

# AVAILABLE - JR. ANCHOR SPACE

RIVERBEND COMMONS  
1300 DANA DR - REDDING, CA



## 27,835 SF JR. ANCHOR SPACE AVAILABLE

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# RIVER BEND COMMONS - JR. ANCHOR SPACE

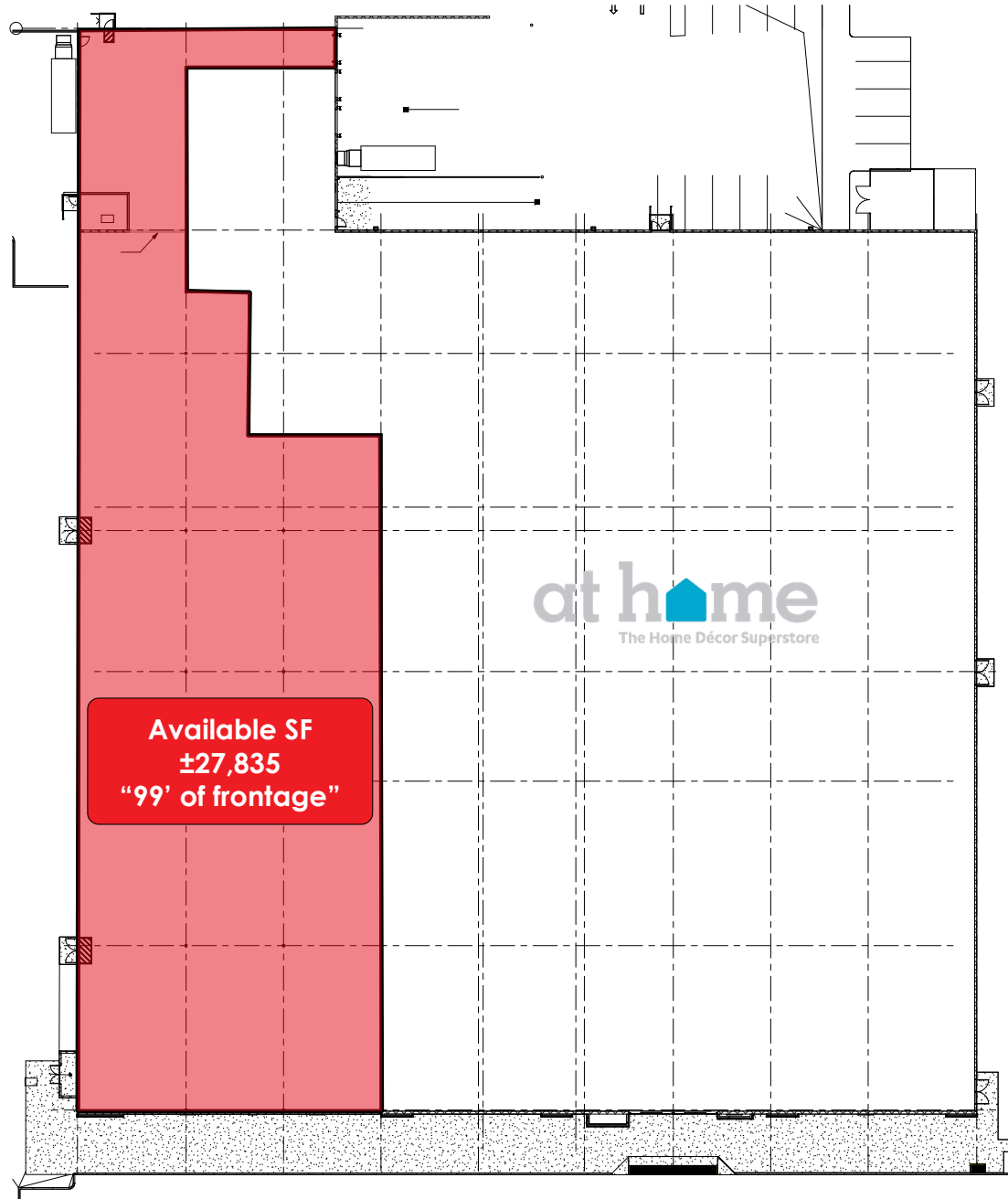
## 1300 DANA DR - OVERVIEW

Well located Jr. Anchor retail space available in the Hilltop Retail area of Redding. The building is located on Dana Dr just East of Shasta Mall and Target. The Hilltop retail area in Redding is predominant retail trade area in the northern portion of CA.

At Home is due to open in the first half of 2024 and will be doing an extensive remodel on the building including a new facade. River Bend Commons will also be redeveloped to include 4 new pad buildings that will drive significant traffic to the project.



# FLOOR PLAN





# RENDERING





# AERIAL



1300 Dana Dr.





# TRAFFIC COUNTS & 5 MILE DEMOGRAPHICS

## TRAFFIC COUNTS



pulled from ESRI 2021 data



39,436  
Total  
households



\$65,948  
Median  
HH income



\$374,905  
Median  
home price



97,749  
Total  
population



110,825  
Daytime  
population



18.58%  
Bachelor's  
degree

*based on a 5 mile radius*



# 1300 DANA DRIVE



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\* - representative photo. Not actual building.