

# Redding Hilltop Center

895 Browning Street, Redding, CA 96003



## Property Highlights

168,958 Gross Leasable Area

16.58 Total Acres

95,822 5 Mile Population

- 170,000 square foot retail center (73,025 owned by MGP) anchored by Kohl's, Trader Joe's and AT&T.
- Positioned at the intersection of Interstate 5 and Highway 44.
- Population within a 5-mile radius of nearly 100,000 with an average household income in excess of \$77,000.
- Adjacent to the Mount Shasta Mall which is anchored by JC Penney and Macy's.

## Demographics

	1-Mile	3-Mile	5-Mile
Population	8,709	61,590	95,822
Households	3,765	25,250	38,109
Avg HH Income	\$71,704	\$66,872	\$77,518

Source: Esri, 2019

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## Current Tenants

1	AT&T	3,000 SF	5	Dick's Sporting Goods	48,000 SF
2	Jersey Mike's Subs	1,586 SF	8	Pete's Restaurant & Brewhouse (Coming Soon)	5,200 SF
3	In and Out Smart Repair	2,100 SF	30	Kohl's	96,322 SF
4	Trader Joe's	12,750 SF			