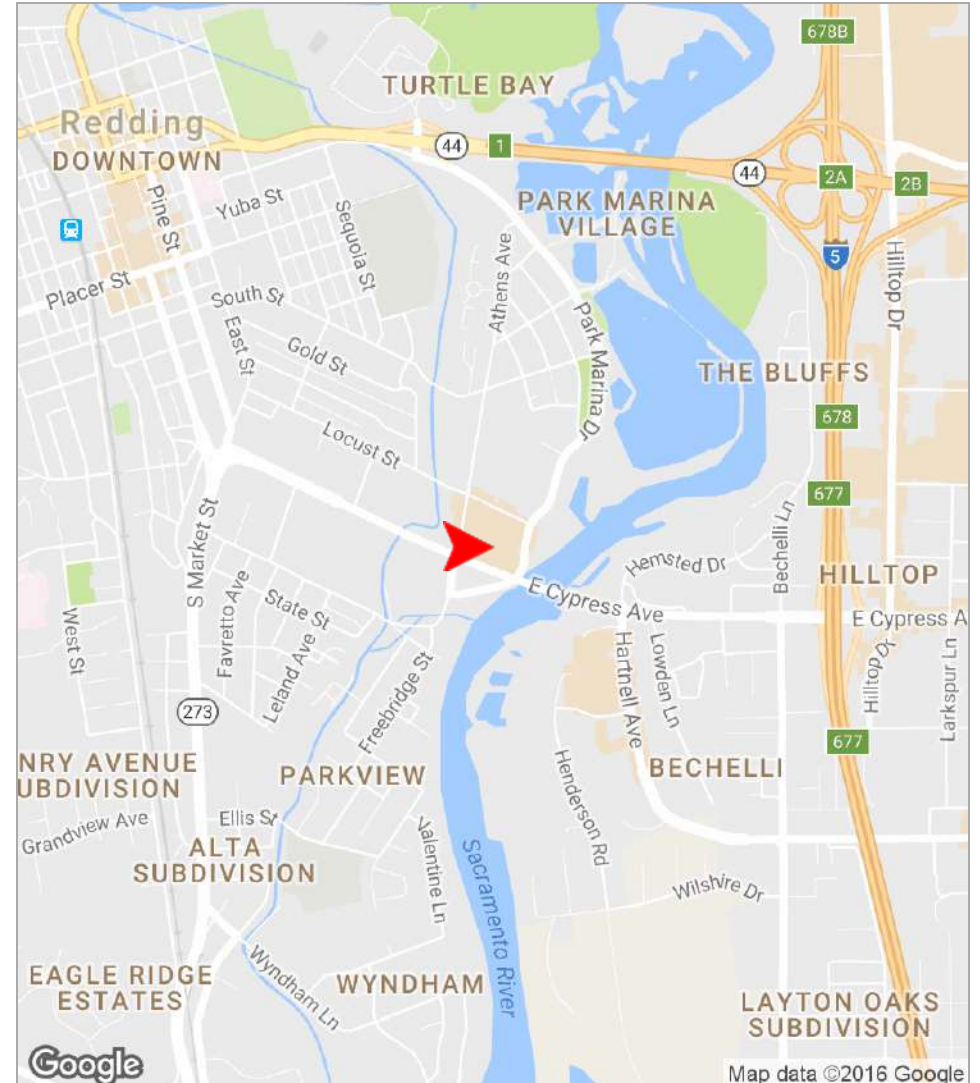
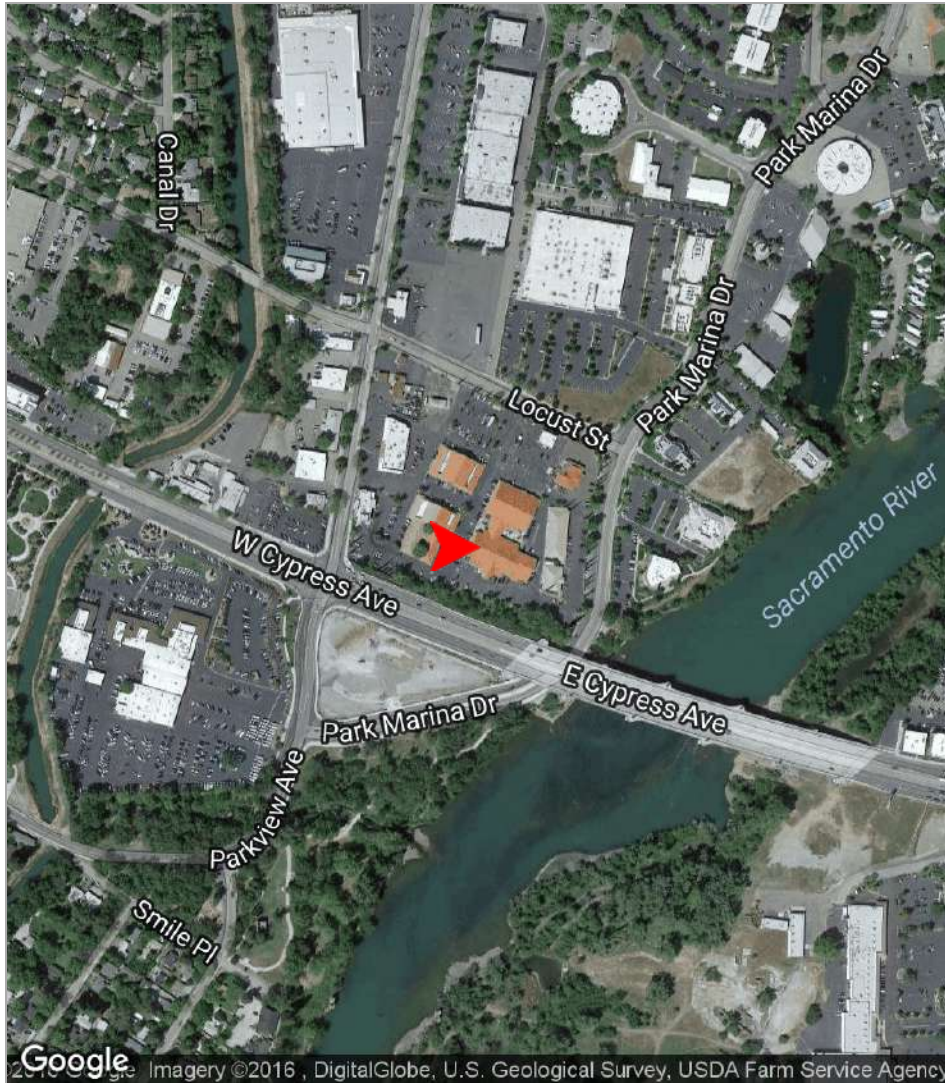
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# LOCATION MAPS

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## Acquisitions   Leasing   Consulting   Property Management

Haedrich & Co., Inc. is a full-service commercial real estate firm established in 1985. As our primary mission, the firm seeks to professionally serve its clients in making well-educated decisions concerning the use, management and operation, acquisition or disposition of commercial real estate. Members of our team are affiliated with The Appraisal Institute, International Council of Shopping Centers (ICSC), and Certified Commercial Investment Member (CCIM).

*"We build our success on yours..."*