

NOW LEASING

Cascade Station

2685 HILLTOP DRIVE, REDDING, CA 96003
SEQ INTERSTATE 5 & E CYPRESS AVENUE

RETAIL

ANCHOR OPPORTUNITY ALONG INTERSTATE 5



PROPERTY INFORMATION

±86,968 SQ. FT. ANCHOR (DIVISIBLE TO ±27,650)

- + Anchor / Junior Anchor Opportunity
- + Up to ±4,500 sq. ft. Pad (proposed) with drive-through potential
- + Building can be demised—up to 4 spaces
- + Co-tenants include Ross and 99¢ Store
- + Limited Big-box availability in the Redding Trade Area
- + Excellent visibility to Interstate 5
- + Strong traffic counts
- + Located at the E. Cypress Avenue offramp

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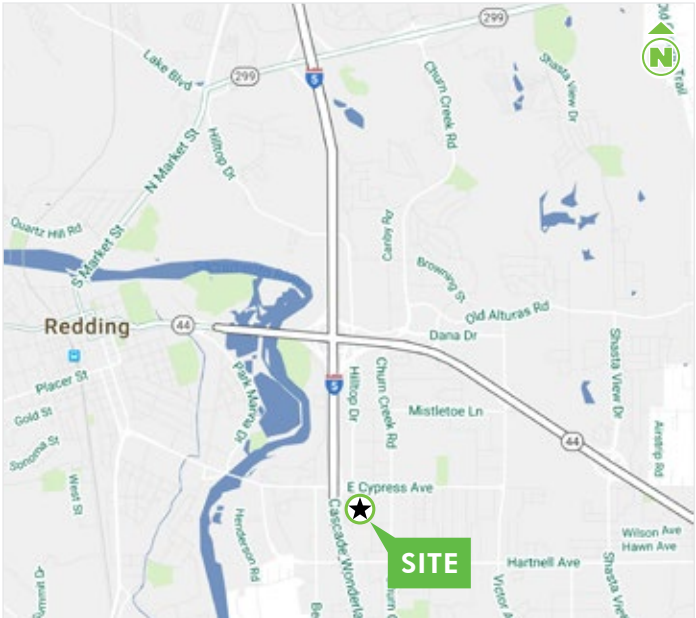
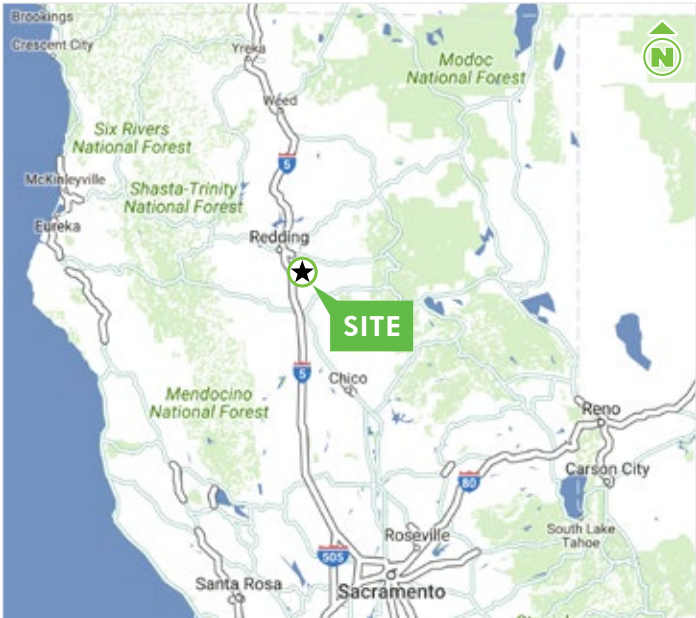
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MAPS NOT TO SCALE.

PROPERTY INFORMATION

The city of Redding has a regional trade area population of over 400,000 and is located approximately 150 miles north of Sacramento; 120 miles south of Medford, Oregon; 150 miles east of Eureka; and 200 miles northwest of Reno, Nevada. Redding is a regional-hub city for healthcare, banking, professional services and shopping. This site is strategically positioned at the intersection of Interstate 5 and E. Cypress Avenue. Interstate 5 extends from Canada to Mexico.

Located at the southeast corner of E. Cypress Avenue and Hilltop Drive, this K-Mart building is situated at the base of the Redding Retail area surrounding the Mount Shasta Mall—anchored by Sears, Macy’s, JCPenney, and Old Navy. With approximately 1.5 million square feet of national anchor tenants within trade area—including Costco, Target, Super Walmart, Home Depot, and Kohl’s—this future multi-anchor building is an excellent opportunity to enter the strong Redding retail market.

The project benefits from its proximity to the Interstate 5/E. Cypress interchange, the Parsons Junior High School, and has excellent access, visibility, and frontage.



DEMOGRAPHICS (2018 est.)

Population

3-mile radius	62,134
5-mile radius	95,830
Trade Area	242,582

Average Household Income

3-mile radius	\$65,055
5-mile radius	\$71,383
Trade Area	\$68,449

Median Household Income

3-mile radius	\$45,282
5-mile radius	\$50,442
Trade Area	\$48,576

Daytime Employment Employees

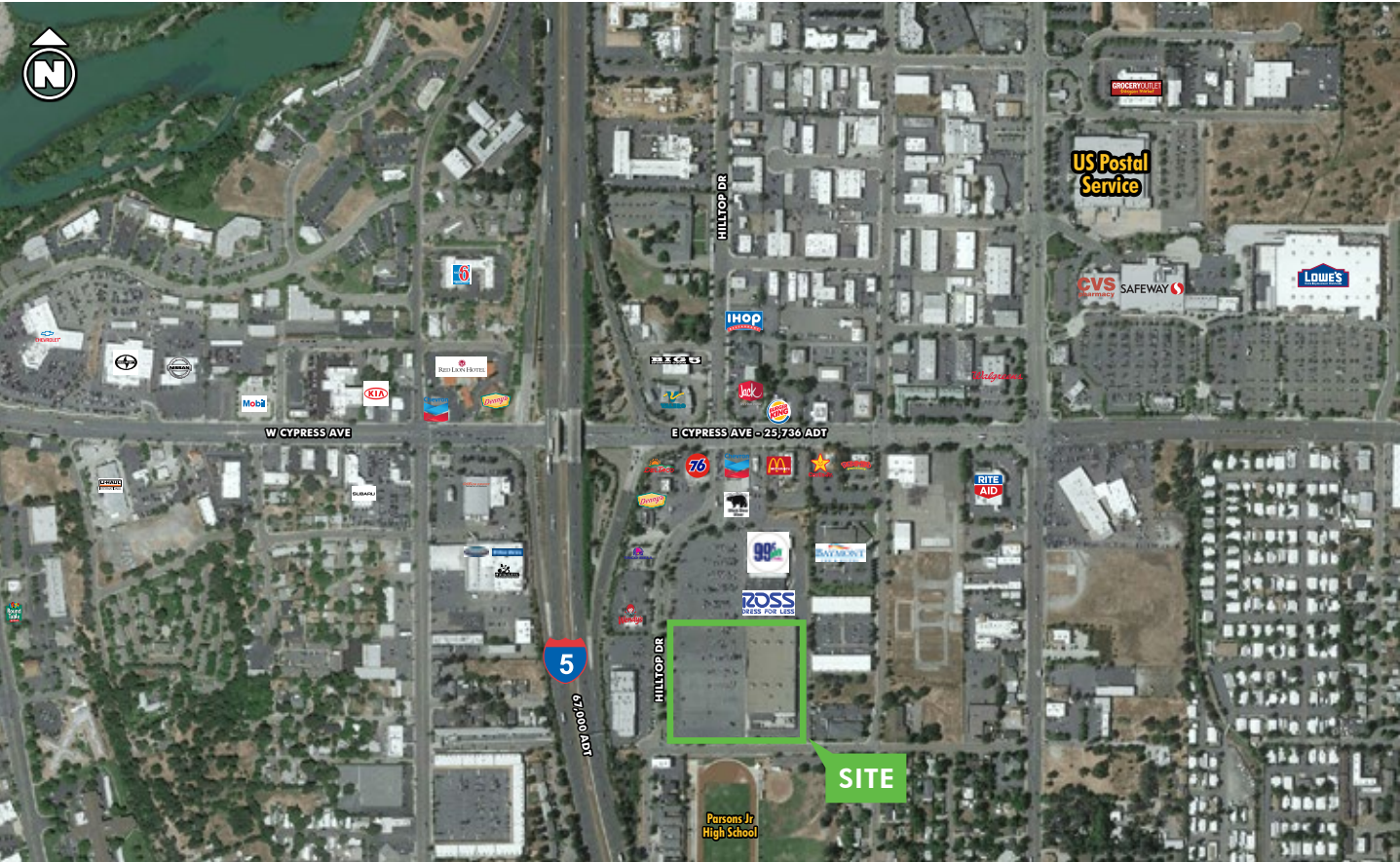
3-mile radius	42,805
Trade Area	99,279

Source: Esri

Traffic Counts

Interstate 5 (2017)	69,000 ADT
E. Cypress Avenue (2014)	25,736 ADT

Source: City of Redding; Caltrans



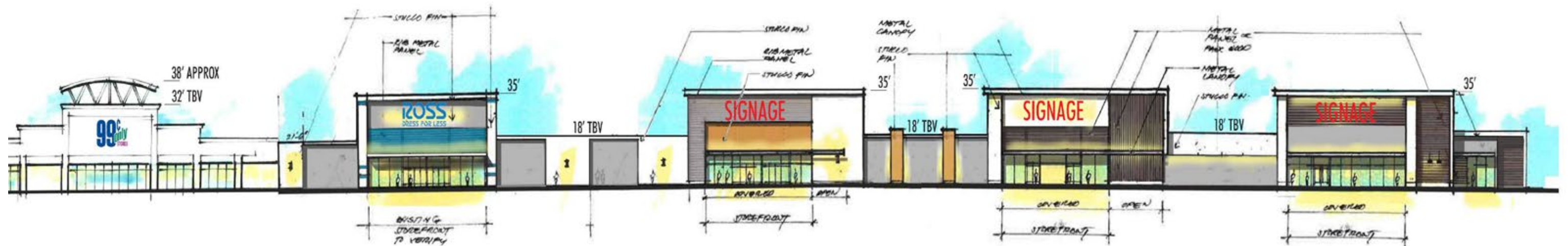
NOW LEASING | ANCHOR, PAD & RESTAURANT SPACE

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PROPOSED ELEVATIONS



PROPOSED SIGNAGE



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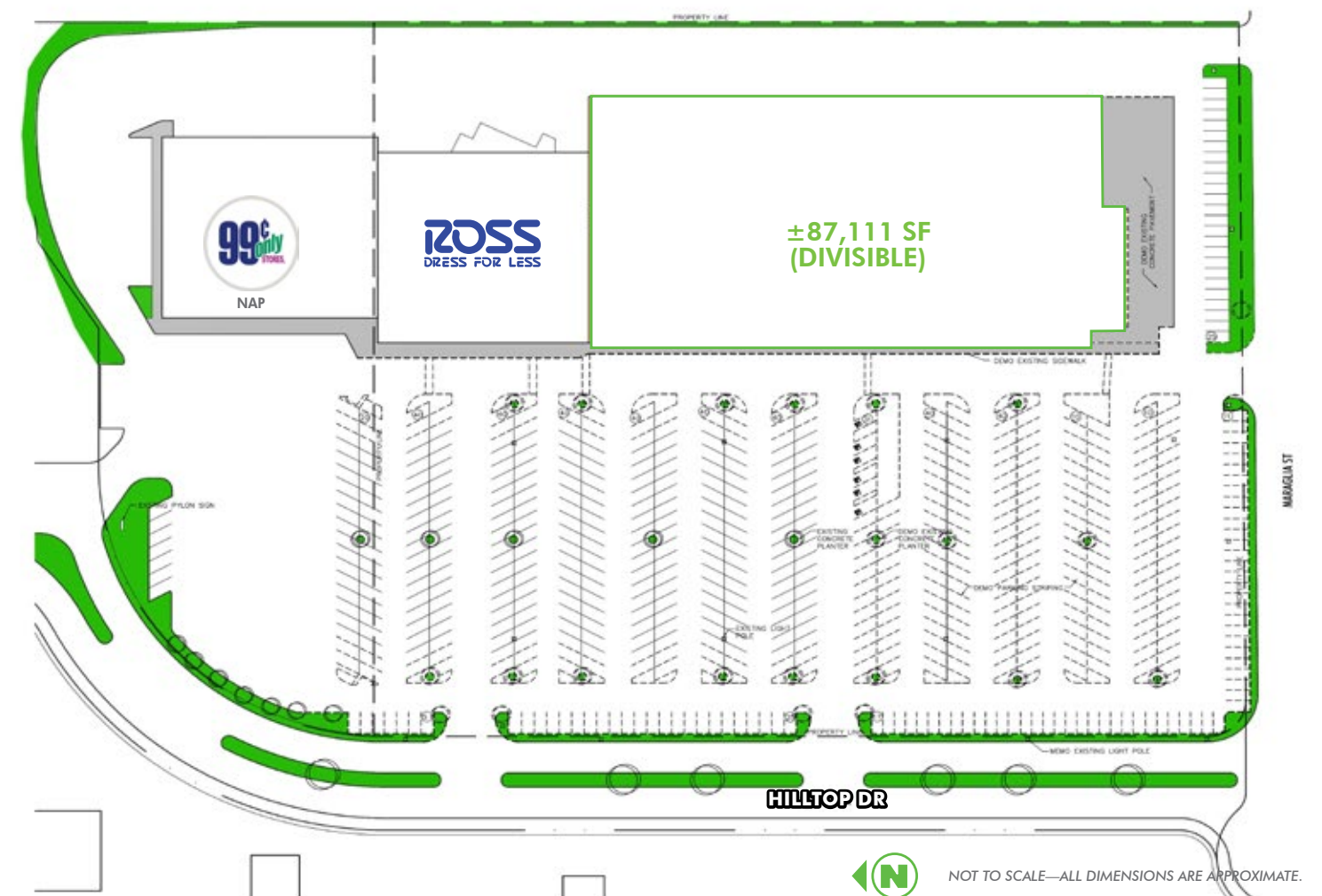
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PROPOSED DEMISING PLAN



SITE PLAN



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SMALLER TOWNS WHICH TRAVEL TO REDDING FOR SHOPPING:

- | | | |
|--------------------|--------------------|-------------------|
| + Anderson | + Centerville | + Lewiston |
| + Cottonwood | + Newtown | + Weed |
| + Shingletown | + Summit City | + Dunsmuir |
| + Burney | + Bella Vista | + Red Bluff |
| + Shasta Lake City | + Keswick | + Mt. Shasta City |
| + Millville | + Happy Valley | + Yreka |
| + Old Shasta | + Buckeye | |
| + Palo Cedro | + Mountain Gate | |
| + Oak Run | + Weaverville | |
| + Igo | + Fall River Mills | |

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