

# Interstate 5 & Hwy 44 Redding, CA

# Hilltop Towne Center Retail Shops For Lease



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INSURANCE CENTER

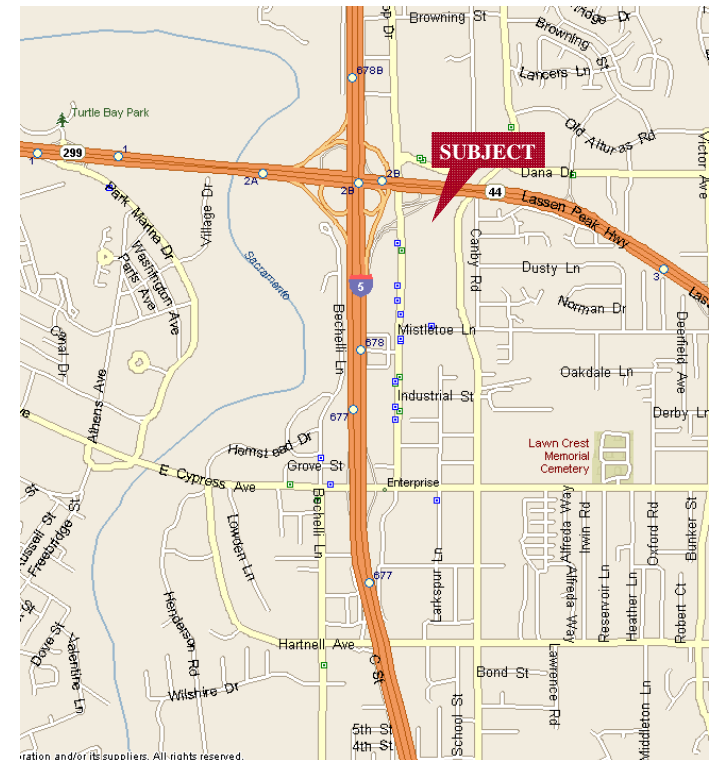
  
**Tokyo Garden**  
Japanese Restaurant

For more details contact:  
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530-221-9638  
kmiller@cbcworldwide.com  
DRE# 00818540

 **COLDWELL  
BANKER  
COMMERCIAL**

## Property Overview

- Located in the heart of Redding (I-5 & Hwy 44)
- Nearly 100,000 cars per day
- Great value. Lowest rent in the mall area
- Strong co-tenancy with nationally known retailers
- Only center in Redding fronting both Hilltop & Churn Creek
- Abundant parking
- Various floor plans - something for everyone



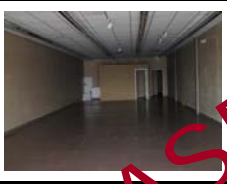

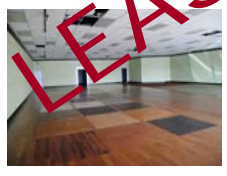








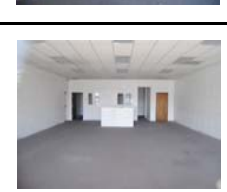


## Traffic Counts

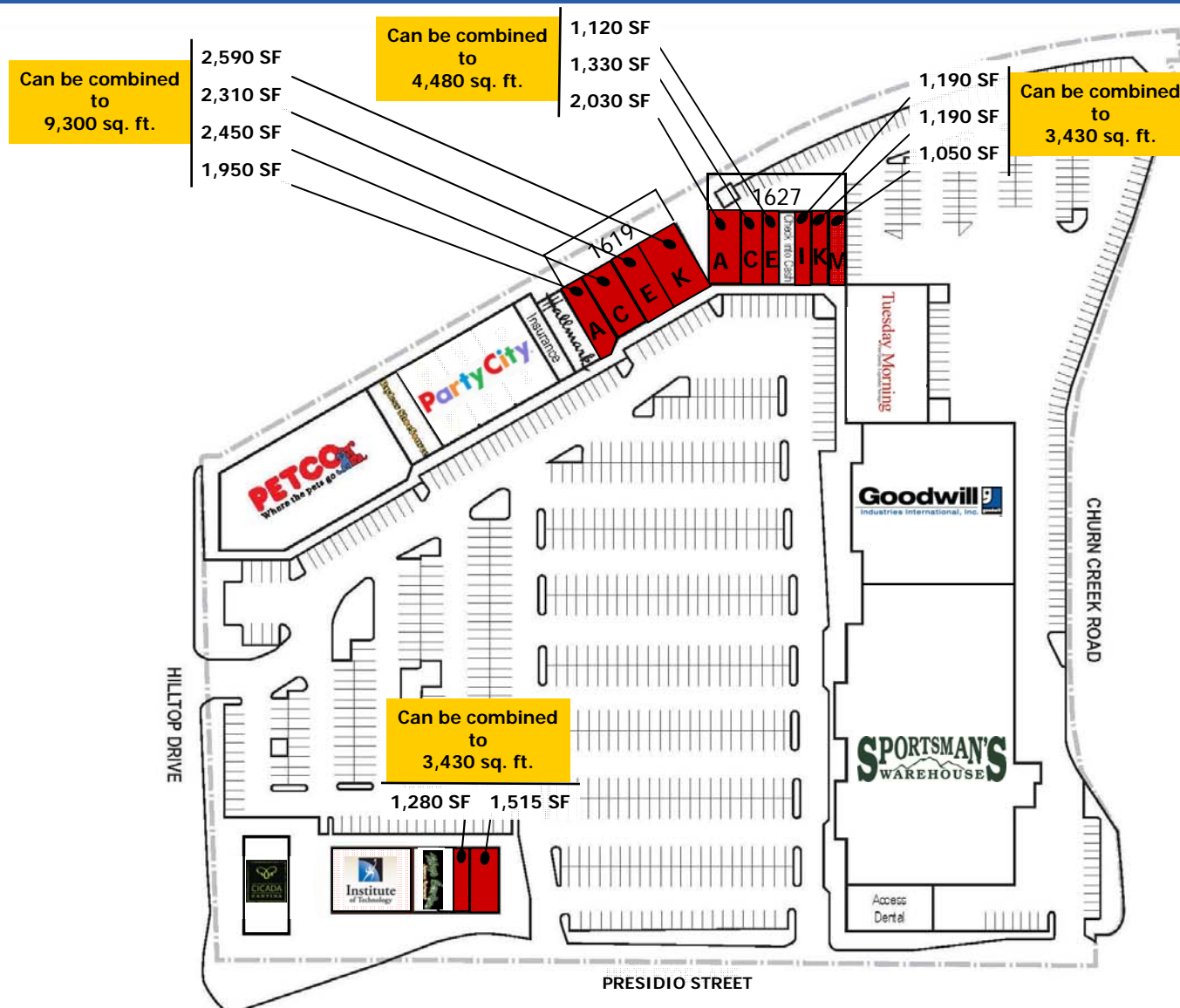
Hilltop Drive:	22,176
Churn Creek:	25,695
Hwy 44:	51,000

## Demographics

	1 mi	3 mi	5 mi
Population:	6,353	5,605	95,588
Avg. HH Income:	\$47,356	\$51,471	\$55,246
Daytime Population:	11,091	39,459	49,478

	<p><b>Address: 1611 E Hilltop Drive 1,710 sq. ft.</b></p> <p>Ready to go for most any retail use. Traditional layout with large open retail floor &amp; slat board walls for easy shelving and display set up. Carpeted, T-bar &amp; fluorescent lights.</p>		<p><b>Address: 1627 C Hilltop Drive 1,330 sq. ft.</b></p> <p>Open floor plan, room dividers &amp; 1 restroom.</p>
	<p><b>Address: 1611 G Hilltop Drive 1,000 sq. ft.</b></p> <p>Wide open space with polished concrete floor. Fluorescent &amp; spot lighting. Additional plumbing could support many uses.</p>		<p><b>Address: 1627 E Hilltop Drive 1,120 sq. ft.</b></p> <p>Former hair salon. Plumbing still in place. Easy refurbishment and you are back in business. Store room in back &amp; 1 restroom.</p>
	<p><b>Address: 1611 H Hilltop Drive 5,040 sq. ft.</b></p> <p>Wide open showroom used by former carpet &amp; flooring retailer. 7 ceilings, fluorescent and spot lights.</p>		<p><b>Address: 1627 I 1,190 sq. ft.</b></p> <p>Open floor plan. Carpet and 1 restroom.</p>
	<p><b>Address: 1619 A Hilltop Drive 1,950 sq. ft.</b></p> <p>Former printer/copier business. Easily reconfigured for most retail businesses.</p>		<p><b>Address: 1627 K Hilltop Drive 1,190 sq. ft.</b></p> <p>Carpet, t-bar ceiling &amp; fluorescent lighting.</p>
	<p><b>Address: 1619 C Hilltop Drive 2,450 sq. ft.</b></p> <p>Former hair salon left in excellent condition. Extravagant lighting &amp; porcelain tile floors are just the beginning. 2 restrooms, break room, massage room &amp; lots of plumbing.</p>		<p><b>Address: 1627 M Hilltop Drive 1,050 sq. ft.</b></p> <p>Last tenant was so successful they bought their own building. Painted concrete floors, room dividers, 1 restroom, t-bar ceiling &amp; fluorescent lighting.</p>
	<p><b>Address: 1619 E Hilltop Drive 2,310 sq. ft.</b></p> <p>Divided into multiple offices. Well suited for any business that needs private offices and excellent visibility.</p>		<p><b>Address: 1675 H Hilltop Drive 1,280 sq. ft.</b></p> <p>Former Chinese restaurant. Space has been "shelled" and is ready for your creative ideas. Landlord will help. Call for details.</p>
	<p><b>Address: 1619 K Hilltop Drive 2,590 sq. ft.</b></p> <p>Former tanning salon. Multiple tanning rooms &amp; lobby. Can be modified for chiropractic or massage or remove partitions to suit your needs.</p>		<p><b>Address: 1675 H 18 Hilltop Drive 1,515 sq. ft.</b></p> <p>Restaurant ready! End cap with great exposure. Grease trap. City impact fees paid.</p>
	<p><b>Address: 1627 A Hilltop Drive 2,030 sq. ft.</b></p> <p>Open retail floor, store room, 2 offices &amp; 1 restroom. T-bar ceiling &amp; fluorescent lights.</p>		

# Site Plan



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# Aerial



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