



1619 Hilltop Drive, Suite A

Haedrich & Co., Inc.
COMMERCIAL REAL ESTATE

Property Summary

1619 Hilltop Drive, Suite A Redding, CA 96002

Property Description

Looking for a prime retail space along Hilltop Drive in Redding, CA? Here is a 1,950 square foot space for sublease located in the Hilltop Town Center. Hilltop Town Center includes retailers like Goodwill, Petco, Sportsman's Warehouse, Party City, and Orange Theory, and this available space offers unparalleled visibility and foot traffic from all these co-tenants.

Whether you're launching a new venture or expanding an existing one, this space offers endless possibilities. With its large, open layout, it's perfect for showcasing your products and creating a welcoming atmosphere for your customers. And with ample parking and easy access from major highways, your business will be easily accessible to customers from all over the area.

An additional opportunity is the ability to purchase the equipment and business of the current tenant, US Cryotherapy, you'll have everything you need to hit the ground running.

Don't miss out on this incredible opportunity to establish your business in one of Redding's most sought-after retail locations. Contact us today to learn more about this space and equipment for sale.

Property Highlights

- One of the Few Vacancies in the Retail Center
- Located in the Heart of the Retail Area of Redding
- Strong Tenant Mix
- Easy Access from Hilltop and Churn Creek Road
- Sublease Ends 2/28/2025

Ryan Haedrich, CCIM

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CalDRE #01747622

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



Offering Summary

Sublease Expiration Term: 2/28/2025

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	202	816	3,206
Total Population	563	2,049	7,626
Average HH Income	\$67,396	\$64,998	\$62,879

Exterior and Interior Photos

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Retailer Map

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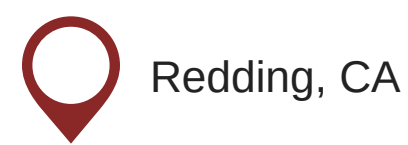
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Location & Demographics

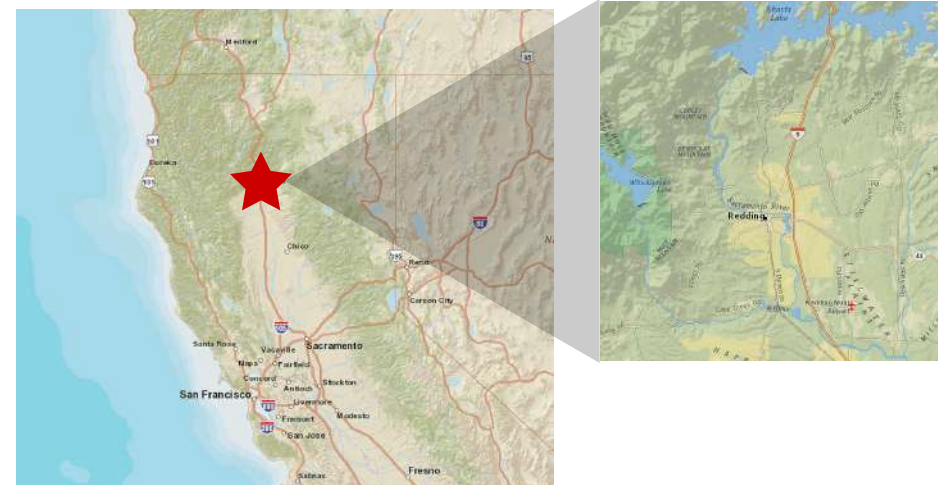


Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 182,000 people.

	Population	Avg. Income	Households
One Mile	8,594	\$41,393	3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257





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Haedrich & Co., Inc. is a full-service commercial real estate firm established in 1985. As our primary mission, the firm seeks to professionally serve its clients in making well-educated decisions concerning the use, management, and operation, acquisition or disposition of commercial real estate. Members of our team are affiliated with The Appraisal Institute, International Council of Shopping Centers (ICSC), and Certified Commercial Investment Member (CCIM).

"We build our success on yours..."