



FREESTANDING RESTAURANT WITH FF&E - CENTRAL REDDING NEAR I-5

1987 HILLTOP DR, REDDING, CA 96002

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PROPERTY SUMMARY

1987 HILLTOP DR, REDDING, CA 96002



OFFERING SUMMARY

Sale Price:	\$1,725,000
Price/SF:	\$208/SF
Lease Rate:	\$1.75 SF/month (NNN)
Available SF:	8,287 SF
Lot Size:	1.43 Acres
Building Size:	8,287 SF
Year Built:	1988
Zoning:	GC-VR-BH
Parcel Number:	107-310-040

PROPERTY DESCRIPTION

Opportunity to own or lease a freestanding 8,287 SF restaurant in central Redding, CA, ideally located near I-5 and Hwy 44 intersection. This property offers a prominent 45-foot pylon sign for maximum visibility and benefits from high traffic exposure. Formerly home to Marie Callender's and Hilltop Diner, the space includes existing restaurant improvements and FF&E, making it a turnkey option for your next venture. Conveniently situated within one mile of 13 hotels totaling over 1,600 rooms, this location is perfect for capturing both local and traveler traffic.

PROPERTY HIGHLIGHTS

- 45' High Pylon Sign
- 19,602 ADT
- 210 Person Occupancy
- 1250-Gallon Grease Trap
- 2 Hoods - 21' x 4' Hood and 8' x 4' Hood with R-102 Wet Ansul System
- 2 Walk In Coolers - 15' x 10' and 11' x 11'
- Approx. 100 Parking Spaces
- 9' x 9' built-in Commercial Oven
- FF&E Included
- Public restrooms - women's 2 stall, men's 1 stall and urinal
- 2 single stall staff restrooms
- 13 Hotels with 1600+ rooms within 1 Mile
- Owner open to splitting space (potentially 2 suites approx. 3000-5000 SF)
- Redevelop pad into alternative use, split into multiple spaces or develop additional kiosk or other building pad 3600 SF
- Potential for seller financing for qualified buyers

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LEASE SPACE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,287 SF	Lease Rate:	\$1.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Entire Building	Available	8,287 SF	NNN	\$1.75 SF/month	Fully equipped restaurant build-out in a prime central Redding location near I-5 and Hwy 44 intersections. This former Marie Callender's offers a functional restaurant floor plan with seating for up to 210 guests as currently configured. FF&E is included in the lease, and key features include 2 hoods, 2 walk-in coolers, a large oven, and a 1,250-gallon grease trap. The landlord may consider dividing the space into a smaller footprint for qualified tenants, providing flexibility for a variety of concepts.

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RETAIL PROPERTY FOR SALE & LEASE

FLOOR PLAN

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RETAIL PROPERTY FOR SALE & LEASE

EXTERIOR PHOTOS

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RETAIL PROPERTY FOR SALE & LEASE

DINING AREA

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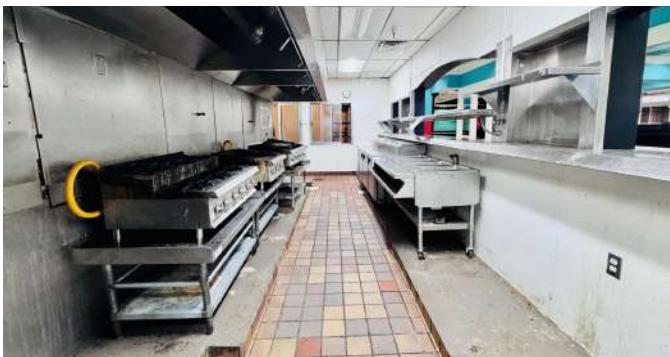
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RETAIL PROPERTY FOR SALE & LEASE

KITCHEN AREA

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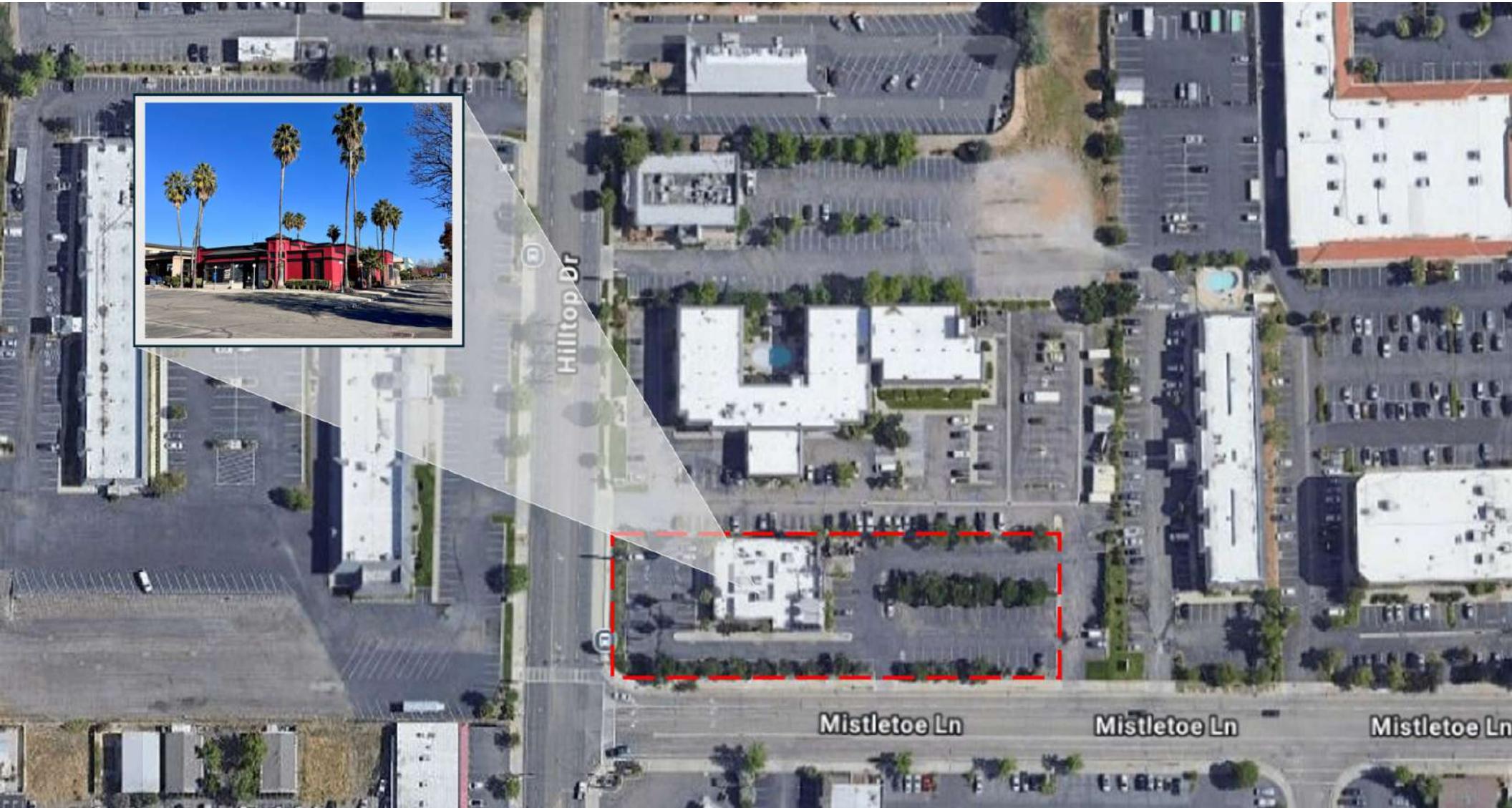
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RETAIL PROPERTY FOR SALE & LEASE

CLOSE UP AERIAL

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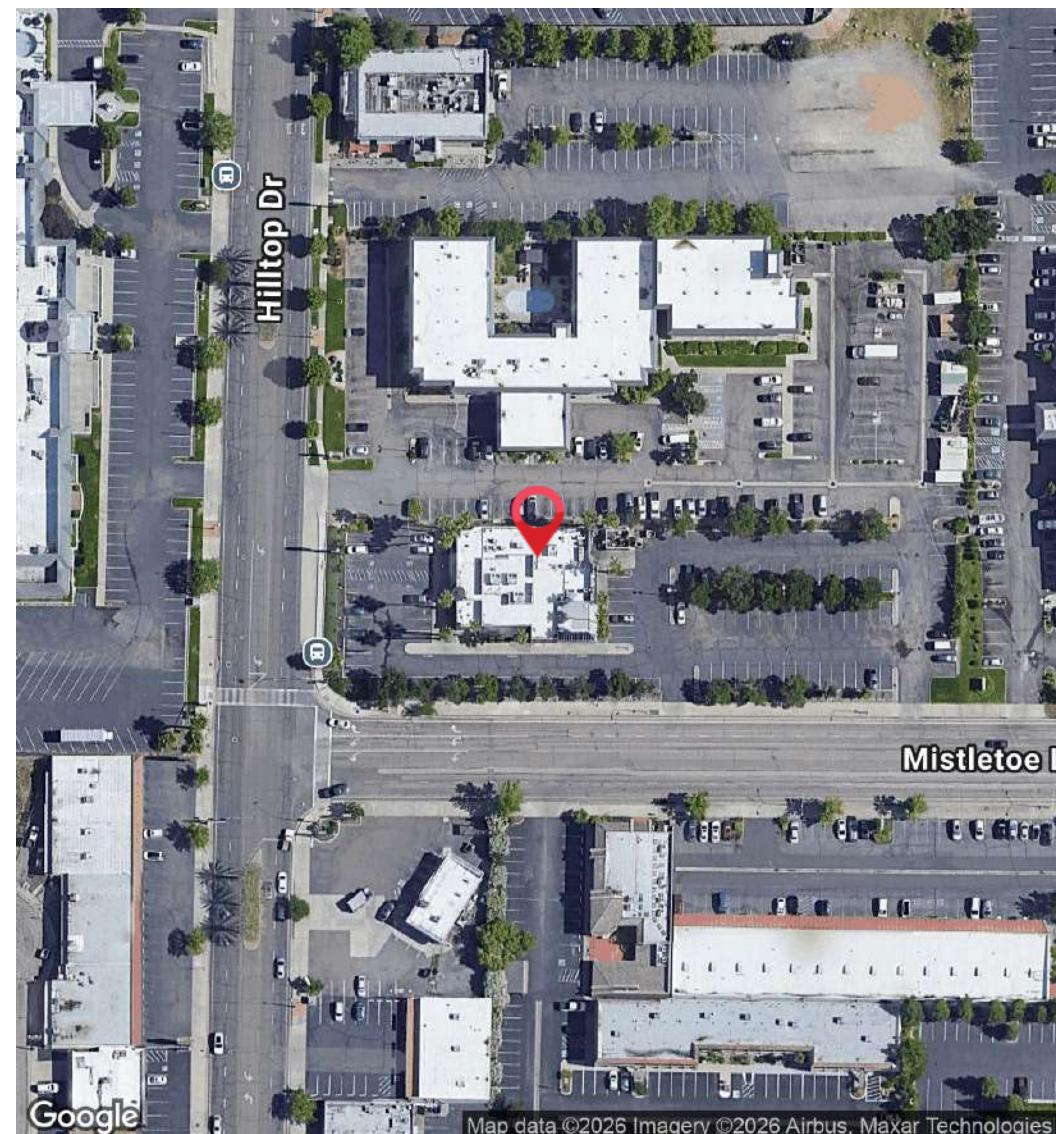
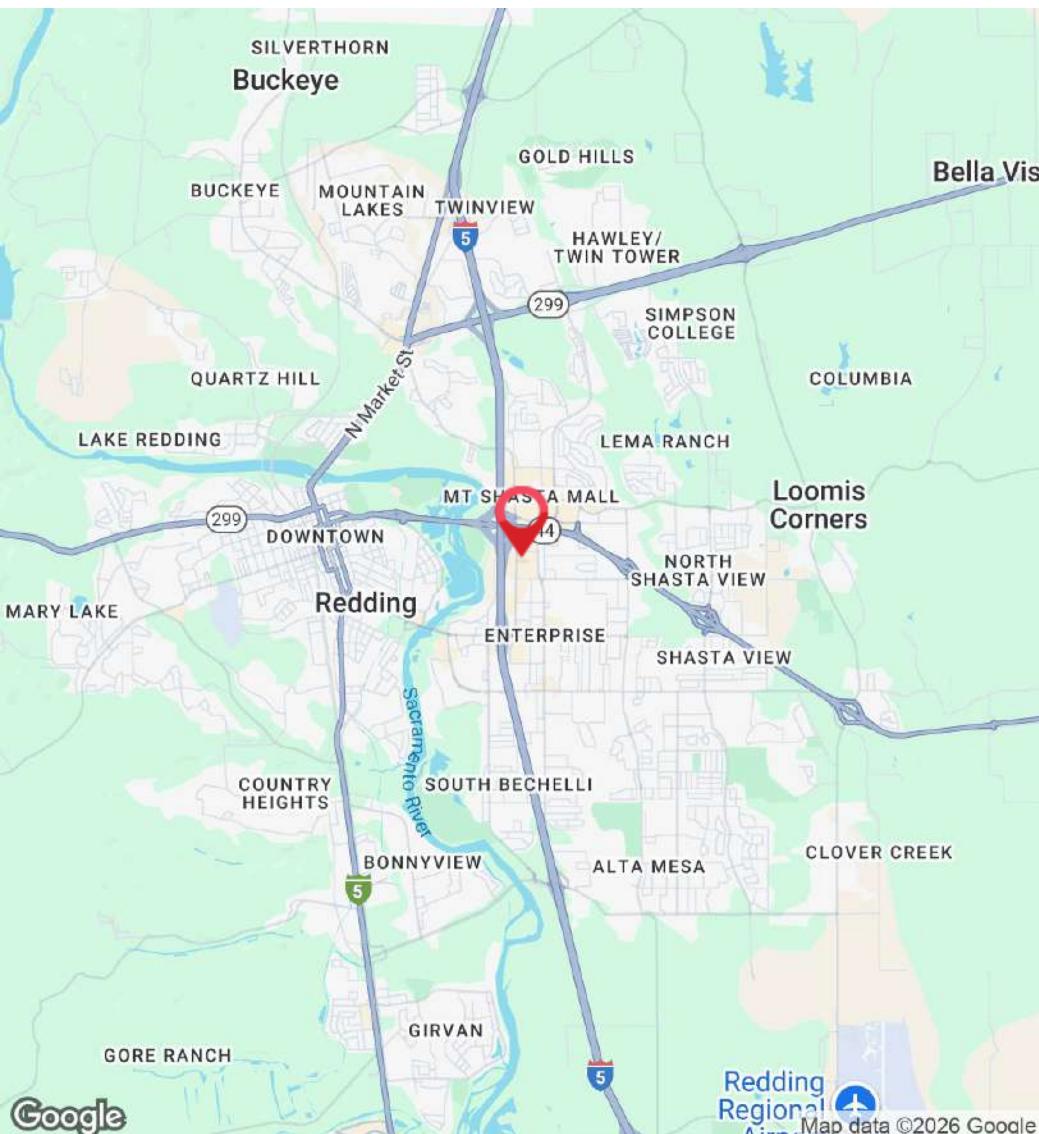
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RETAIL PROPERTY FOR SALE & LEASE

LOCATION MAP

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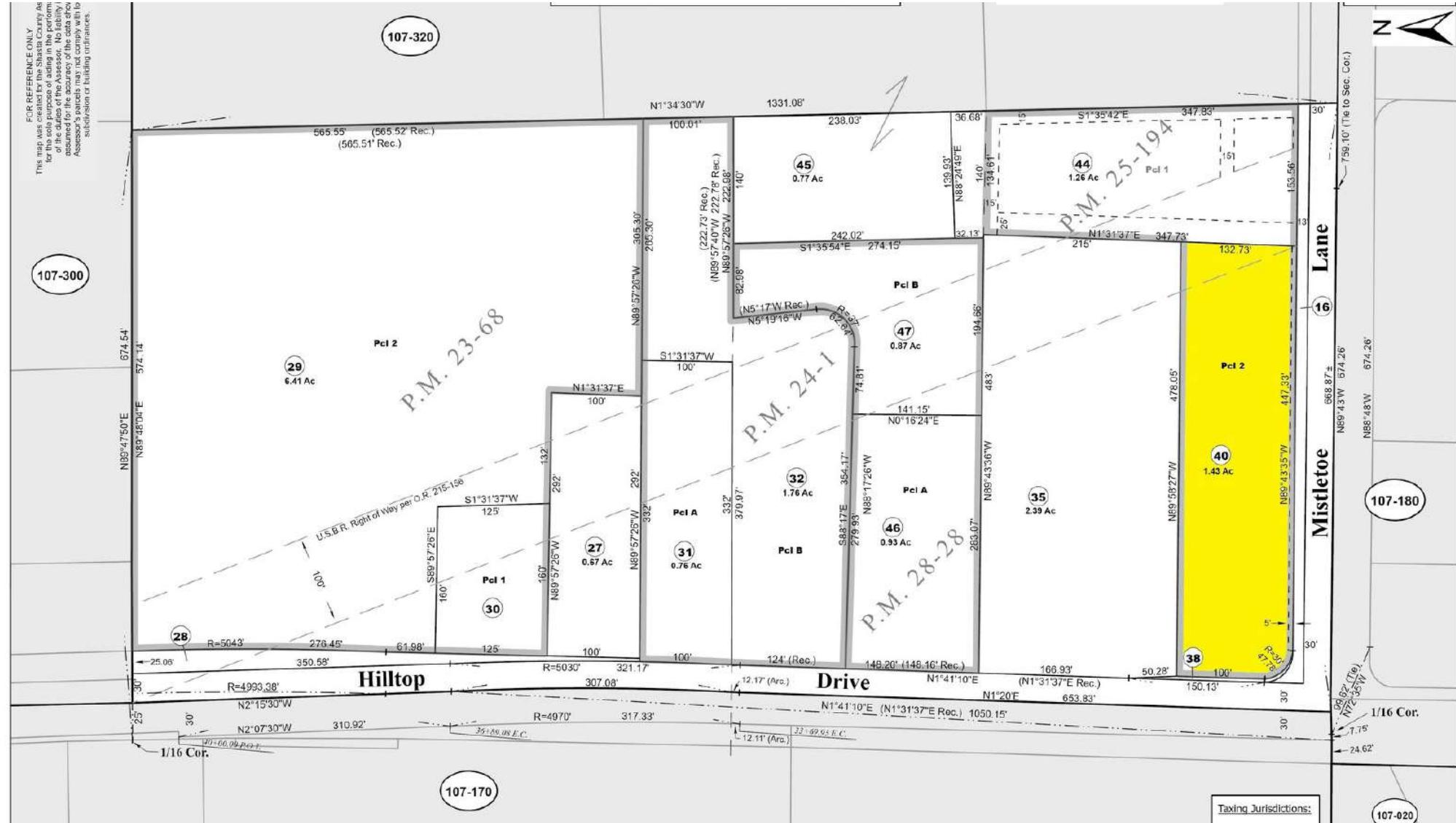
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PARCEL MAP

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FOR REFERENCE ONLY
This map was created for the Shasta County Assessor for the sole purpose of aiding in the performance of the duties of the Assessor. No liability is assumed for the accuracy of the data shown. Assessor's parcels may not conform with subdivision or building ordinances.



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RETAILER MAP

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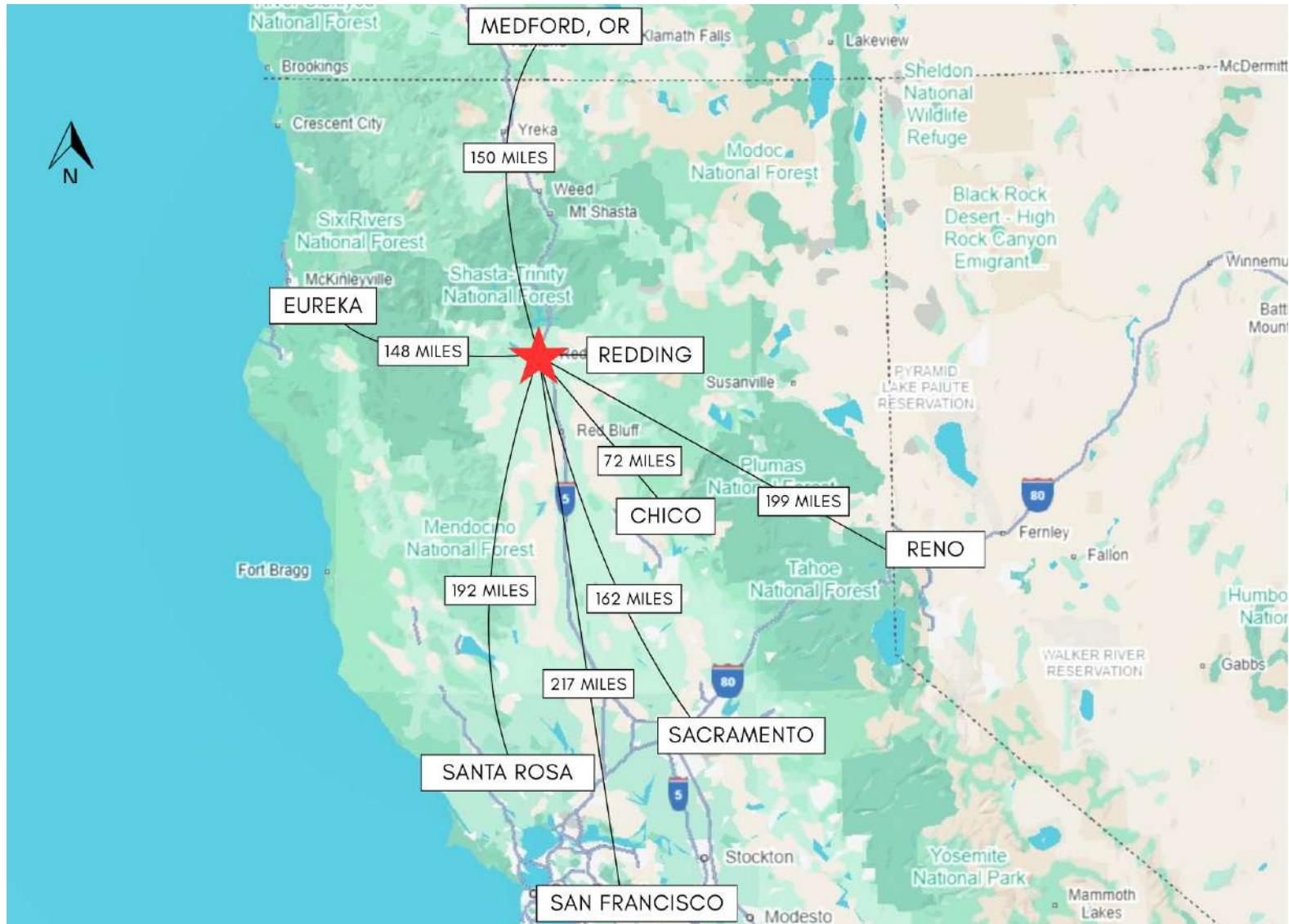
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REGIONAL MAP

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NEARBY HOTELS

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HOTEL NAME	DISTANCE	NO. ROOMS	FOOD SERVICE OFFERED
Oxford Suites Redding	135'	141	Complimentary Local Cuisine Breakfast, Bar/Lounge
Comfort Inn Redding	300'	70	Complimentary Breakfast Buffet
Holiday Inn by IHG	500'	125	Poolside restaurant & Bar/Lounge (Braided Mane), Cook to Order Breakfast at a fee
Red Lion Hotel	0.10	500	Restaurant & Bar and Grill (Three Shastas Bar & Grill)
Quality Inn Redding near I-5	0.20	88	Complimentary Breakfast
Hampton Inn & Suites	0.20	80	Complimentary Breakfast
TownePlace Suites by Marriot	0.30	101	Complimentary Breakfast, Extended Stay (currently closed for remodel until 1/31/2026)
LaQuinta Inn & Suites by Wynham Redding	0.30	140	Complimentary Breakfast, Restaurant (Cattlemen's)
Motel 6 center	0.30	78	None. (next door to Mazatlan Restaurant)
Holiday Inn Express & Suites Redding	0.30	93	Complimentary Breakfast
Best Western Plus Hilltop Inn	0.30	114	Complimentary Breakfast, Restaurant (CR Gibbs)
MyPlace Hotels	0.70	64	None. 24 hr My Store (snacks, beverages, and essentials)
SureStay Plus by Best Western	0.70	84	Complimentary Breakfast (next door to Popeyes, Carls Jr, McDonalds)

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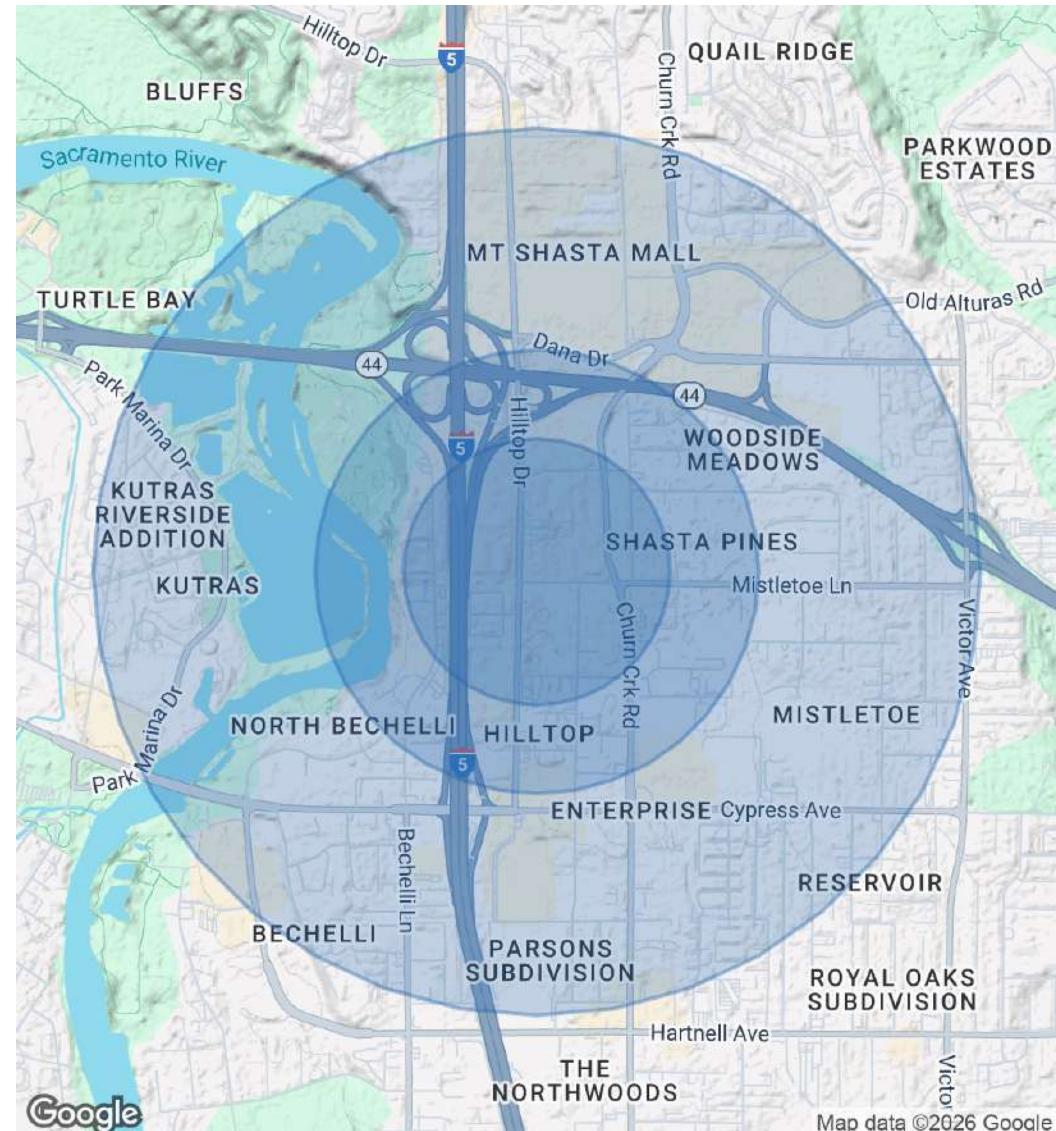
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	259	1,075	6,704
Average Age	42	42	41
Average Age (Male)	41	41	39
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	416	2,905
# of Persons per HH	2.6	2.6	2.3
Average HH Income	\$86,073	\$85,896	\$76,527
Average House Value	\$347,865	\$348,960	\$350,991

Demographics data derived from AlphaMap



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MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with more than 20 years of experience and a strong background in property management. Having worked in the Santa Barbara, Los Angeles, Phoenix, and Redding markets, she brings broad market insight and deep local expertise to Northern California, where she is consistently among the most active brokers in Shasta County.

Known for her professionalism, responsiveness, and ability to navigate complex transactions, Jess works closely with investors, businesses, and nonprofit organizations to deliver practical, creative solutions. She holds the prestigious Certified Commercial Investment Member (CCIM) designation and is an active member of the International Council of Shopping Centers (ICSC) and the Shasta Association of Realtors.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

Cox Real Estate Consultants - Jess Whitlow

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