

FOR LEASE

RETAIL

2686 Hilltop Dr, Redding, CA 96002

2.1k SF Versatile Space with Excellent Visibility & Access from I-5



EXCLUSIVELY LISTED BY
NORTHGATE

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HIGHLIGHTS

- Excellent visibility and accessibility from I-5 & Hwy 44
- I-5 & Hilltop Dr building signage available
- Open adaptable layout
- Ample shared parking
- 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 OVERVIEW

ADDRESS	2686 Hilltop Dr, Redding, CA 96002	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE TYPE	NNN	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	2,185 SF	
ZONING	General Commercial and Visitor Retail Building Height (GC-VR-BH)	
TRAFFIC	Hilltop Dr	± 2,341 ADT
	I-5	± 65,914 ADT
	E Cypress Ave	± 33,426 ADT

MARKET OVERVIEW



E Cypress Ave: $\pm 33,426$ ADT



Hilltop Dr: $\pm 2,341$ ADT



I-5: $\pm 65,914$ ADT



AERIAL VIEW



I-5: $\pm 65,914$ ADT

BARGAIN BINS

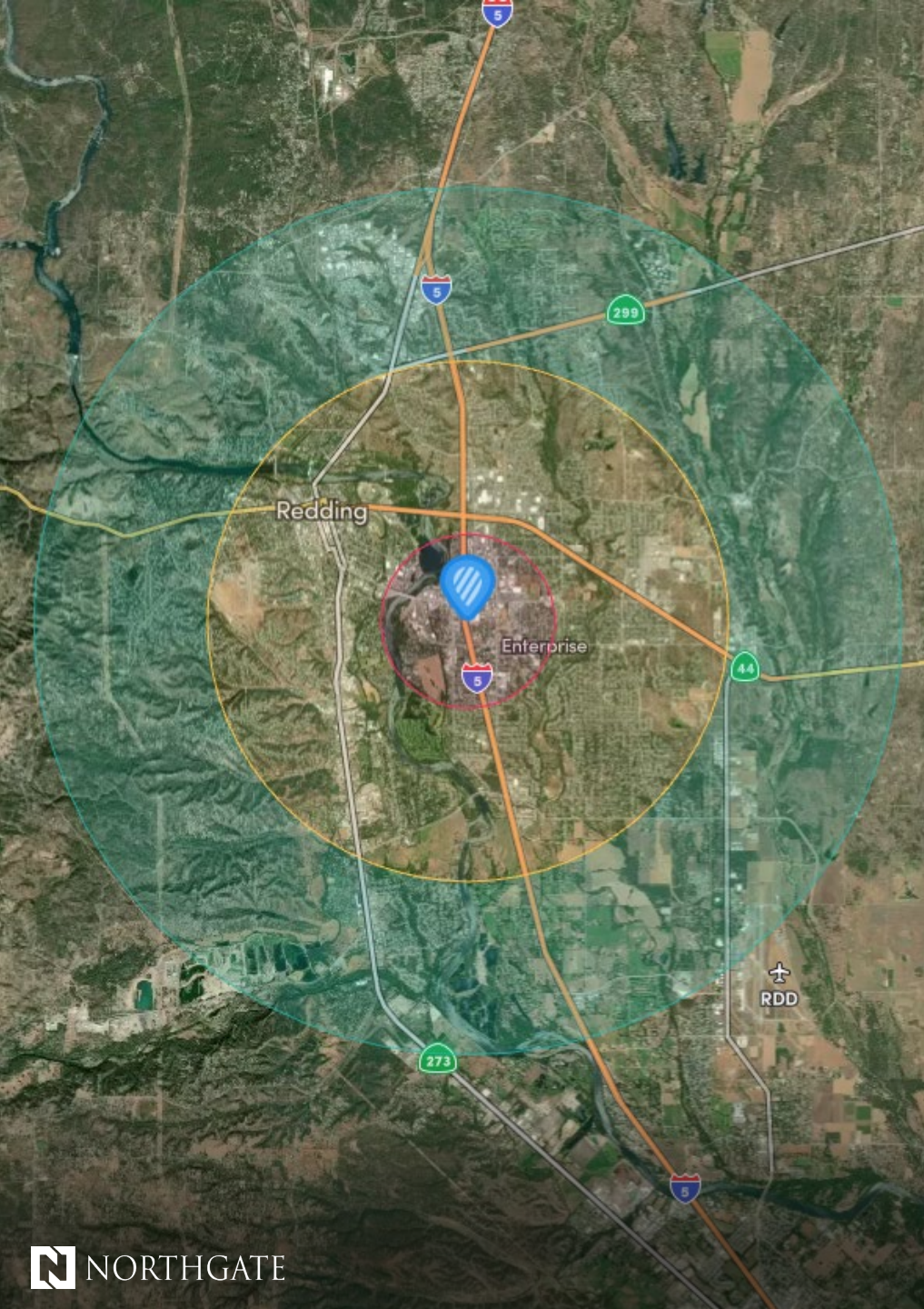
TUFF SHED

SUBARAMA
A REAL SUB SANDWICH

Grand Buffet



Hilltop Dr: $\pm 2,341$ ADT



DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	8,651	63,471	97,271
Projected Population (5 Yr)	8,633	64,146	98,564
Average Age	40	41	42
Households	3,456	25,568	39,121
White Population	5,477	44,536	70,070
Black Population	178	1,368	1,835
Am Indian Population	311	1,810	2,688
Asian Population	900	4,221	5,694
Other Population	1,785	11,536	16,984
Hispanic Population	17.73%	15.85%	15.14%
Average HH Income	\$84.8k	\$88.9k	\$92.1k
High School Graduates	5,263	40,711	62,852
College Graduates	1,655	16,316	25,965
Total Employees	3,749	28,233	42,893



Investment Sales | Leasing | Asset Management | Property Management



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