

CYPRESS POINTE SHOPPING CENTER



ADDRESS

1020-1090 East Cypress Avenue
Redding, CA

TOTAL RENTABLE AREA

±29,670 square feet
(5.07 acres)

PRICE

Seller to consider best offer
of price and terms

OCCUPANCY

±87%

YEAR BUILT

2002



THE OFFERING

Palmer Capital is pleased to offer the opportunity to acquire a 100% fee interest in Cypress Pointe Shopping Center ("The Property"), a shadow-anchored neighborhood retail center located within Redding's primary retail corridor. Situated along East Cypress Avenue, one of the city's principal commercial arterials, the Property benefits from immediate adjacency to Safeway, CVS, and Lowe's, as well as proximity to Mt. Shasta Mall, the only regional mall within more than 60 miles. Cypress Pointe is positioned within the dominant retail node serving the greater Shasta County region, supported by a concentration of national retailers and a well-established regional trade area.

OFFERING HIGHLIGHTS

- » **SHADOW-ANCHORED BY SAFEWAY, CVS & LOWE'S (NAP)** – Benefits from consistent daily-needs traffic generated by adjacent anchors.
- » **POSITIONED WITHIN REDDING'S PRIMARY RETAIL NODE** – Proximate to Mt. Shasta Mall and surrounded by national retailers including Target, Walmart, Home Depot, and Costco, reinforcing long-term retail relevance and tenant demand (4.8M SF of retail within 1.5-mile radius).
- » **E-COMMERCE RESISTANT TENANCY** – Daily needs tenant mix supports income stability and protection from internet/recessionary forces.
- » **ESTABLISHED REGIONAL TRADE AREA** – Approximately 153,000 residents within a 10-mile radius with average household incomes of approximately \$83,000, supported by limited new retail supply and Redding's role as the region's primary commercial hub.
- » **LEASING EXECUTION OPPORTUNITY** – Future NOI growth supported by scheduled lease rollover and the lease-up of existing vacancy, providing a path to enhanced cash flow.
- » **PARCELIZED EXIT STRATEGY** – Individually parcelized pads and shop buildings allow investors additional exit flexibility.

