

FOR LEASE

TTG
THE THOMASON GROUP



30 & 34 HILLTOP DR
Redding, CA 96003

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For Lease – Call for Details

Offering includes plenty of options for lease structure available.



30 & 34 HILLTOP DR



CALL FOR DETAILS
VARIETY OF LEASE STRUCTURES AVAILABLE

PROPERTY DETAILS



Located in Shasta County at the signalized hard corner of **Lake Boulevard (Highway 299) and Market Street (Highway 273)**, this high-visibility commercial offering consists of two separate parcels available for lease individually or together.

30 HILLTOP DRIVE (APN 113-300-040)

±0.60 acres improved with an existing building and detailing bay constructed as a car wash. The building is structurally complete but not currently occupant-ready. A new roof was installed in 2022, and all utilities are existing. Zoned **General Commercial (City of Redding)**.

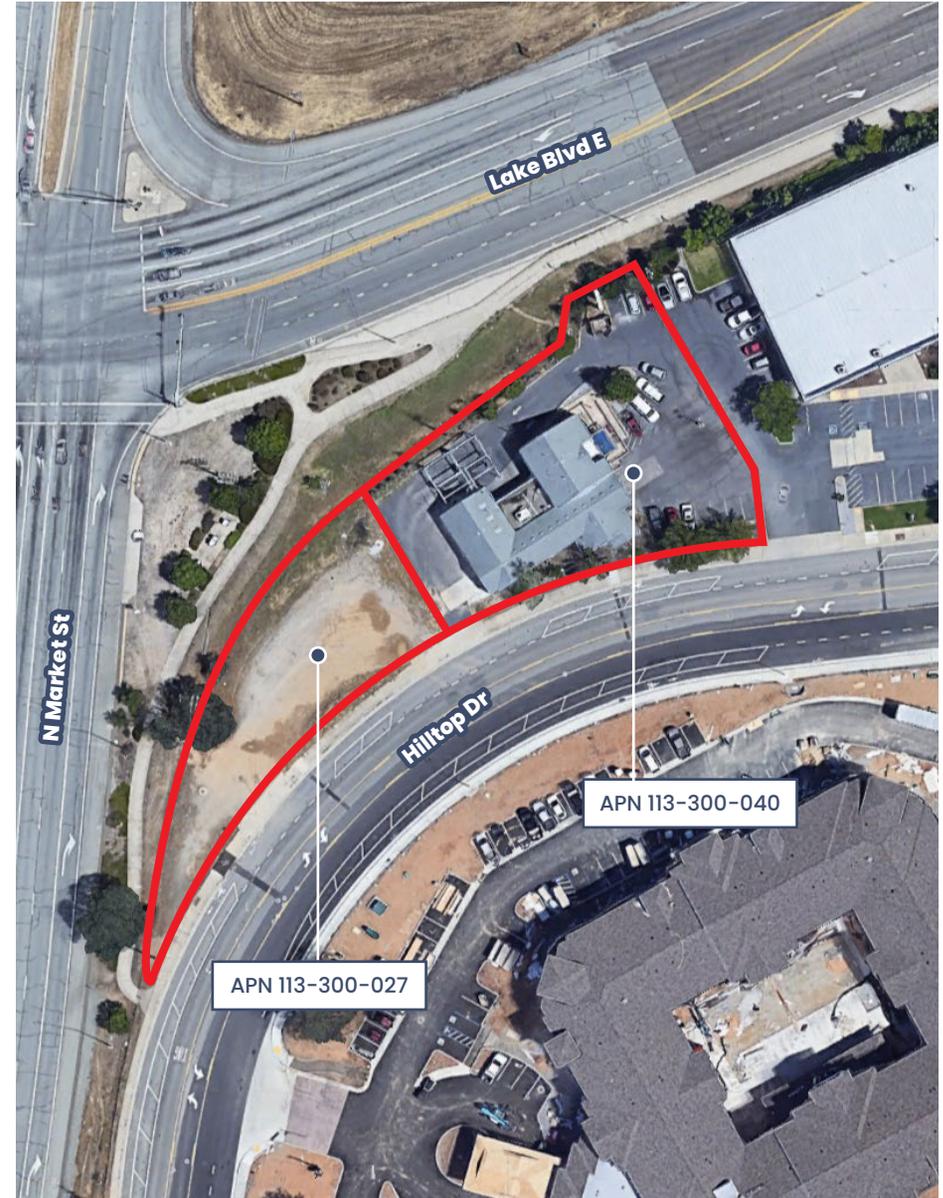
34 HILLTOP DRIVE (APN 113-300-027)

±0.41 acres of land located immediately south of the improved parcel. May be leased separately or combined with 30 Hilltop Drive and can serve as additional parking or expansion area. Shared common access driveway between parcels.

The property features exceptional exposure with a **pylon sign at the corner**, direct frontage on Highway 299 and Highway 273, and is located approximately **0.5 miles from Interstate 5**. Market Street provides direct access north to I-5.

The site benefits from significant traffic counts and strong surrounding retail presence, including **Walgreens, KFC, Starbucks, Raley's, Bethel Church, and La Grange**, as well as a **243-unit senior living community directly across the street**.

This is a highly visible, high-traffic location with flexible leasing configurations



PROPERTY PHOTOS



MAPS





Drive Times	
Route 299	0.2 mi 2 mins
business loop 5	0.3 mi 2 mins
I-5	0.7 mi 3 mins
Lake Boulevard Plaza Shopping Center	0.4 mi 4 mins
Mt Shasta Mall	2.2 mi 5 mins
Downtown Redding	2.4 mi 8 mins

MARKET OVERVIEW



REDDING, CA

Redding is located in Shasta County, which is home to three incorporated cities—Redding, Anderson, and Shasta Lake. Just 160 miles north of Sacramento and 230 miles north of San Francisco, the county is equidistant between San Diego and Seattle on I-5.

With a population of approximately 94,000, Redding is one of the largest cities north of Sacramento. As the county's administrative center, Redding is at the forefront of trade and commerce and is a regional hub for retail, education, professional services, and government. Redding, California is a city known for its captivating scenery, bustling economy and vibrant community. Known as the

Jewel of Northern California, Redding promotes a high quality of life for its residents and is hailed as a promising region for economic and cultural development.

As one of the largest California cities north of Sacramento, Redding is the regional hub for retail, education, professional services, career opportunities, corporate and private business development, medical facilities, and government. The sun shines here in Redding 88% of the time, making the city ideal for adventuring. The city boasts stunning landscapes, 200 miles of hiking and biking trails, a range of cultural, musical, and educational events, and a rich sense of community.



Image Source: www.shastaartscouncil.org

MARKET OVERVIEW



ECONOMY

Redding is the economic hub of the Shasta Cascade region of Northern California.

The Redding Metropolitan Statistical Area (MSA) was recognized as the 29th Most Dynamic MSA in the United States in 2019 by the Walton Family Foundation.[41] Redding was recognized for having a diversified economy with several large employers in different sectors.

The Redding Cultural District is one of 14 Arts and Culture Districts recognized by the State of California Arts Council. The district includes Downtown Redding; the adjacent Turtle Bay Complex; and City of Redding Parks across the Sacramento River from Downtown and Turtle Bay.

MAJOR EMPLOYERS

1. Mercy Medical Center - 1,832 employees
2. Shasta County - 1,750 employees
3. City of Redding - 1,129 employees
4. Shasta Regional Medical Center - 856 employees
5. CA Transportation Department - 663 employees
6. Redding Rancheria - 523
7. Wal-Mart - 450 employees
8. Shasta Union High School District - 406 employees
9. Shasta College - 352 employees
10. Blue Shield of California - 330 employees



Image Source: www.visitredding.com

DEMOGRAPHICS



2024 SUMMARY	3 MILE	5 MILES	7 MILES
Population	44,689	92,204	115,029
Households	19,509	37,961	46,945
Families	10,529	22,571	28,840
Avg HH Size	2.22	2.37	2.40
Median Age	40.6	40.4	41.4
Median HH Income	\$66,876	\$75,768	\$77,663
Avg HH Income	\$90,423	\$97,981	\$101,963

Key Facts (7-mile)



6,227

TOTAL BUSINESSES



58,551

TOTAL EMPLOYEES



\$77,663

MEDIAN HH INCOME



\$41,669

PER CAPITA INCOME



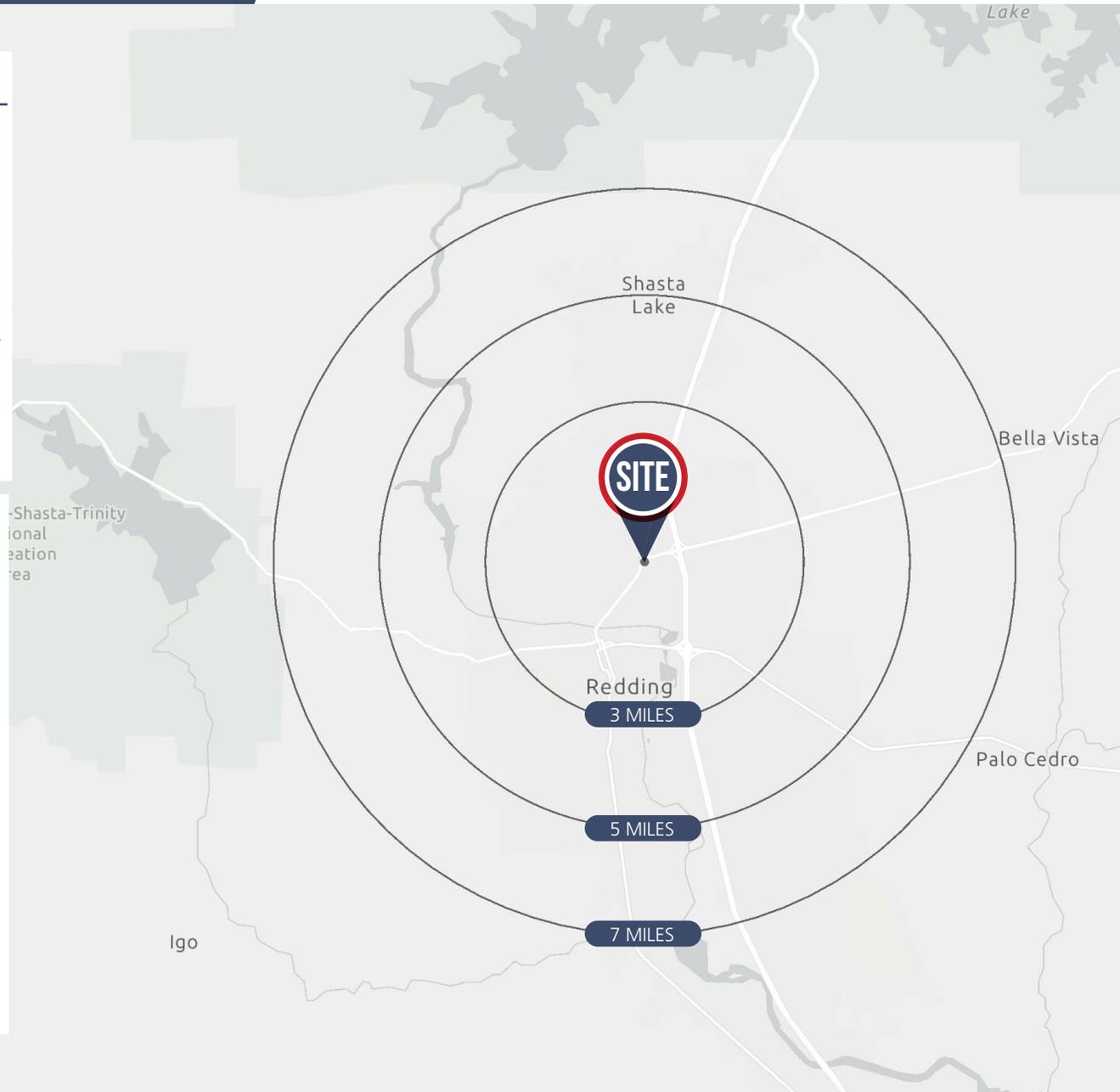
\$185,651

MEDIAN NET WORTH

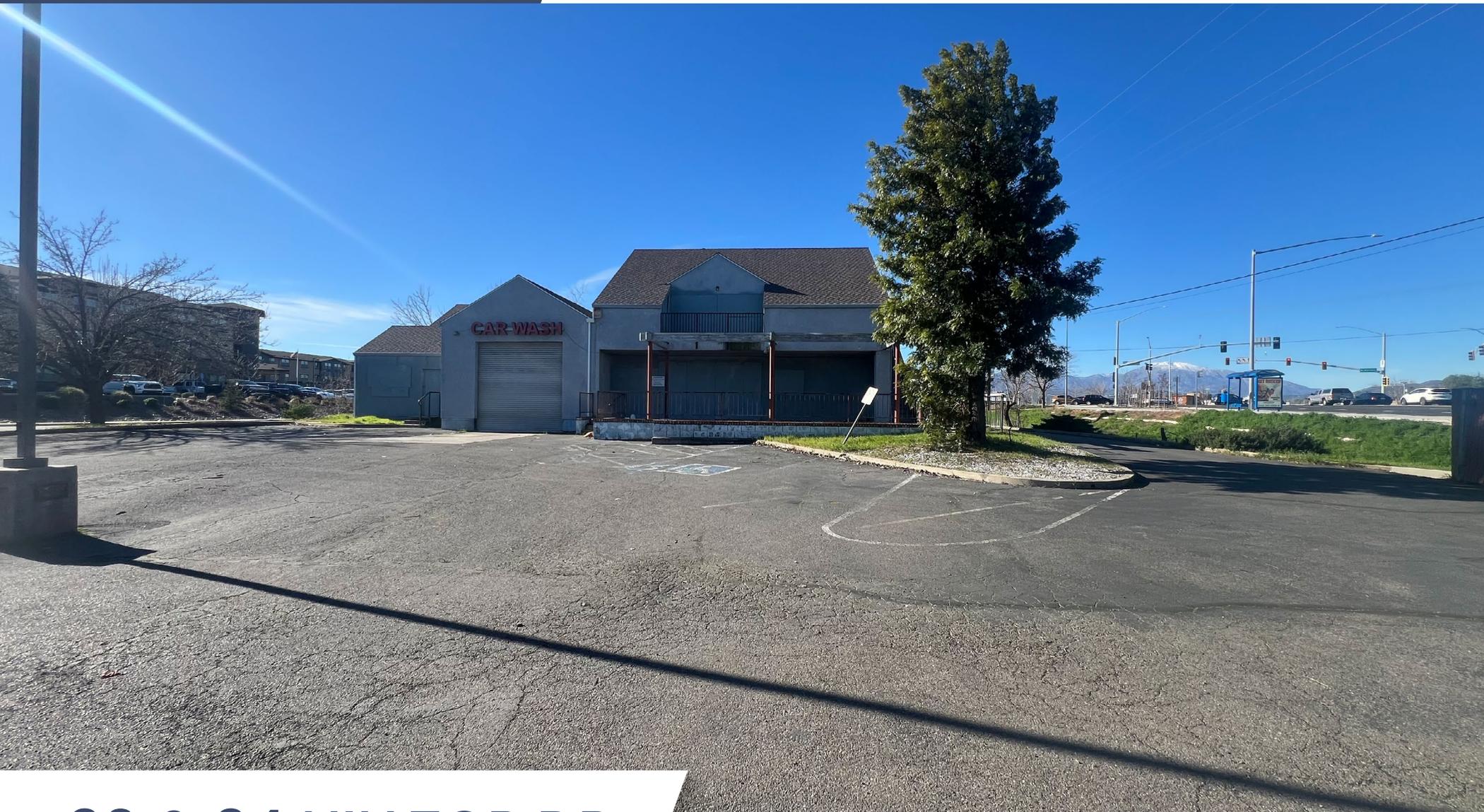
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