

For Lease:

Westwood Village Shopping Center

6392 – 6536 Westside Rd. Redding, CA 96001





Property Highlights

- Grocery-anchored shopping center with visibility from Hwy. 273
- Pylon and building signage available
- Multiple sizes and configurations available for a variety of users
- Two available drive-thru stalls
- Largest anchored retail center within a 3-mile radius
- Surrounded by heavy and fast-growing residential area
- Strong national tenants, including Rite Aid, Dollar Tree, Sav-Mor Foods, Subway, Round Table, O'Reilly Auto Parts, and more.

Listing Snapshot



Negotiable
Lease Rate



+/- 1,000 – 5,000 SF
Available SF



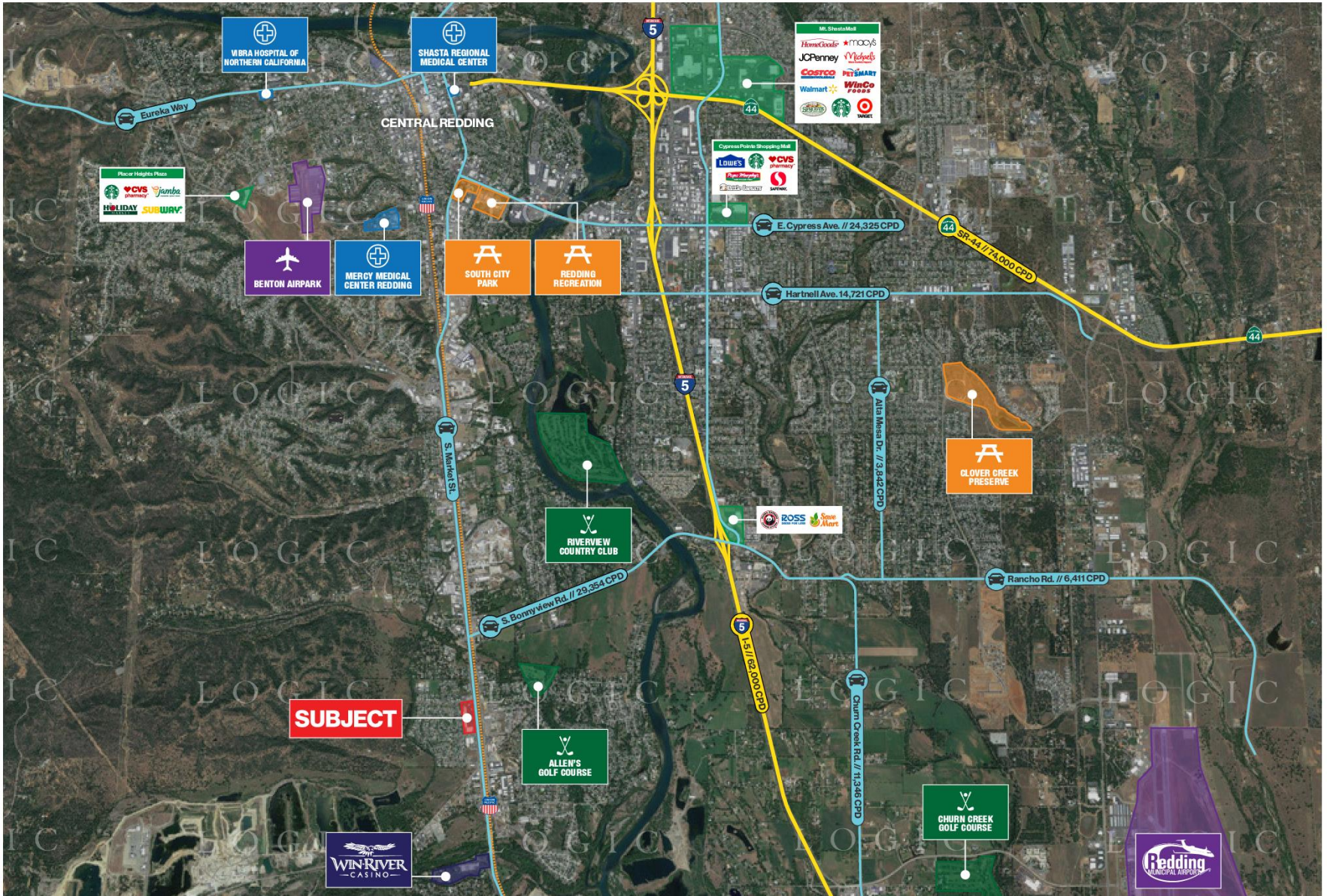
\$0.30 PSF
Operating Costs

Demographics

Population	1-mile	3-mile	5-mile
2021 Population	4,217	21,832	69,992
Income	1-mile	3-mile	5-mile
2021 Average Household Income	\$76,082	\$83,166	\$79,560
Households	1-mile	3-mile	5-mile
2021 Total Households	1,590	8,294	27,317

Maps, Aerial, & Plans

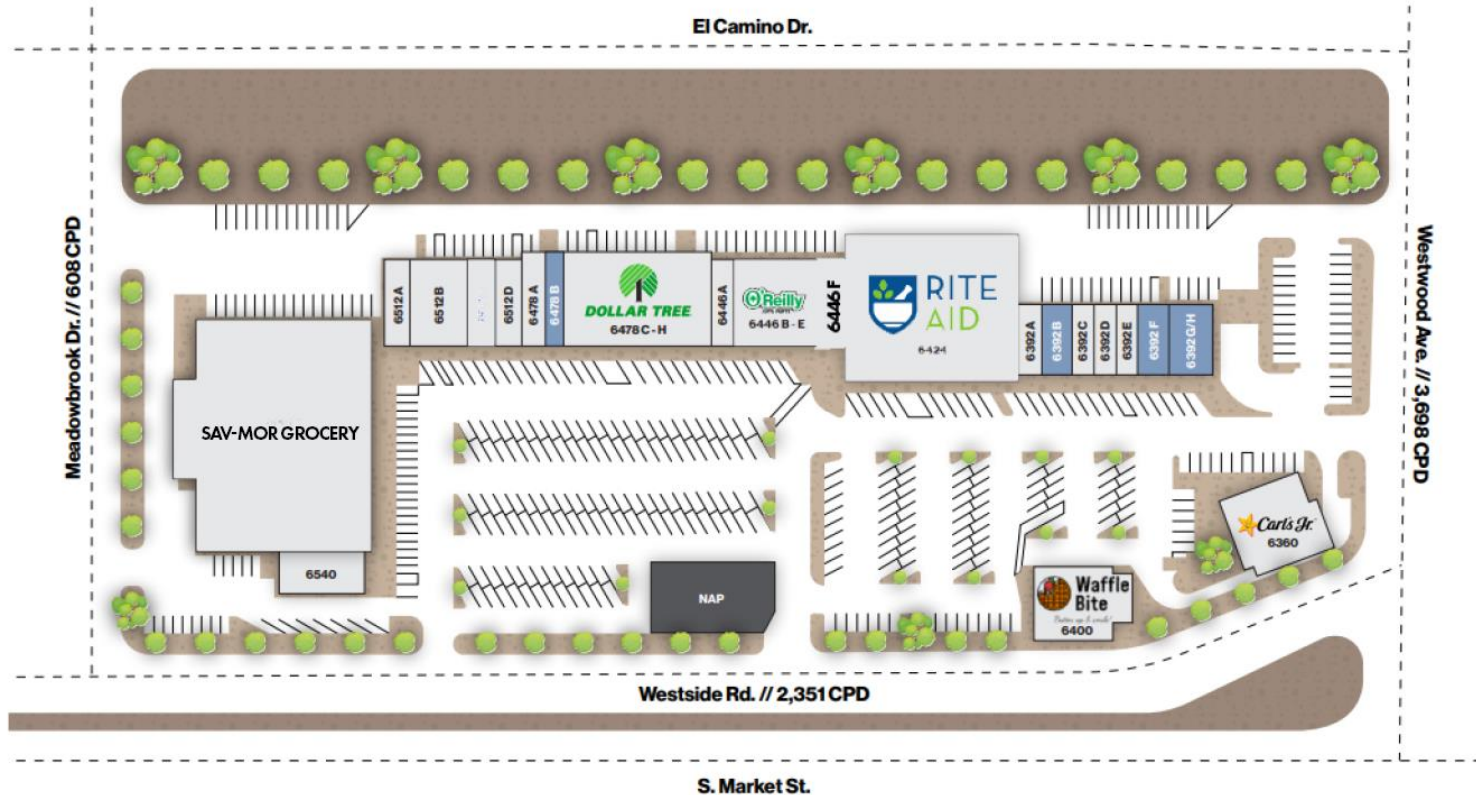
- Power Centers
- Airports
- Casinos
- Golf Courses
- Hospitals
- Parks



Close Up Aerial



Maps, Aerial, & Plans



Unit #	Tenant	SF	Unit #	Tenant	SF	Unit #	Tenant	SF
6360	Carl's Jr.	+/- 4003 SF	6400	Waffle Bite	+/- 3500 SF	6512 A	China Kitchen	+/- 1756 SF
6392 A	Metro PCS	+/- 900 SF	6424	Rite Aid	+/- 18,648 SF	6512 B	Advantage Physical Therapy	+/- 1500
6392 B	AVAILABLE	+/-1500 SF	6446 A	Subway	+/-1500 SF	6512 C	Tuffs Spas	+/-2410 SF
6392 C	VIP Nails	+/- 1200 SF	6446 B- E	O'Reilly Auto Parts	+/- 6400 SF	6512 D	Dotson Orthopedics	+/- 3500 SF
6392 D	Lucky Donuts	+/- 1300 SF	6446 F	A1 Massage	+/- 1000 SF	6536 B	Sav-Mor Foods	+/- 31,820 SF
6392 E	Tobacco 'n More	+/- 1250 SF	6478 A	Kwik Kuts	+/- 1356 SF	6540	Round Table	+/- 3200
6492 F	AVAILABLE	+/- 1217 SF	6478 B	AVAILABLE	+/- 1600 SF			
6392 G/H	AVAILABLE	+/- 3070 SF	6478 C-H	Dollar Tree	+/- 9600 SF			

Property Photos

