



FOR LEASE

2686 Hilltop Dr.
Redding, CA



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NAINorthgate

LEASING TEAM

PROPERTY SUMMARY



AVAILABLE SPACE:
± 8,472 SF



LEASE TERMS:
Negotiable



LEASE TYPE:
NNN



PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility from I-5 & Hwy 44
- I-5 & Hilltop Dr building signage available
- Prime location with affordable rents
- Adjacent to Mt Shasta Mall- the only regional mall within 100 miles
- Area tenants include Walmart, Costco, Home Depot, Dick's Sporting Goods, Sprouts, FoodMaxx and many more

PROPERTY INFO

ADDRESS:	2686 Hilltop Dr. Redding, CA
LEASE PRICE:	Contact Broker
SPACE AVAILABLE:	±8,472 SF
ZONING:	General Commercial (GC)
LEASE TYPE:	NNN
TRAFFIC:	Hilltop Dr & Cypress Ave: ± 20,000 ADT E Cypress Ave & Hilltop Dr: ± 36,000 ADT Highway 5: ±70,800ADT



SITE MAP



NAINorthgate

2686 Hilltop Dr. | REDDING, CA

AERIAL VIEW - West



NAINorthgate

2686 Hilltop Dr. | REDDING, CA

ARIEL VIEW - East



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MARKET VIEW



AREA OVERVIEW

REDDING - CALIFORNIA

Fueled by a resilient economy grounded in healthcare, manufacturing, and technology, Redding provides a stable foundation for businesses seeking diverse opportunities.

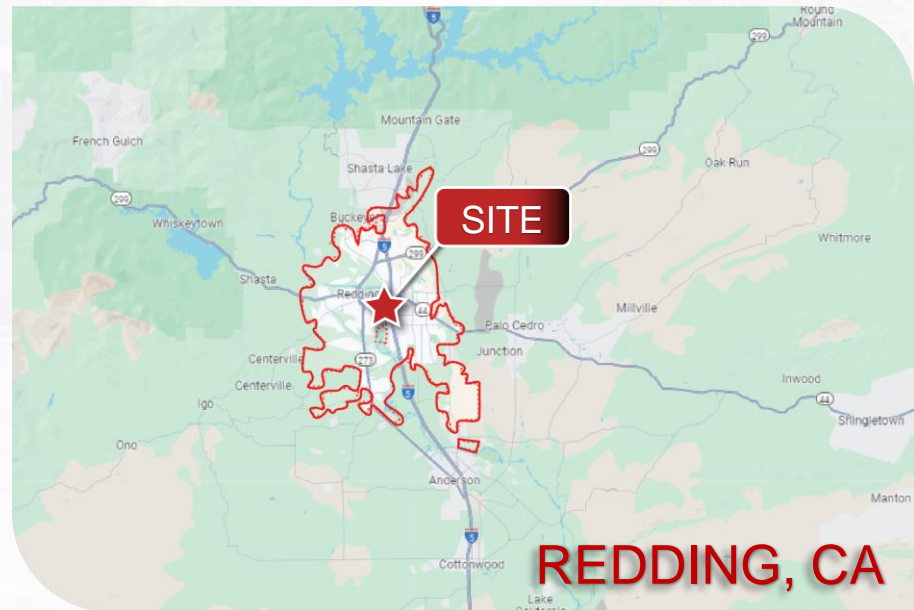
Strategically positioned at the crossroads of major transportation routes, including Interstate 5, Redding serves as a crucial hub for logistics and distribution.

Ongoing infrastructure projects and development initiatives further enhance the city's appeal, creating a modern and accessible environment for commercial enterprises.

Redding's allure extends beyond business, with its natural beauty showcased by Shasta Lake, the Sacramento River, and the Cascade Mountains. The city's commitment to sustainable growth, coupled with a business-friendly environment, has paved the way for diverse commercial spaces to flourish.

With a growing population and a strong economic foundation, Redding stands as a promising location for the establishment of office spaces, retail establishments, and industrial facilities.

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population		8,304	98,437	146,319
2028 Projected Population		8,418	99,891	152,955
2023 Median Age		36	40	41
	INCOME			
2023 Estimated Average Household Income		\$70,245	\$85,419	\$85,343
	DIVERSITY			
2023 Estimated White		6,730	84,574	132,294
2023 Estimated African American/Black		209	1,678	2,150
2023 Estimated Asian or Pacific Islander		570	4,544	6,092
2023 Estimated Hispanic		1,394	11,473	17,616





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