

Anchor Space – Westwood Village

6536 Westside Rd,
Redding, CA 96001

JESS WHITLOW, CCIM

Broker/CEO

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CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary

PROPERTY DESCRIPTION

Anchor space available at Westwood Village in southwest Redding! Unlock the potential of this expansive former Sav Mor Grocery footprint, an exceptional opportunity for retailers, fitness centers, entertainment concepts, wholesale operations, or any large-scale venture seeking a high-visibility location. With its wide-open layout and adaptable design, this space is ready to be transformed to fit your vision. The owner offers flexibility to accommodate your needs and is willing to subdivide the space for the right tenant. Whether you require a full-scale operation or a tailored footprint. Simply tell us how much space you need, and we'll work with you to create the ideal configuration.

Key features include a generous open retail floor, a dedicated breakroom, two restrooms, an upstairs office for administrative use, and a convenient loading dock for efficient deliveries. Ample parking ensures ease of access for both customers and staff.

This is a rare chance to secure a versatile, high-capacity space with endless potential. Bring your concept to life in a location designed to support growth and success. This center is currently undergoing renovations for a new and exciting exterior look. Join existing tenants Val-U Mart, Dollar Tree, O'Reilly Auto Parts, Waffle Bite, Carl's Jr, Round Table Pizza, Pearl Panda, and more!

PROPERTY HIGHLIGHTS

- Westwood Village can't wait to welcome your business!
- Improvements in progress - updated landscaping, exterior repaint of center coming soon
- New anchor - Val-U Mart is attracting more traffic to the center daily
- 1074 FT of frontage on Hwy 237/South Market



OFFERING SUMMARY

Lease Rate:	\$0.90 SF/month (NNN)
Available SF:	30,000 SF
Lot Size:	9.43 Acres
Building Size:	99,133 SF
Year Built/Renovated:	1979 / 2015
Parcel Numbers:	049-500-001, 002, 003, 004, 005, 007
Zoning:	SC - Shopping Center

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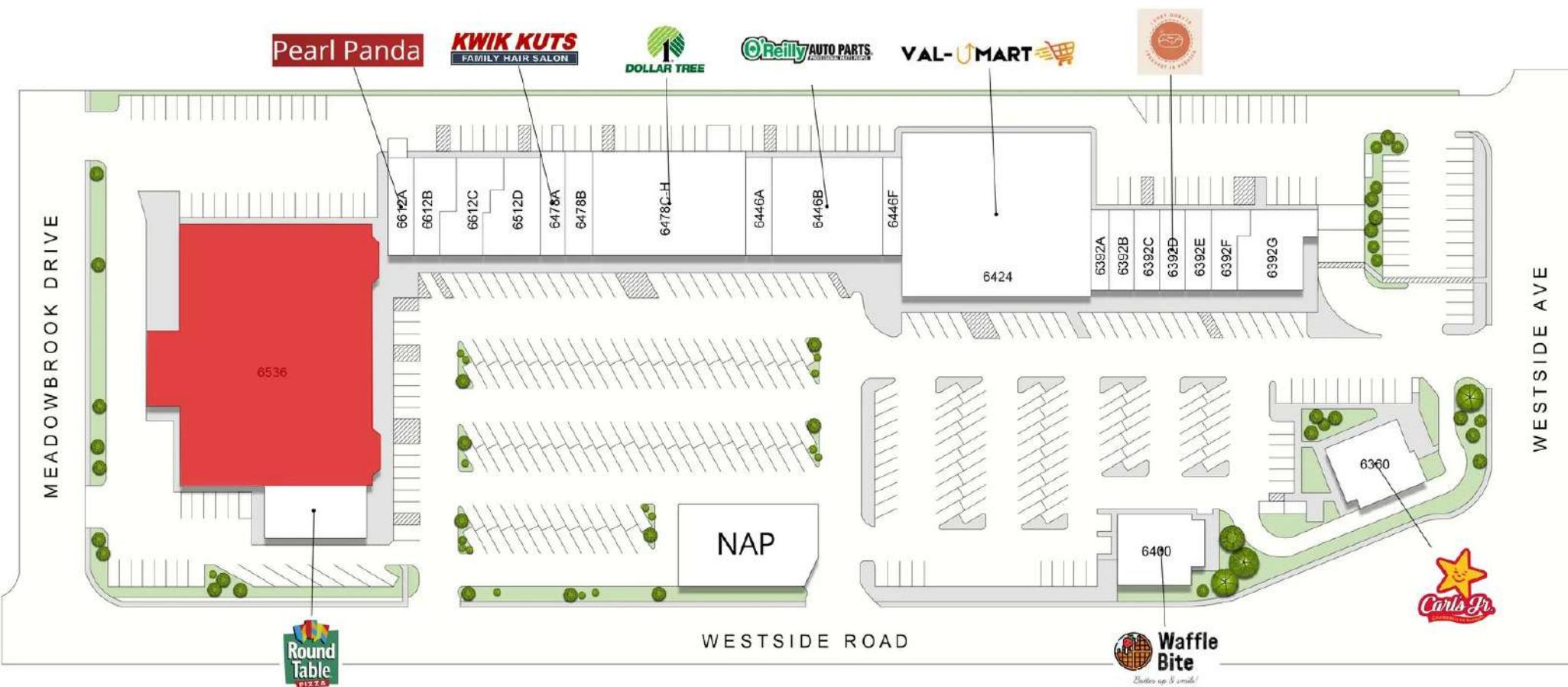
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2155 Larkspur Ln. Suite C

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Site Plan



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Exterior Photos



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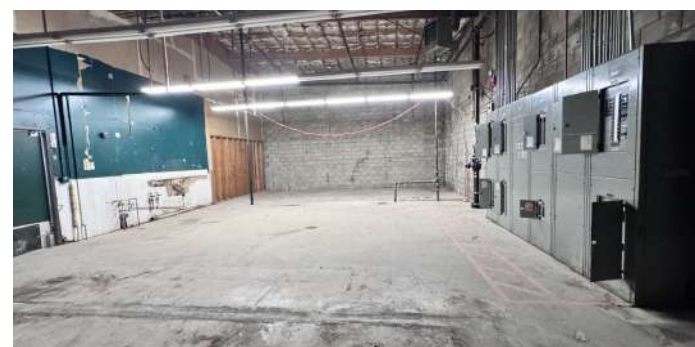
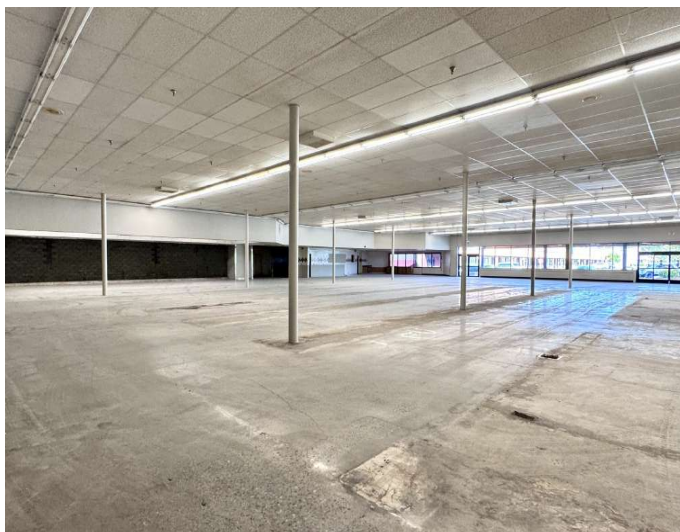
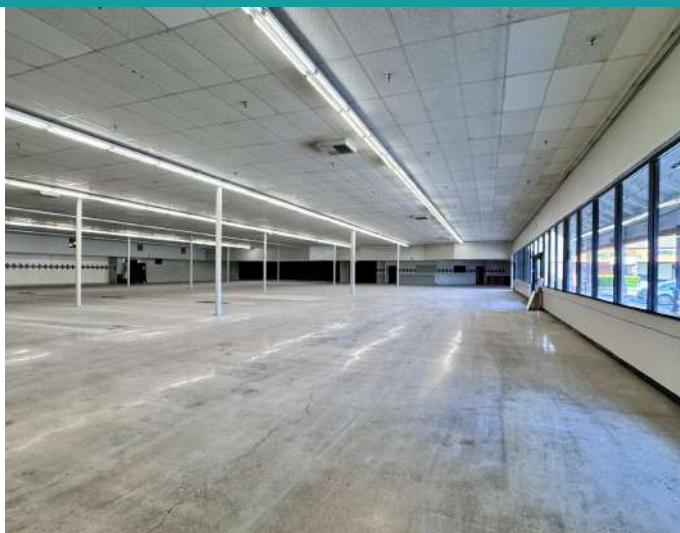
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Interior Photos



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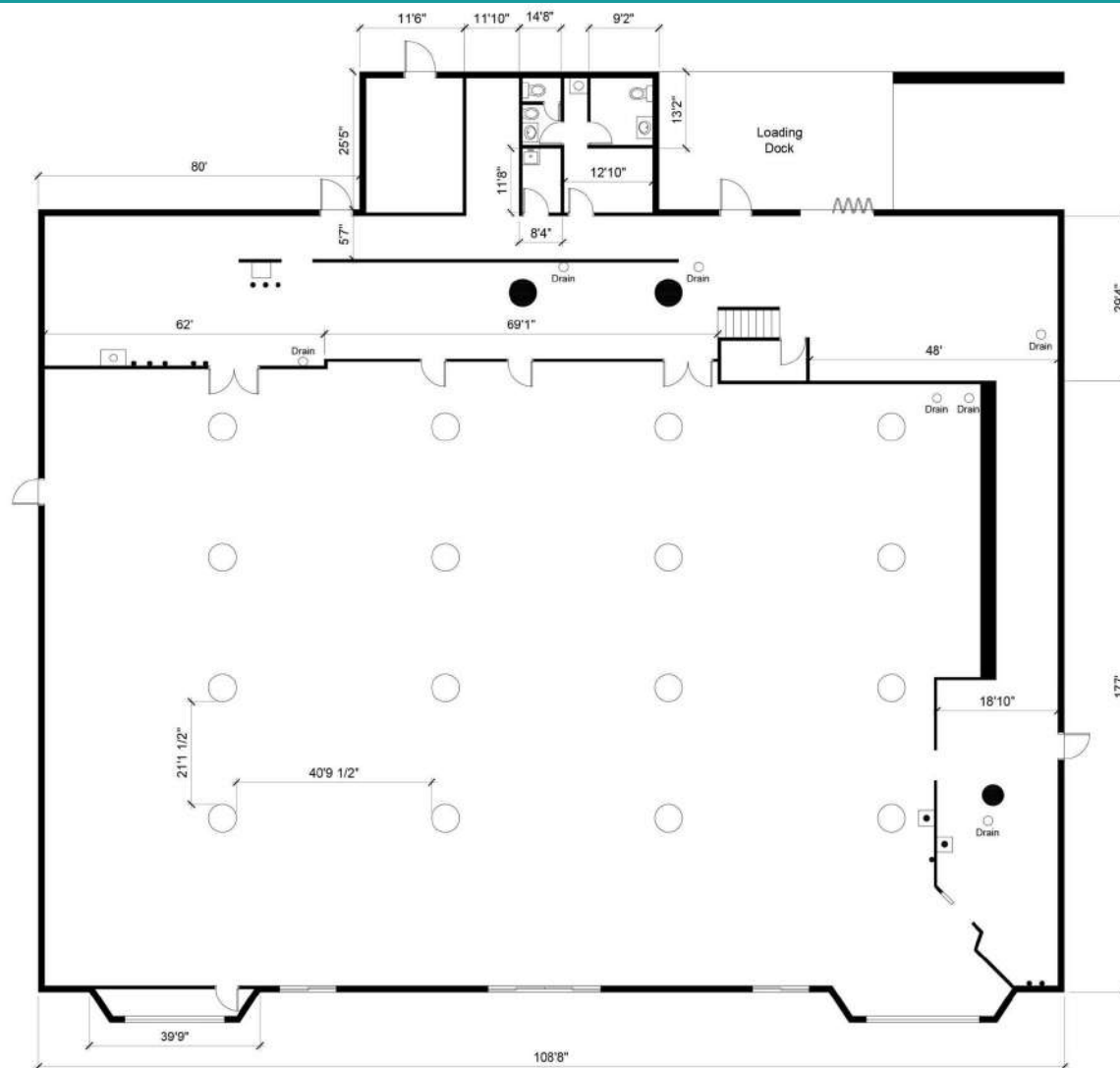
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Floor Plan



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Westwood Village Tenants

VAL-U MART

Locally owned grocery anchor where quality and community come first! They take pride in offering an exceptional selection of fresh produce, pantry staples and specialty items. Their goal is to ensure you never have to choose between premium standards and affordable prices. As your neighbors, they are committed to providing a friendly, hometown shopping experience that supports the local economy while helping your family's budget go further. Opened February 2026 and operates 7am-10pm daily.

DOLLAR TREE

Their mission is to give customers great values at low prices. Customers can expect to find an environment where shopping is fun. They are known for their 'thrill-of-the-hunt' shopping experiences where customers can discover new, exciting items every week from everyday essentials to fun craft, seasonal and party merchandise. They now have over 9000 stores in the U.S. and Canada. Open 9am-10pm daily.

O'REILLYS AUTO PARTS

Leading American retailer of automotive aftermarket parts, tools and accessories, founded in 1957 and headquartered in Springfield, Missouri. They now have over 6,500 stores across 48 U.S. States, Canada, Mexico and Puerto Rico. The price themselves on serving both DIY customers and professional installers. Has operated in Westwood Village successfully for over 10 years.

CARLS JR

Founded in 1941, Carl's Jr and headquartered in Franklin, Tennessee. Carl's Jr. is a major American fast-food chain known for charbroiled angus burgers. They operate in over 1,000 locations in the U.S. and in 28 countries. Open 6am-10pm Sunday - Thursday and 6am-11pm Friday and Saturday.

WAFFLE BITE

Waffle Bite is a popular breakfast and brunch spot specializing in unique Mexican-Louisiana-Southern fusion, featuring broasted chicken, crispy waffles and mimosas. Known for its 'Waffle & Mimosa House' theme and friendly and welcoming environment. They are a mix of old-fashioned and modern American cuisine. This location has been open and operating successfully since 2021. Open 7am-2pm Monday-Thursday and 7am-3pm Friday-Sunday.

PEARL PANDA

Discover the vibrant flavors of Asia at Pearl Panda in Redding, CA! Their diverse menu offers a delicious journey through Asian cuisines, featuring savory stir-fries, aromatic curries, fresh sushi, and more. Perfect for delivery or take out. You can easily order online from their website or stop by for dine in and take out. Open 8am-8:30pm Tuesday-Sunday.

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Westwood Village Tenants

KWIK KUTS FAMILY HAIR SALON

Kwik Kuts is a leading regional hair salon specializing in clipper cuts, fades and beards in Redding, CA and surrounding areas. Founded by Kristine Burton and her family in 1993, they have been serving our community for decades. They currently have 5 great locations throughout the area. They offer professional cuts and styles at affordable prices and they take walk-ins! Open 9am-6pm Monday - Saturday.

LUCKY DONUTS

Lucky Donuts prides themselves on being the freshest in Redding. They make donuts fresh every morning. They are a family owned business open 7 days a week, including all holidays. They offer donuts, croissants, coffee, smoothies, and flavor infused energy drinks. The perfect place to grab breakfast when you are on the go. Open 6am-5pm Monday-Friday and 7am-4pm Saturday and Sunday.

METRO BY T-MOBILE

Metro by T-Mobile offers prepaid plans to go with your day-to-day plans. Unlimited talk, text, and data to stay connected with friends and family. With over 5900 locations in the United States, their stores operate across 48 states and territories. Open 10am-7pm Monday-Friday, 10am-6pm Saturday and 11am-5pm on Sunday.

DOTSON ORTHOPEDICS

Dr. Riico JN. Dotson, MD is a board-certified orthopedic surgeon offering services in Redding and Red Bluff. Specializing in sports medicine, joint and muscle care, he has over 25 years of experience in his field and is a wonderful asset to our community. His office is open 8am-5pm Monday- Friday. Call to schedule an appointment today!

ADVANTAGE PHYSICAL THERAPY

Advantage Physical Therapy and Sports Performance offer personalized, one-on-one and evidence-based care to improve mobility and reduce pain. The clinic focuses on individualized treatment for various conditions, including sports injuries and back pain. They have specialty services such as TMJ therapy, ergonomic assessments, sports rehabilitation, diastasis recti rehabilitation, performing arts rehabilitation and pediatric physical therapy. Open 8am-5pm Monday - Friday.

ROUND TABLE PIZZA

Round Table Pizza was originally founded in 1959 in Menlo Park, CA, prides themselves on being a premier West Coast-based pizza chain known for its 'Pizza Royalty' branding, hand-rolled dough and premium toppings. With over 370 locations in the United States they are a house hold name especially in the western U.S. This popular pizza chain accommodates dine in, take out and delivery orders. Their Westwood Village location has been operating successfully for over a decade! Open 11am-9:30PM Sunday-Thursday and 11am -10:30pm Friday and Saturday.

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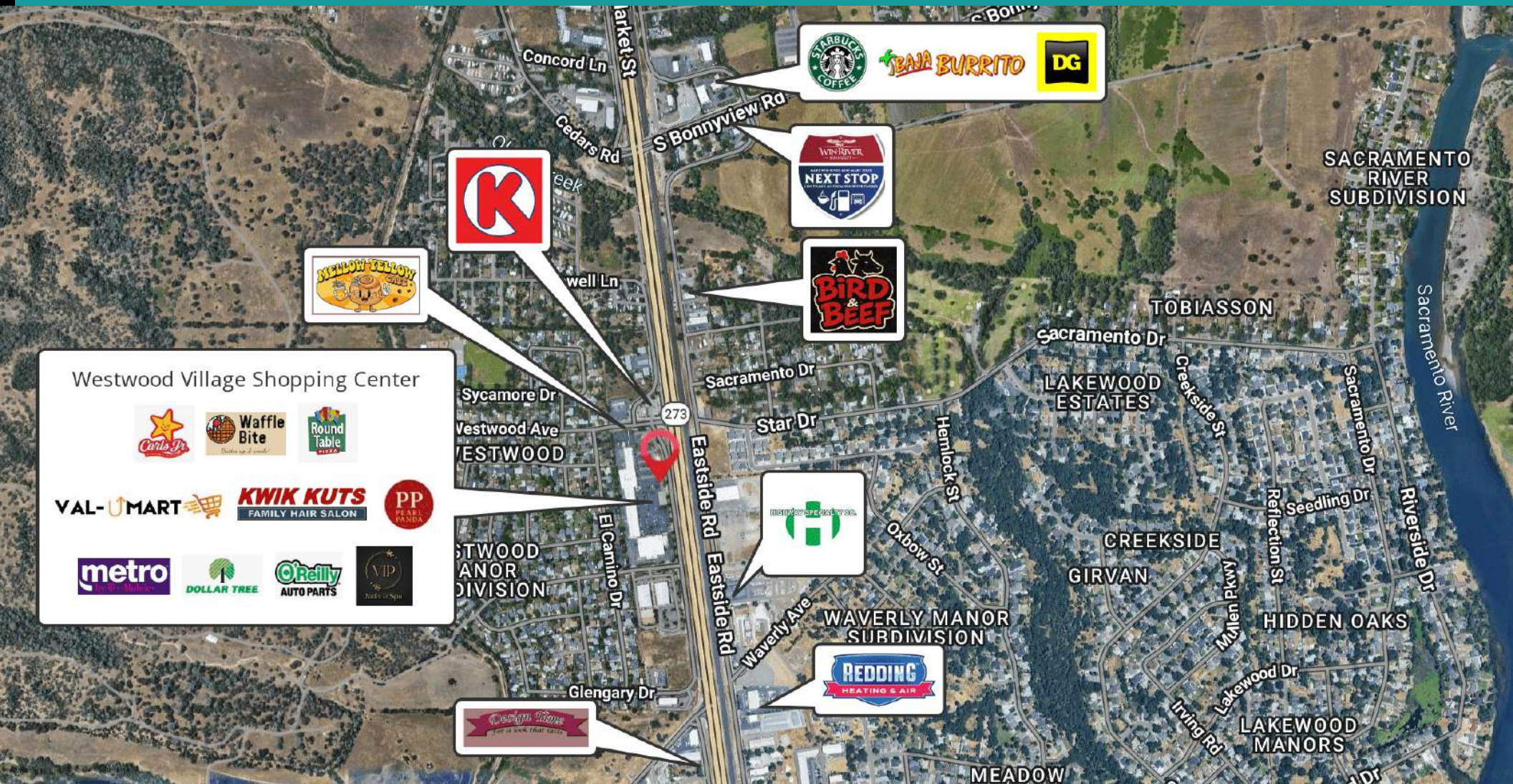
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Retail Map



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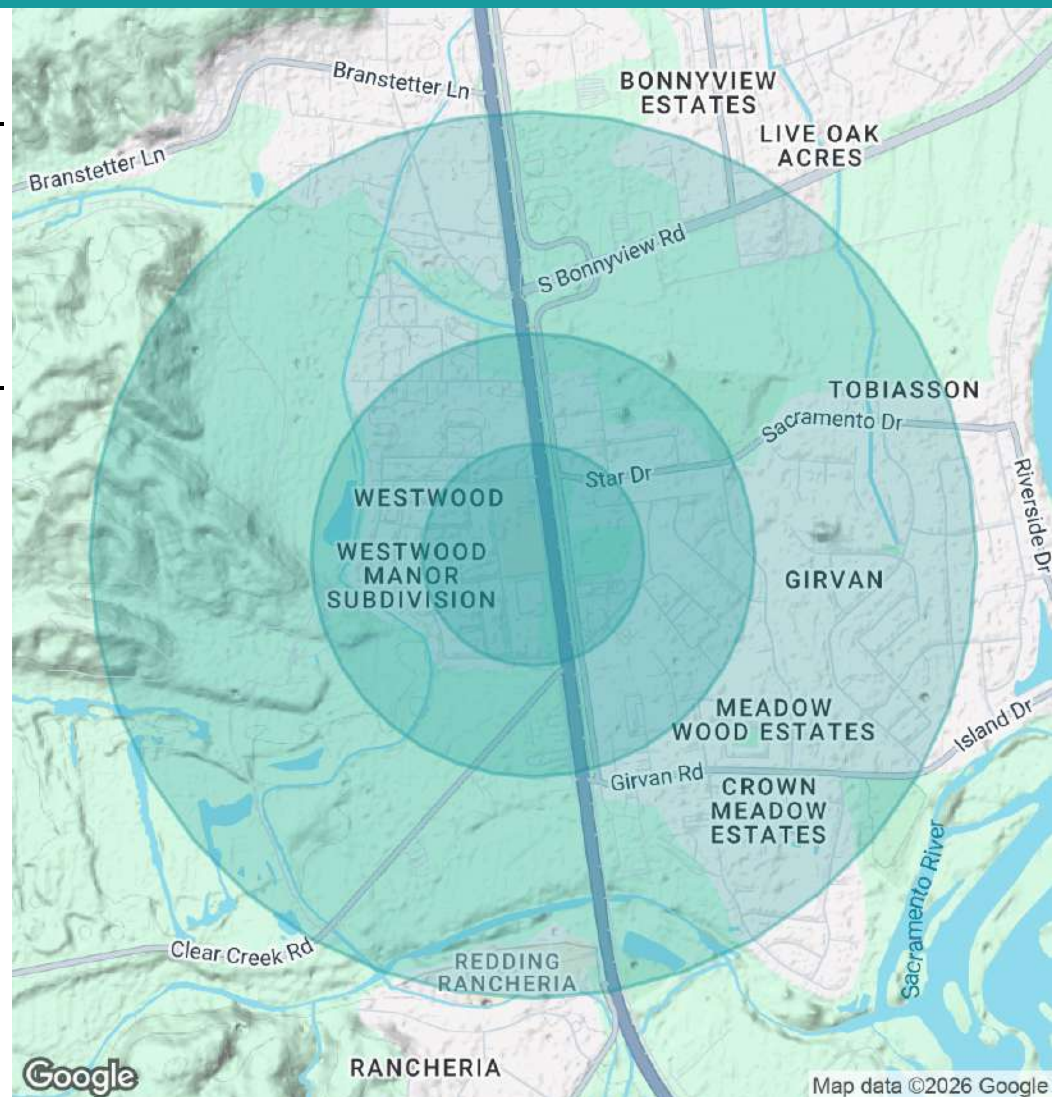
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	316	1,151	3,667
Average Age	36.3	37.2	39.3
Average Age (Male)	34.9	35.7	37.4
Average Age (Female)	37.2	38.3	40.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	109	403	1,314
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$96,942	\$97,522	\$100,692
Average House Value	\$348,761	\$347,358	\$351,894



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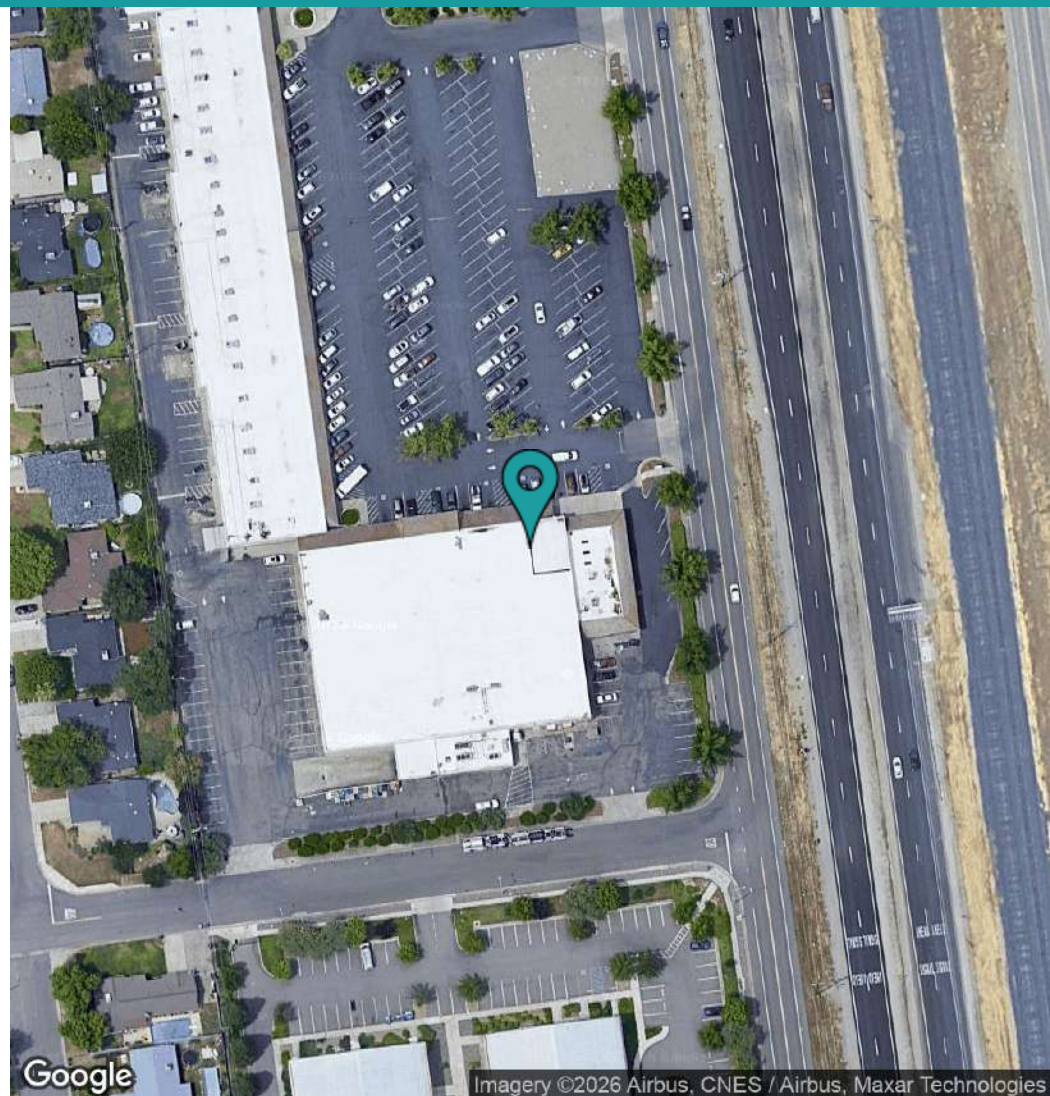
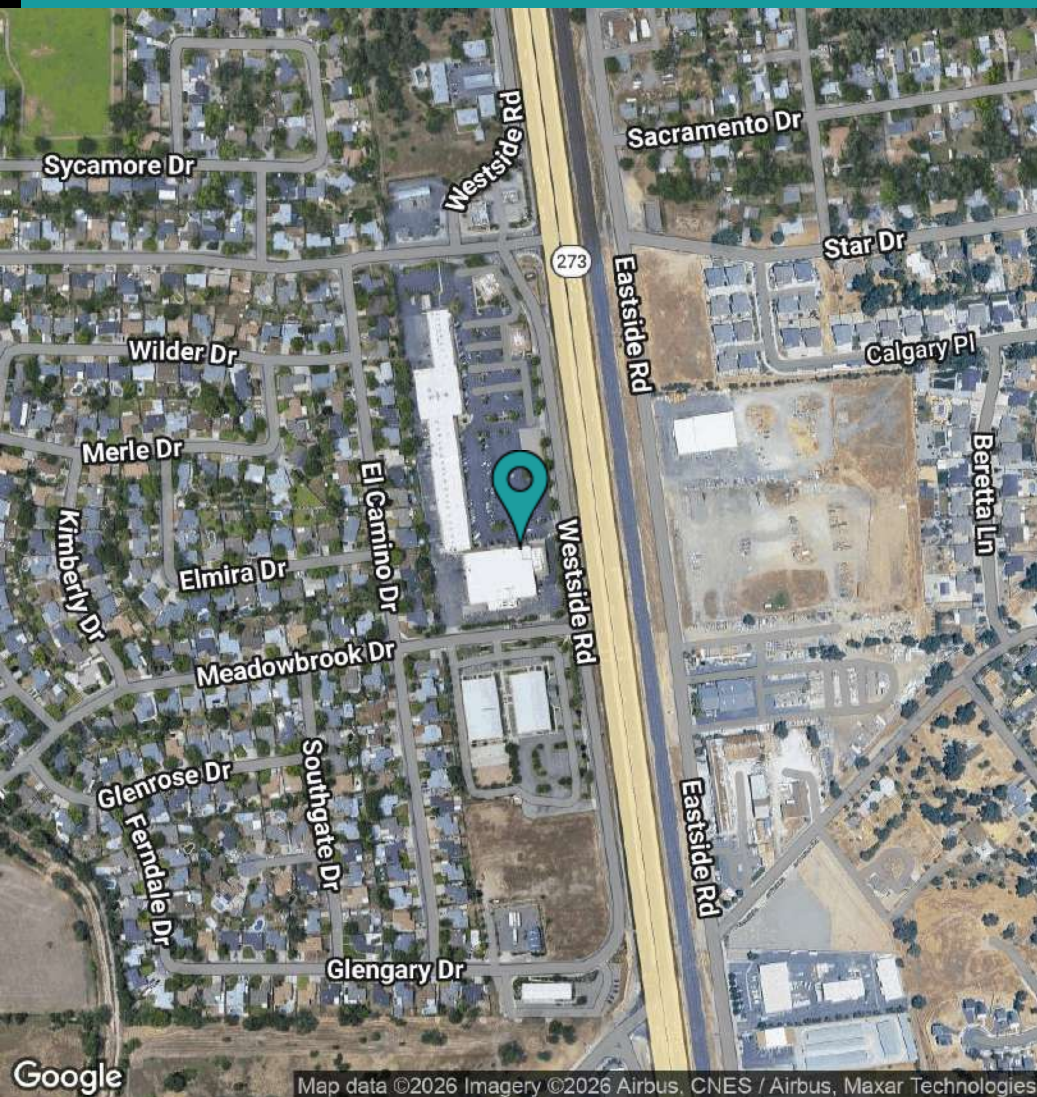
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Location Map



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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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