

FOR LEASE

RETAIL

2686 Hilltop Dr, Redding, CA 96002

Versatile Space with Drive-By Exposure and Excellent Access to I-5 & Hwy 44



EXCLUSIVELY LISTED BY

NAINorthgate

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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 PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	Suite 1	8,472 sq ft
	Suite 2	6,745 sq ft
	Suite 3	2,185 sq ft
	*Option to combine 2 or more spaces.	
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



SITE

E Cypress Ave: ± 33,426 ADT

Hilltop Dr: ± 2,341 ADT

I-5: ± 65,914 ADT

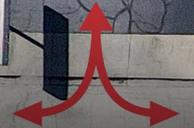


AERIAL VIEW

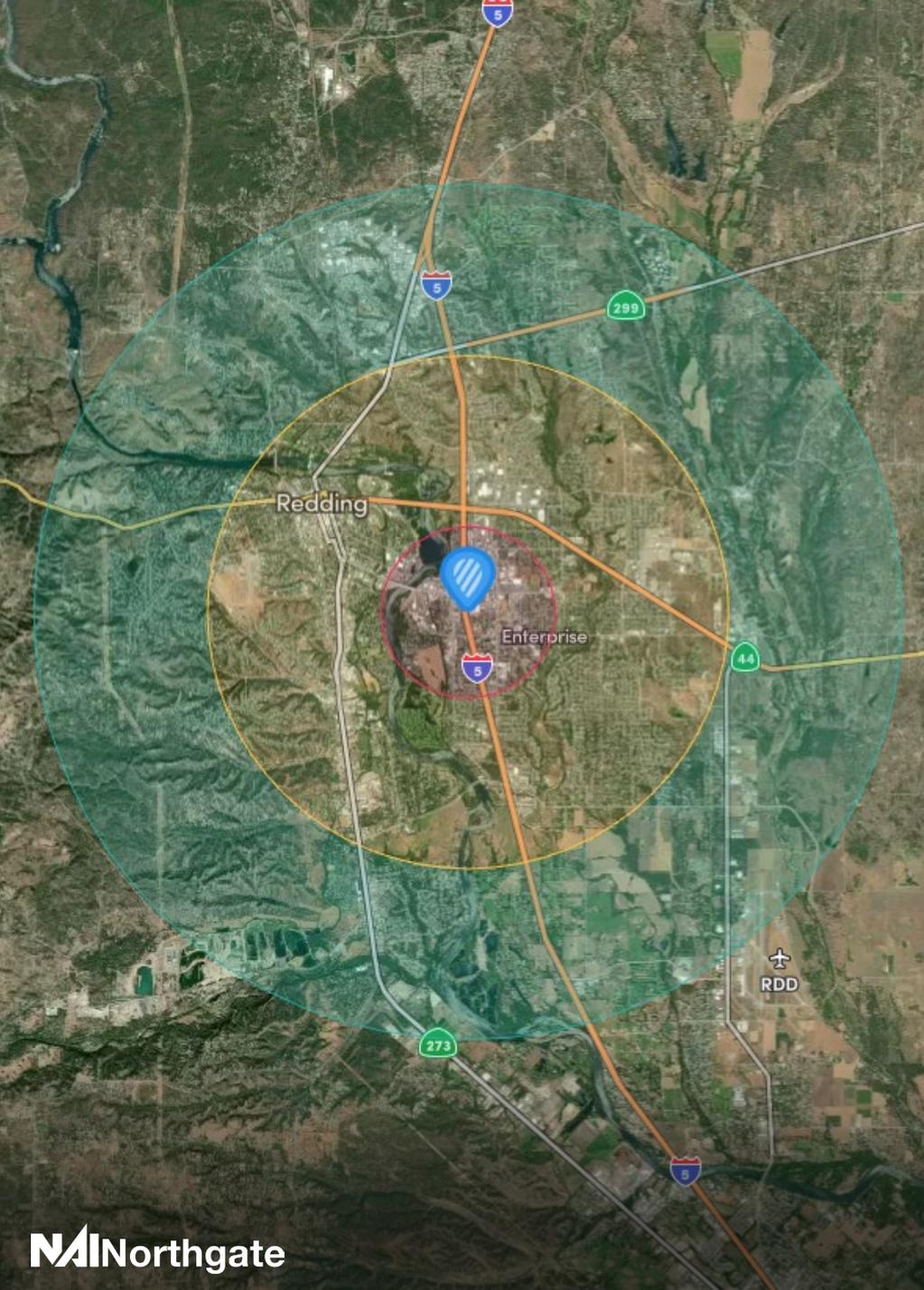


I-5: ± 65,914 ADT

SIGNAL
AHEAD



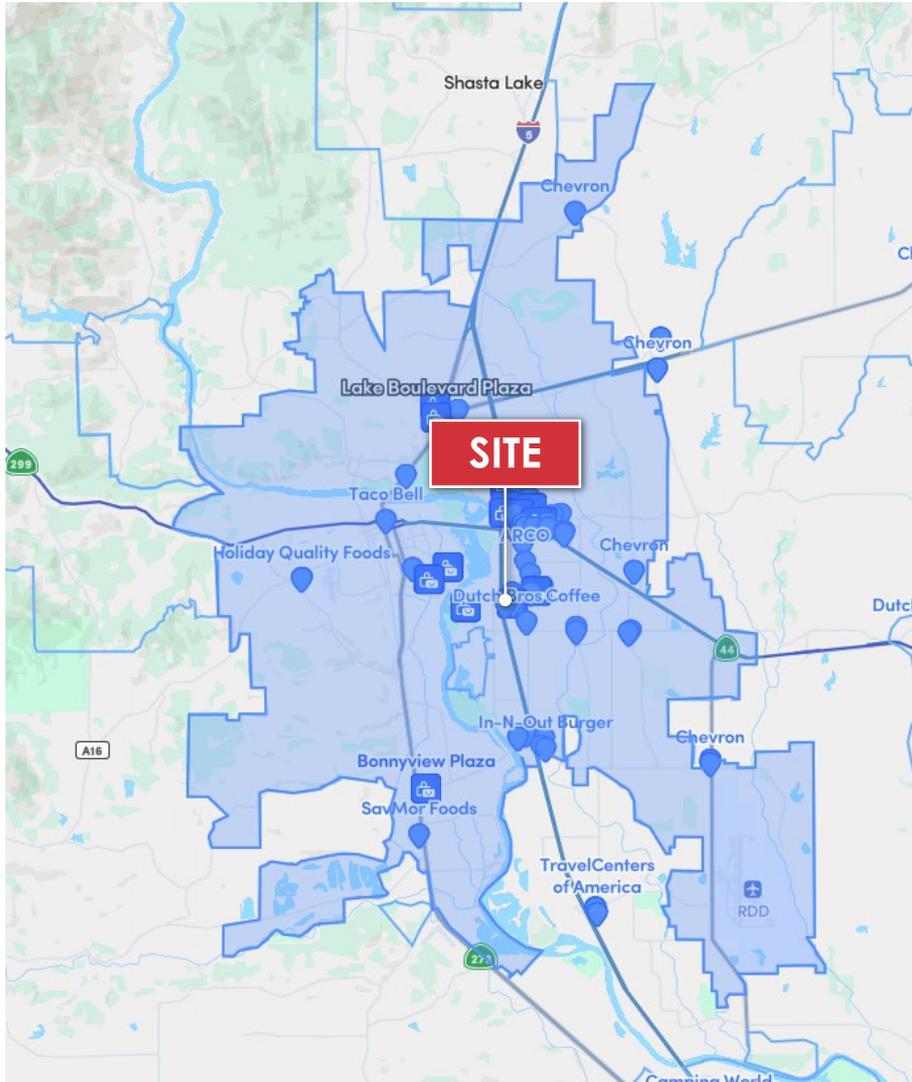
Hilltop Dr: ± 2,341 ADT



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

-  Retail
-  Shopping Center



Small-Town Meets Urban Amenities

Located in Northern California's Shasta County, Redding blends small-town charm with essential urban amenities, offering a welcoming community ideal for families, entrepreneurs, and outdoor enthusiasts.

Diverse Economic Base

Redding's economy is supported by healthcare, education, retail, government services, and tourism, creating a stable environment for business growth and local investment.

Quality Education Options

The city is served by the Shasta Union High School District and local colleges such as Shasta College, providing access to strong K-12 education and continuing learning opportunities for residents.

Natural Beauty & Outdoor Recreation

Nestled along the Sacramento River and near Shasta Lake, Redding offers abundant parks, hiking trails, and recreational activities that promote an active lifestyle and connection to nature.

Strategic Regional Location

Redding is positioned at the crossroads of Interstate 5 and Highway 44, providing convenient access to the Bay Area, Sacramento, and surrounding Northern California communities for commuters and regional travel.

Vibrant Local Culture & Events

Known for its Sundial Bridge, weekly farmers markets, Shasta District Fair, and outdoor festivals, Redding embraces its scenic surroundings and community-driven traditions.

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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