

2167
HILLTOP
REDDING | CA

For Lease

±1,250 to ±7,950 SF

Cold shell retail suites
with flexible layouts
available in Redding, CA

- Flexible retail suites ranging from ±1,250 to ±7,950 square feet.
- Renovated in 2021 with cold shell delivery and ADA restroom included.
- Directly adjacent to RAW Sushi, one of Redding's busiest restaurants.

CHRIS HAEDRICH

Vice President of Sales & Leasing
530.226.1160
chris.h@capitalrivers.com
DRE #01484672



CAPITAL RIVERS
— HAEDRICH GROUP —



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

2167 Hilltop Drive in Redding, CA offers up to $\pm 7,950$ square feet of retail space for lease, divisible to suites as small as $\pm 1,250$ square feet. The building was renovated in 2021 and features suites delivered in cold shell condition with a finished ADA restroom. The property provides excellent visibility along Hilltop Drive and includes convenient off-street parking at the rear of the building.

Located directly across from La Quinta Inn & Suites, Holiday Inn Express & Suites, and Best Western Plus, the property sits in the center of Redding's established hotel corridor. RAW Sushi, one of the area's most successful restaurants, is directly adjacent, driving consistent customer traffic to the site. Hilltop Drive sees over 15,500 cars per day, and the property offers easy access from Interstate 5 and surrounding commercial areas.

OFFERING

Renovated: 2021

Zoning: GC - General Commercial
VR - Visitor Retail
BH - Building Height Overlay

Lease Rate: \$1.50 PSF/month Triple Net (NNN)



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CHRIS HAEDRICH

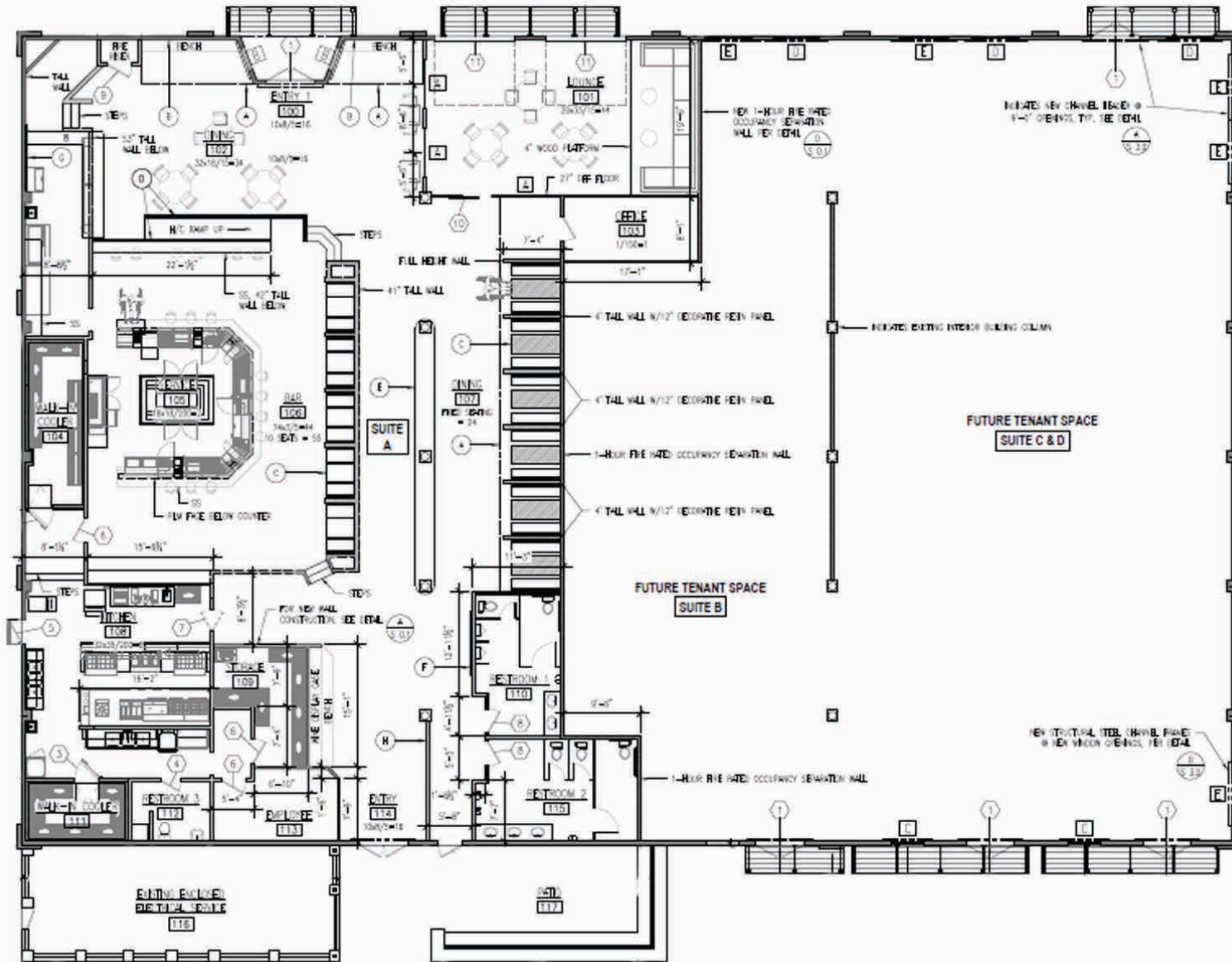
Vice President of Sales & Leasing
530.226.1160
chris.h@capitalrivers.com
DRE #01484672



CAPITAL RIVERS
— HAEDRICH GROUP —

FLOOR PLAN

2167
HILLTOP
REDDING | CA



PROPERTY PHOTOS

2167
HILLTOP
REDDING | CA



CHRIS HAEDRICH

Vice President of Sales & Leasing
530.226.1160
chris.h@capitalrivers.com
DRE #01484672



CAPITAL RIVERS
— HAEDRICH GROUP —

LOCATION

**2167
HILLTOP**
REDDING | CA



CHRIS HAEDRICH

Vice President of Sales & Leasing
530.226.1160
chris.h@capitalrivers.com
DRE #01484672



CAPITAL RIVERS
— HAEDRICH GROUP —

REGIONAL DEMOGRAPHICS

2167
HILLTOP
REDDING | CA

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2025 Estimated Population	6,380	65,490	97,217
2020 Census Population	6,507	67,036	98,387
2010 Census Population	6,143	64,472	95,135
2025 Median Age	39.4	37.3	38.7

HOUSEHOLDS

2025 Estimated Households	2,786	26,685	38,944
2020 Census Households	2,850	27,140	39,448
2010 Census Households	2,750	26,091	37,987

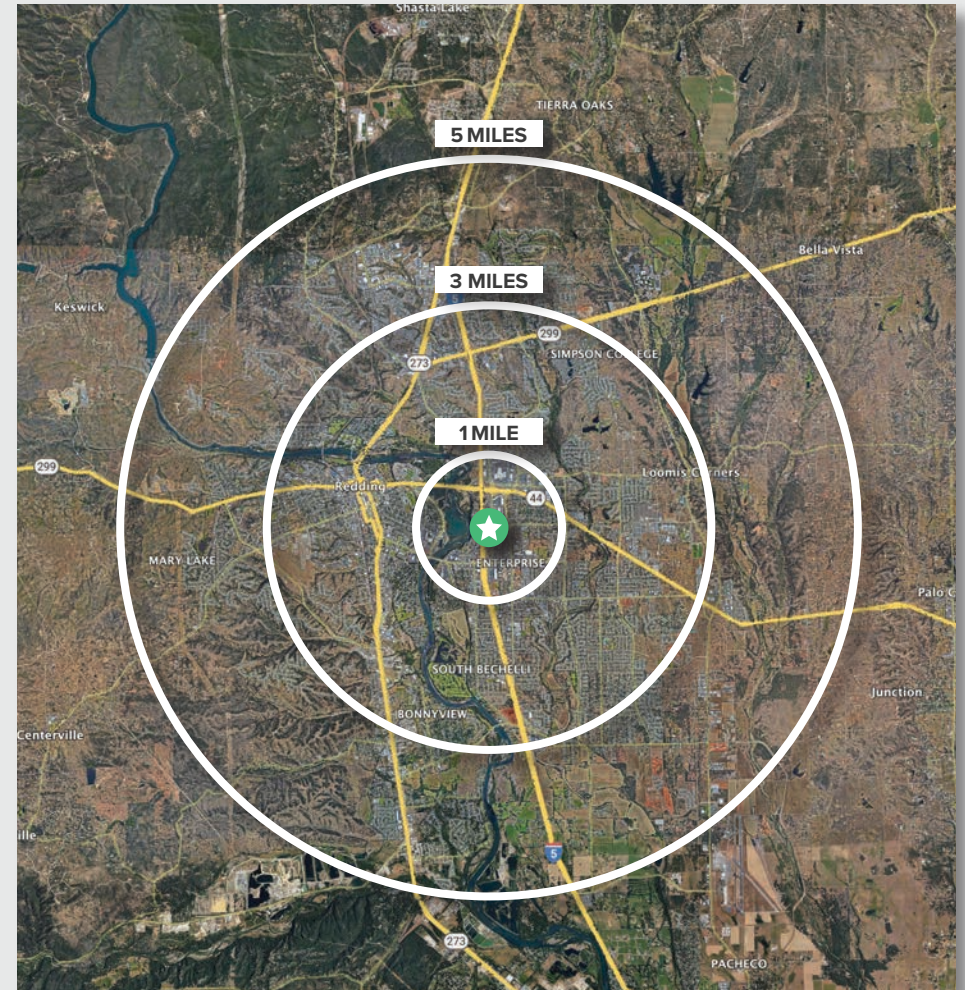
INCOME

2025 Estimated Average Household Income	\$89,096	\$92,583	\$100,157
2025 Estimated Median Household Income	\$65,442	\$71,435	\$77,501
2025 Estimated Per Capita Income	\$39,785	\$38,099	\$40,450

BUSINESS

2025 Estimated Total Businesses	1,430	4,915	5,965
2025 Estimated Total Employees	12,571	40,682	49,938

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



CHRIS HAEDRICH

Vice President of Sales & Leasing
530.226.1160
chris.h@capitalrivers.com
DRE #01484672



CAPITAL RIVERS
— HAEDRICH GROUP —

ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CHRIS HAEDRICH

Vice President of Sales & Leasing
530.226.1160
chris.h@capitalrivers.com
DRE #01484672



CAPITAL RIVERS
— HAEDRICH GROUP —