

Freestanding Building – Retail, Office, or Medical Office

1987 Hilltop Dr,
Redding, CA 96002

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



PROPERTY DESCRIPTION

Discover an exceptional opportunity to own or lease an 8,287 SF freestanding retail building that can be converted to speciality use office, or medical space. Former use as a restaurant has left plenty of extra plumbing, sufficient electrical infrastructure, and multi-stall restrooms. Located in the heart of Redding, CA, this site would make it an ideal site for any retail use needing excellent exposure and high quantities of parking. Strategically positioned near I-5 and Highway 44 interchange, this property offers unbeatable accessibility and exposure. Featuring a prominent 45-foot pylon sign, the building delivers maximum visibility to thousands of passing vehicles daily. Ideal for businesses seeking strong brand presence and consumer reach. Flexible zoning supports a variety of uses, including retail, professional office, and medical office, making it a perfect fit for a wide range of operators. Seller Financing for Qualified Owner-Occupant Buyers: 40% down, 5.9 APR, Loan initiation fee 1%, 3 years term, amortized over 15 years.

OFFERING SUMMARY

Sale Price:	\$1,725,000
Lease Rate:	\$1.50 - 3.50 SF/month (NNN)
Available SF:	3,900 - 8,287 SF
Lot Size:	1.43 Acres
Building Size:	8,287 SF
Year Built:	1988
Parcel Number:	107-310-040
Zoning:	GC-VR-BH (Gen. Commercial-/Visitor Retail-Building Height)

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Property Highlights



PROPERTY HIGHLIGHTS

- 45' High Pylon Sign
- 19,602 ADT
- Approx. 100 Parking Spaces
- Suitable for retail, office, or medical uses
- Owner open to splitting space (potentially 2 suites, approx. 3000-5000 SF)
- Redevelop the pad into an alternative use, split into multiple spaces, or develop an additional kiosk or other building pad 3600 SF
- Potential for seller financing for qualified buyers

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	148	580	3,074
Total Population	400	1,517	7,006
Average HH Income	\$84,507	\$83,348	\$75,837

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Lease Spaces

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,900 – 8,287 SF	Lease Rate:	\$1.50 – \$3.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Entire Building	Available	8,287 SF	NNN	\$1.50 SF/month	Discover an exceptional opportunity to lease an 8,287 SF freestanding retail, office, or medical building located in the heart of Redding, CA. Strategically positioned near I-5 and Highway 44 interchange, this property offers unbeatable accessibility and exposure. Featuring a prominent 45-foot pylon sign, the building delivers maximum visibility to thousands of passing vehicles daily. Ideal for businesses seeking strong brand presence and consumer reach. Flexible zoning supports a variety of uses, including retail, professional office, and medical office, making it a perfect fit for a wide range of operators. Surrounded by numerous hotels, retail establishments, and community service providers. The landlord may consider dividing the space into a smaller footprint for qualified tenants, providing flexibility for a variety of concepts.
Suite A	Available	4,160 SF	NNN	\$2.50 SF/month	The owner is open to splitting the building into two separate spaces for a qualified tenant: Suite A, approximately 4160 SF retail, office, or medical space.
Suite B	Available	3,900 SF	NNN	\$2.50 SF/month	The owner is open to splitting the building into two separate spaces for a qualified tenant: Suite B, approximately 3,900 SF retail, office, or medical space.
Medical Build-Out	Available	8,287 SF	NNN	\$3.50 SF/month	The owner is open to a build-to-suit for medical use for a qualified tenant. All or part of an 8,287 SF medical office build-out on long-term lease. Take advantage of this highly visible and central location for urgent care, imaging center, dental, or other high-traffic medical office.

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Exterior Photos



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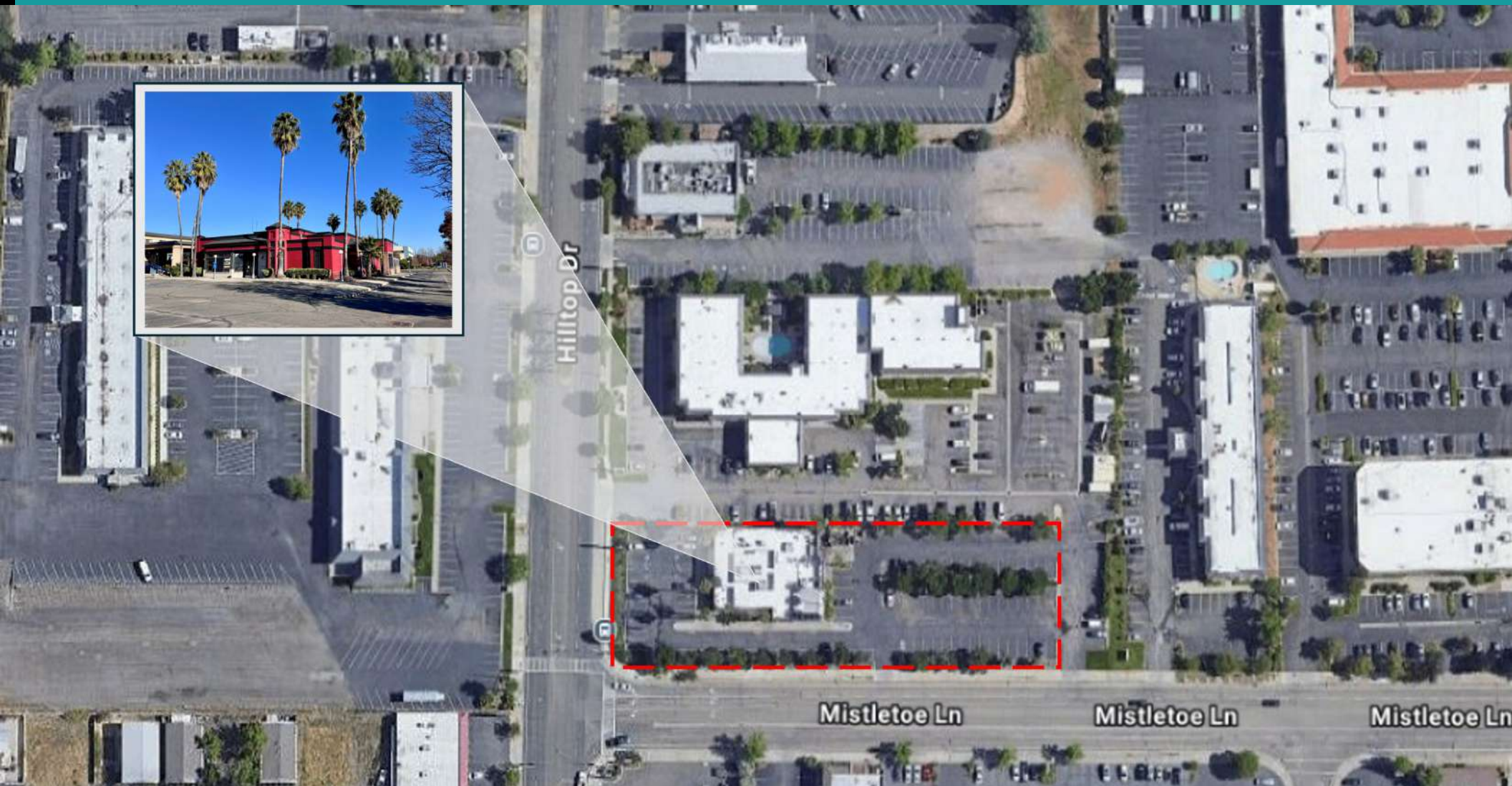
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Close Up Aerial



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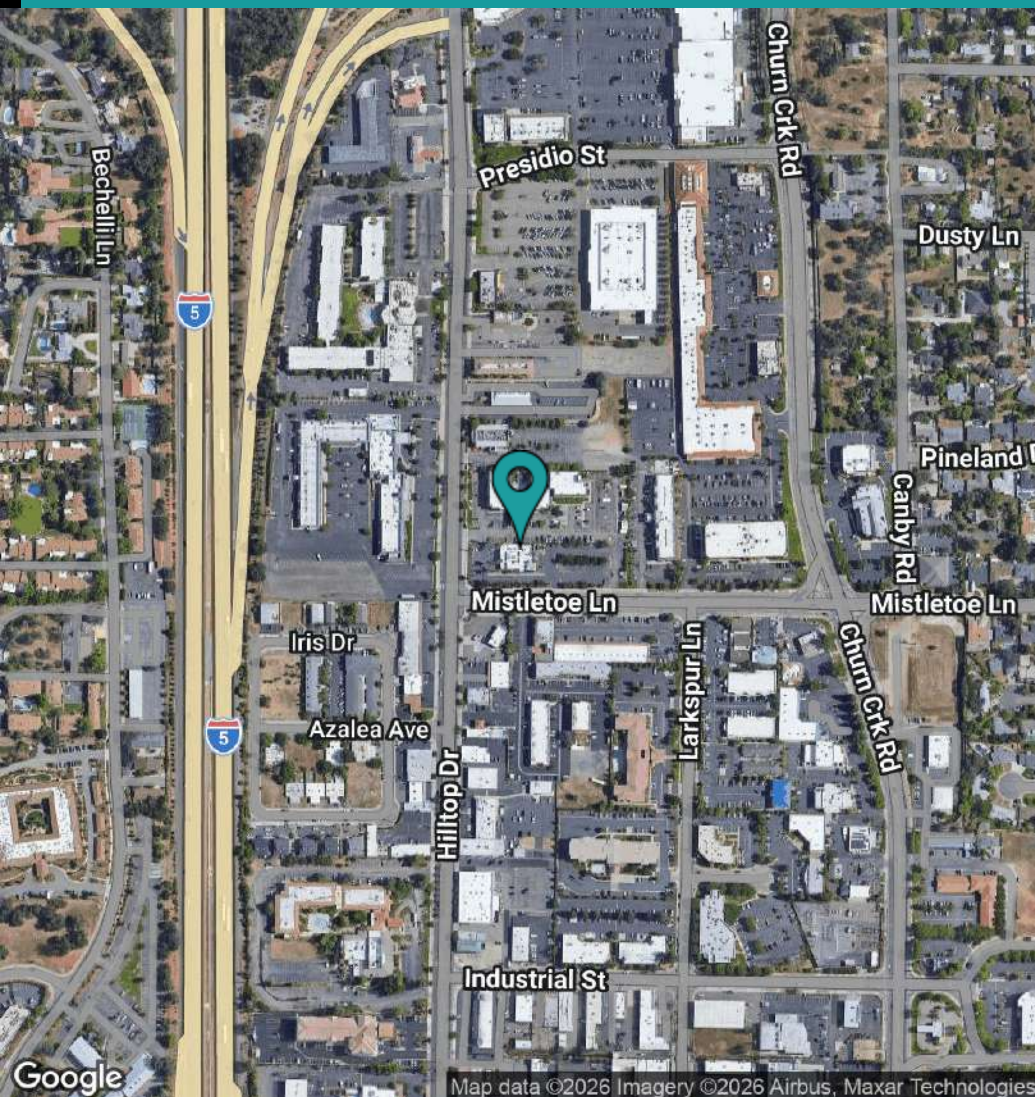
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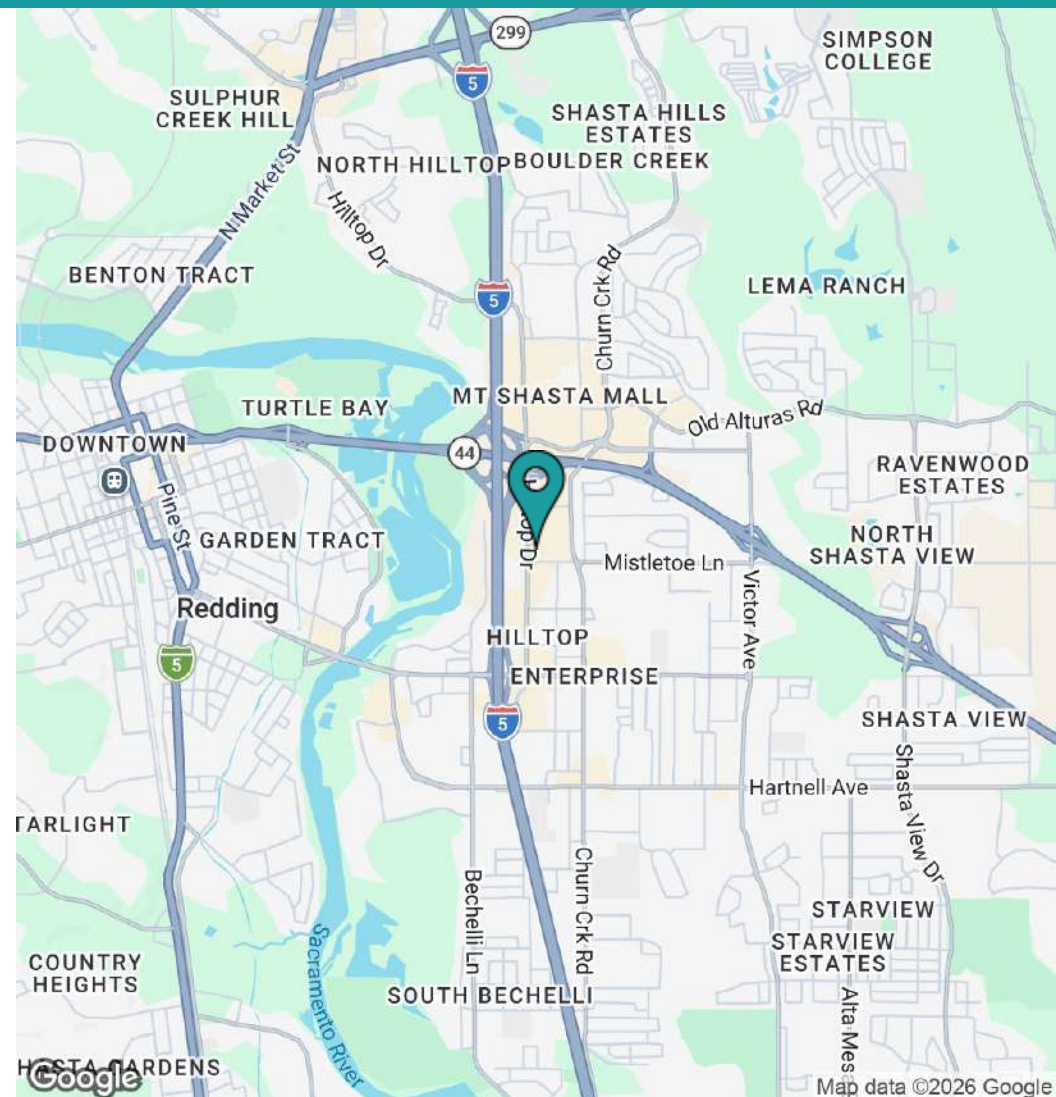
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Location Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



Map data ©2026 Google

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Retail Map



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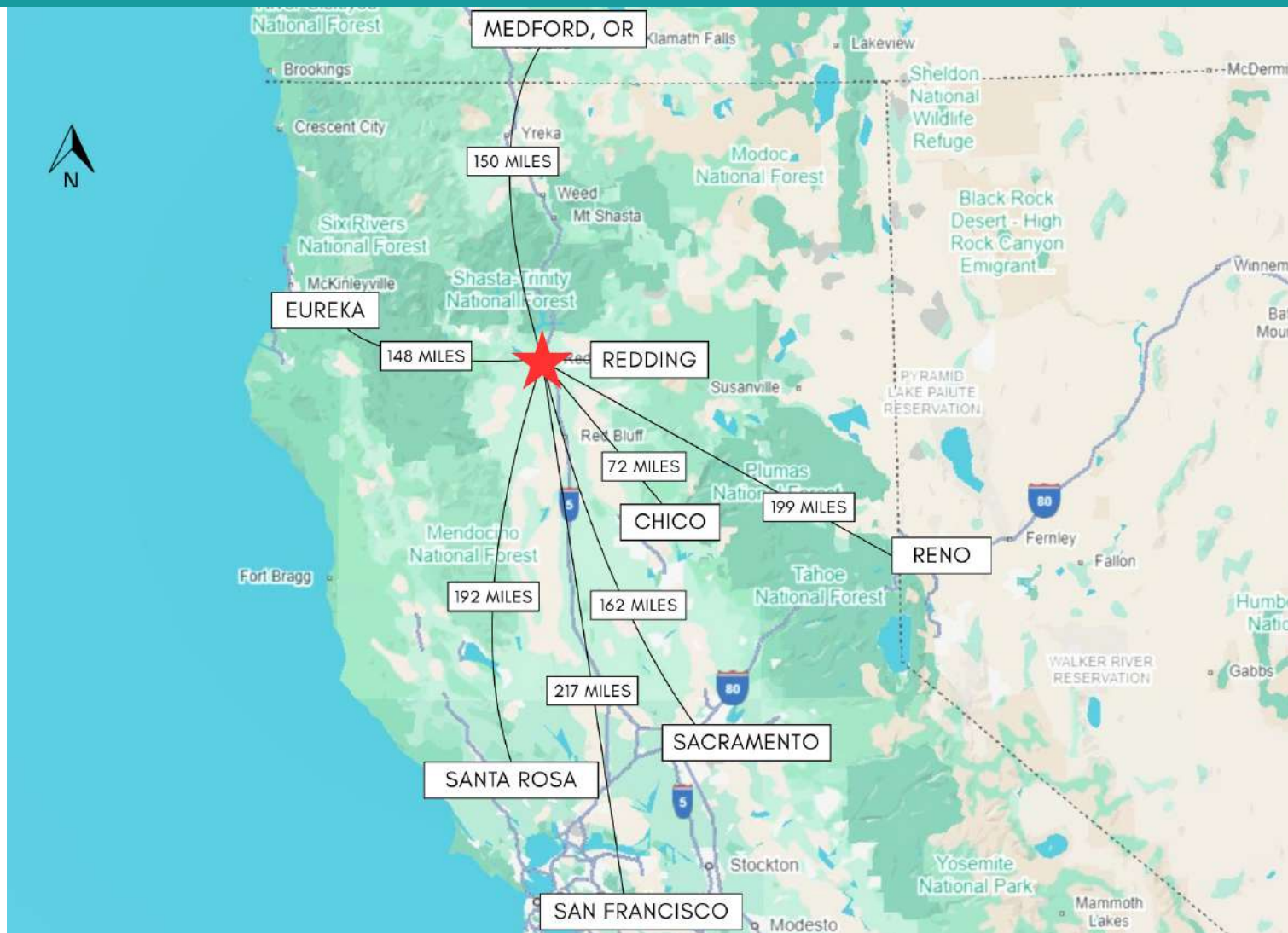
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Regional Map



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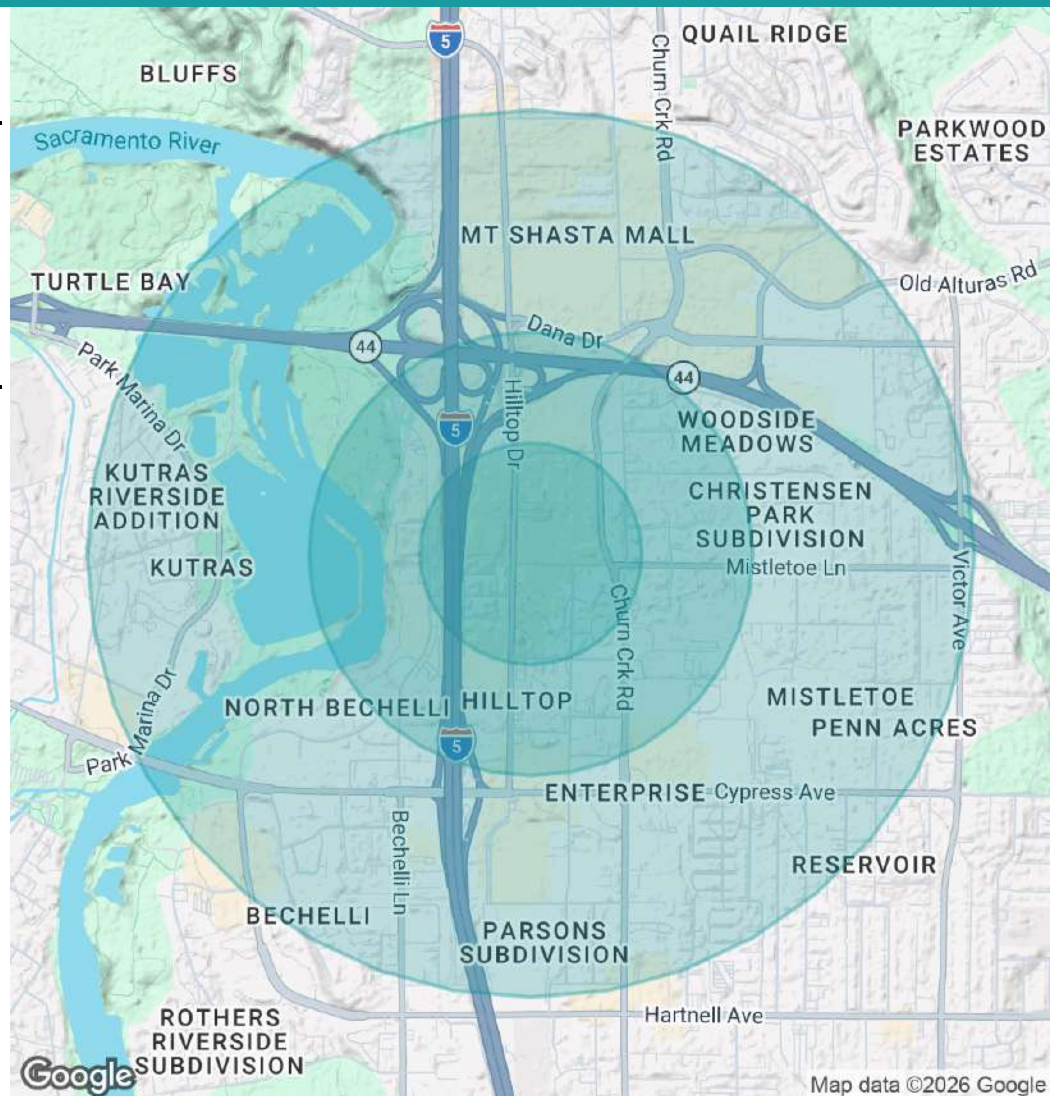
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	400	1,517	7,006
Average Age	30.5	31.2	34.6
Average Age (Male)	29.0	29.3	31.5
Average Age (Female)	30.8	31.8	37.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	148	580	3,074
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$84,507	\$83,348	\$75,837
Average House Value	\$351,138	\$346,007	\$286,157



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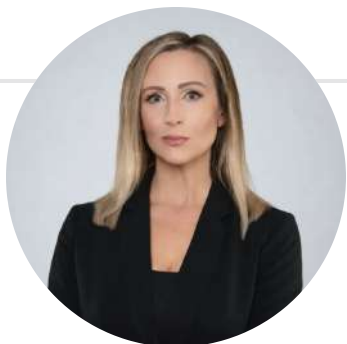
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Meet the Broker



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Direct: **530.605.5169**

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with over 20 years of industry experience and a strong background in property management. Since beginning her career in Santa Barbara, she has worked across the Los Angeles, Phoenix, and Redding markets, bringing both broad market perspective and deep local expertise to every transaction.

Raised in Redding California, Jess possesses an in-depth understanding of the Northern California regional market and is consistently recognized as one of the most active commercial real estate brokers in the Shasta County Region. Her clients value her professionalism, responsiveness, and unwavering commitment to exceptional service, as well as her ability to navigate complex transactions with clarity and precision. Jess is passionate about commercial real estate for its collaborative nature and the opportunity it provides to work closely with investors, local businesses, and nonprofit organizations. She is known for helping clients identify creative, practical solutions to overcome challenges specific to tertiary markets and achieve their real estate and investment goals.

Jess is a Certified Commercial Investment Member (CCIM), and a member of the International Council of Shopping Centers (ICSC) and a member of the local Shasta Association of Realtors (SAOR), Jess leverages a strong professional network to deliver effective solutions for her clients.

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