

Junior Anchor Available in the Center of Redding's Retail Core



1340 Hilltop Dr
Redding, CA 96003
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For Lease

Property Information

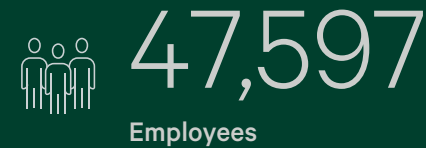
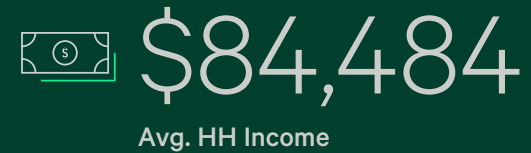
The city of Redding is the largest city north of Sacramento, with a population of over 91,000, and is strategically located on Interstate 5, just south of Shasta Lake, between the Cascades and the Trinity Alps. The Redding Metro area is the regional center of Northern California, and serves the adjacent counties of Tehama, Trinity and Siskiyou for health services—two major hospitals with state-of-the-art treatment facilities: Shasta Regional Medical Center, which features a nationally recognized heart surgery program, and Mercy Medical Center, Redding's designated trauma center—legal services, retail shopping, and employment.

Located on Hilltop Drive just north of Dana Drive, with I-5 exposure, directly across from the Shasta Mall, this Property offers an excellent opportunity to enter the growing Redding retail market considered the best retail space of its kind available with approximately 1.5 million square feet of national anchor tenants surrounding the site. The center is anchored by PetSmart and BevMo! -assuring excellent consumer traffic into the center.

Property Highlights

- ±18,092 SF Anchor Space potential expansion to ±26,998 SF
- Existing Property Conditions:
 - Electrical: 600 amps at 480v
 - Sanitary Sewer: 4" SS line
 - Water: ¾ line with 5/8 meter
 - Gas: 3" to the building ¾ supply
 - Fire Riser: 4" line
- Junior Anchor Pad space ±8,908 SF buildable
- Co-tenants include PetSmart, BevMo!, Bank of America
- Monument signage available
- Excellent building and monument signage visibility from Interstate 5
- Strong traffic counts
- Easy access to Interstate 5 and Highway 44
- Adjacent to Mt. Shasta Mall – the only regional mall within 100 miles; and surrounded by Walmart, Costco, Home Depot, Dick's Sporting Goods, Sprouts Farmers Market, FoodMax and the 14-screen Cinemark Theater

2023 Estimated Demographics - 3-Miles



Traffic Counts	(ADT)
Hilltop Drive	28,437
Interstate 5	70,808

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