

Westwood Village

6400-6536 Westside
Rd, Redding, CA
96001

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



PROPERTY DESCRIPTION

Anchor, end cap, and inline retail space available at Westwood Village in southwest Redding! New grocery operator Valu-U Mart opened in February 2026 and generates tremendous traffic to the center. Important location serving the lower side of South Redding and the area between Redding, CA, and Anderson, CA. A high number of households rely on this neighborhood center for quick and convenient services. 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!

TRAFFIC COUNTS AADT

Hwy 273 & Westwood Ave	43,500
Westwood Ave & Westside Rd	4,397

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
- Approximately 22,696 CPD
- Convenient access to downtown and central Redding, CA, and Anderson, CA
- Signalized intersection on S. Market and State Route 273 and Westwood Ave
- SW corner of Westside Rd and Westwood Dr - Westwood Village sits on 9.43 Acres!

OFFERING SUMMARY

Lease Rate:	\$0.90 - 1.25 SF/month (NNN)
Available SF:	1,217 - 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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Site Plan



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Lease Spaces

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,217 – 30,000 SF	Lease Rate:	\$0.90 – \$1.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6392 B	Available	1,500 SF	NNN	\$1.15 SF/month	1500 SF Open retail space with a single private restroom ready for your business. This suite is between Metro by T-Mobile and VIP Nails, only 2 doors down from the anchor grocery store, Val-U Mart.
6392 F	Available	1,217 SF	NNN	\$1.15 SF/month	1217 SF store front retail space with open floor plan and a single restroom is AVAILABLE NOW for your business! Adjacent to the available former bank location and can be combined for a total of 4287 SF end cap unit with drive-thru!
6392 G	Available	3,070 SF	NNN	\$1.20 SF/month	This 3,070 SF end-cap location with a drive-thru was formerly a bank. The current floor plan includes a large open lobby, a teller line with 6 stations, a drive-thru teller window, a vault, a conference room, a break room, two restrooms, and a storage room. The owner is open to redesigning to meet the new tenant's vision. This unique opportunity could be an amazing fit for a coffee, juice, boba, or other drive-thru fast food location!
6446A	Available	1,500 SF	NNN	\$1.25 SF/month	1500 SF former Subway location has plumbing for a three-basin sink, etc., and two single-stall restrooms. Located between high-traffic tenants Dollar Tree and O'Reilly's Auto Parts. Space is AVAILABLE NOW and ready for your business!
6478 B	Available	1,600 SF	NNN	\$1.15 SF/month	1600SF Storefront space AVAILABLE NOW! Located between Dollar Tree and Kwik Kuts Hair Salon.
6512C	Available	2,410 SF	NNN	\$1.10 SF/month	2410 SF former spa location AVAILABLE NOW! Located between Advantage Physical Therapy offices and Dotson Orthopedics office. Current configuration contains multi-stall men's and women's restrooms with showers, changing areas, private treatment rooms, and an open studio floor plan. Uniquely set up for a large-scale wellness spa, fitness concept, or ??? The owner is open to improvements to reconfigure for your needs!
6536	Available	30,000 SF	NNN	\$0.90 SF/month	This former Sav Mor Grocery footprint offers tremendous possibilities for any large-scale concept. The owner is willing to split the space for the right tenant. Tell us how much space you need! (Interior Ceiling Deck Height)

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6392 B Photos

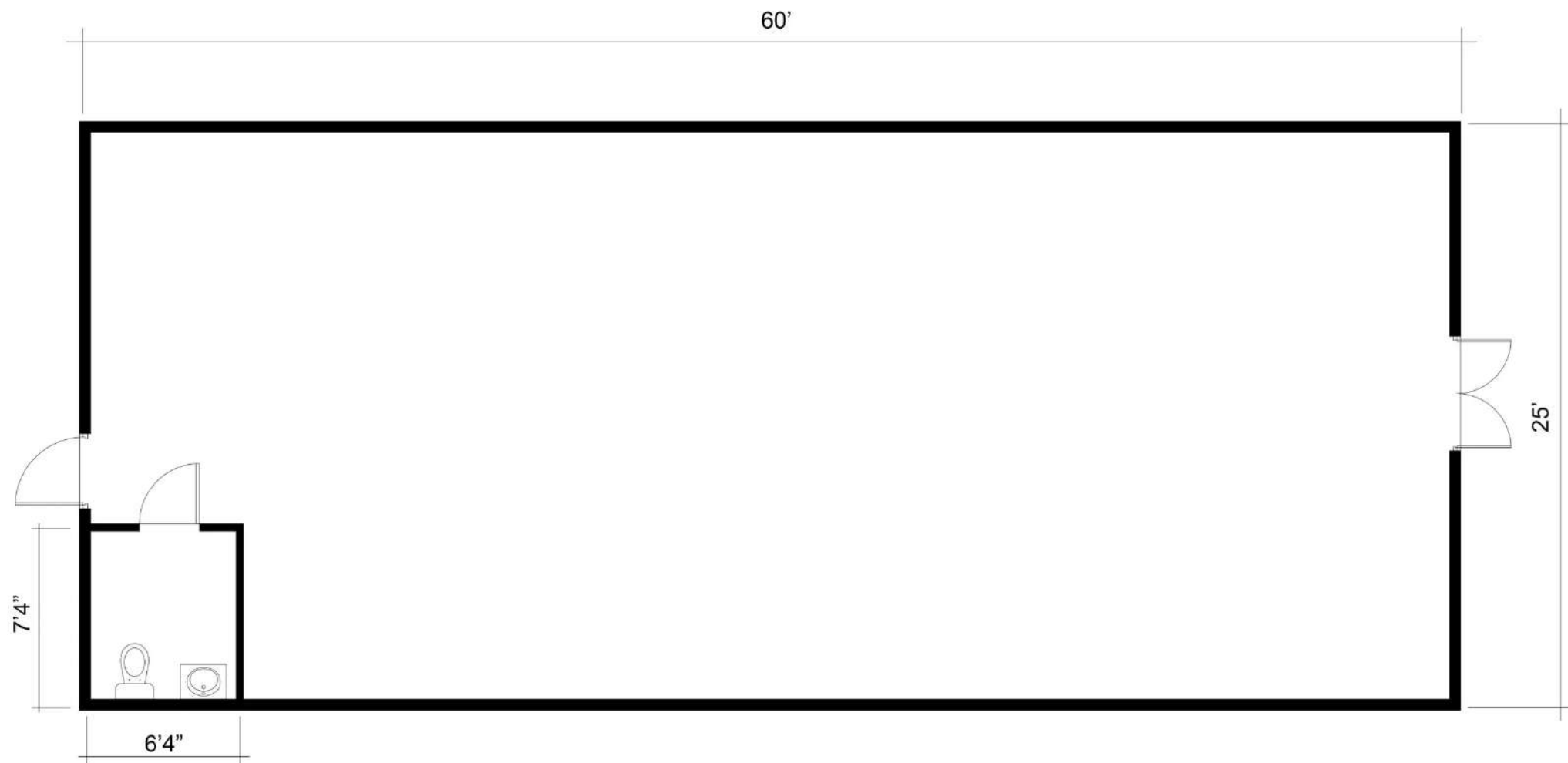




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6392 B Floor Plan



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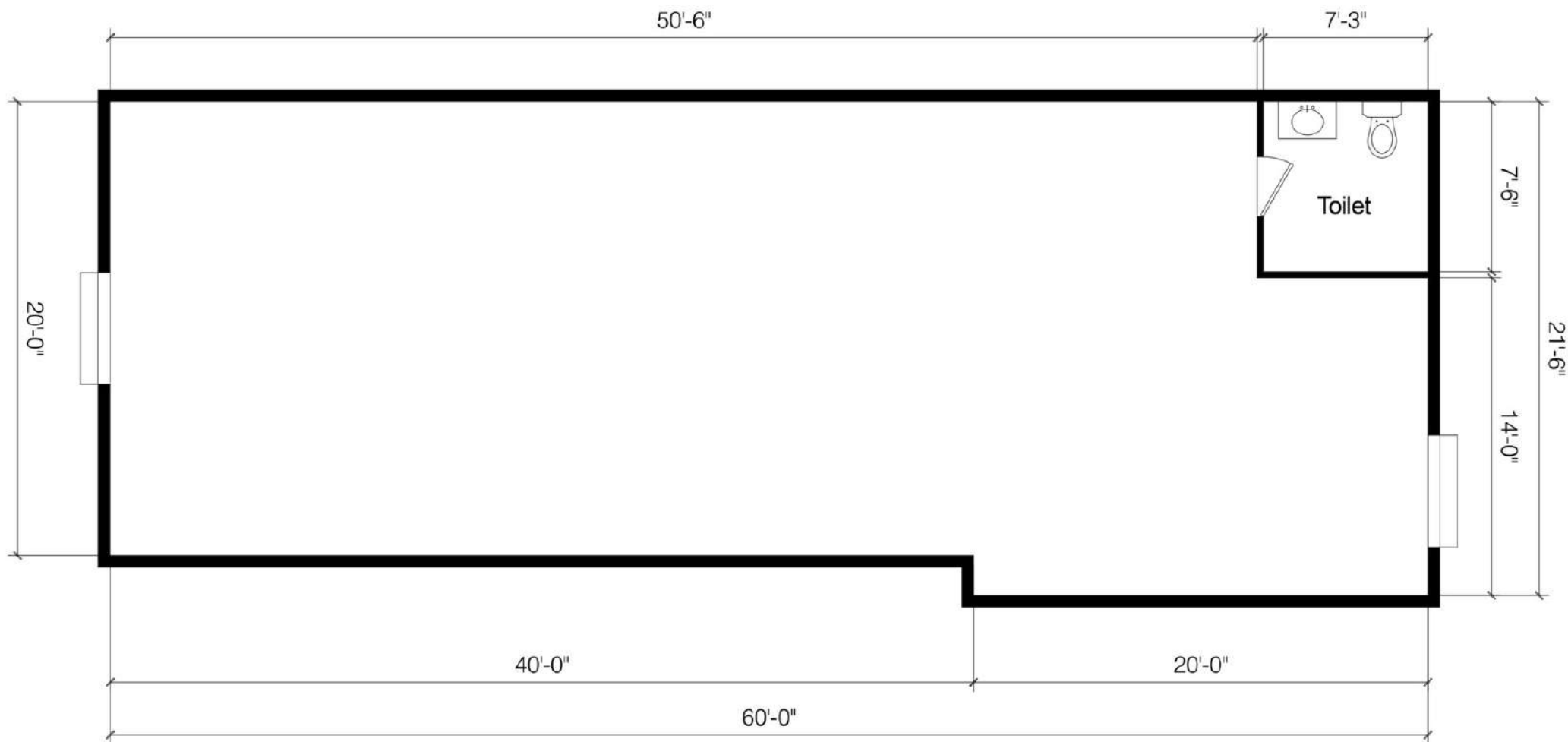




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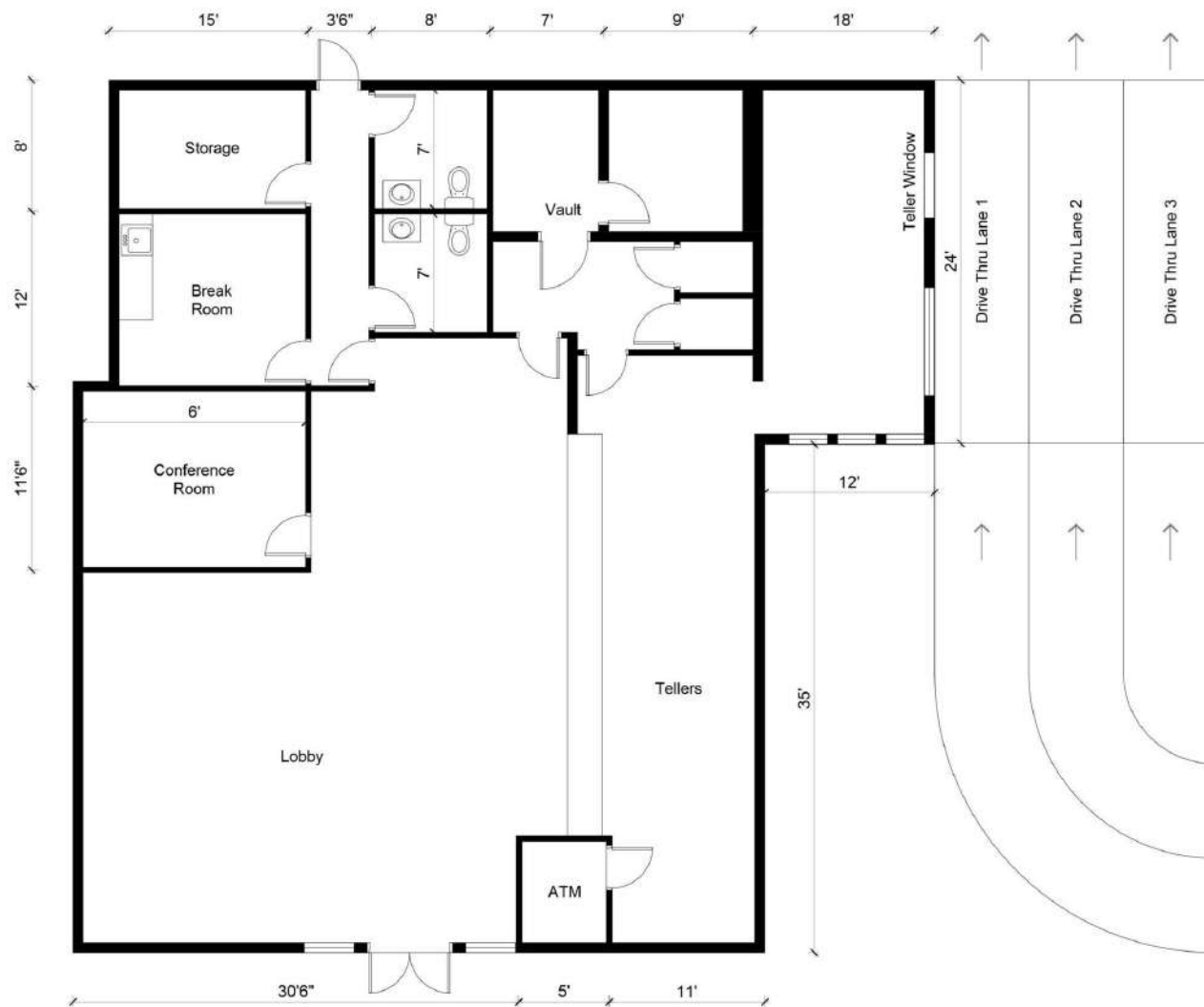
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6392 G Floor Plan



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6446 A Photos



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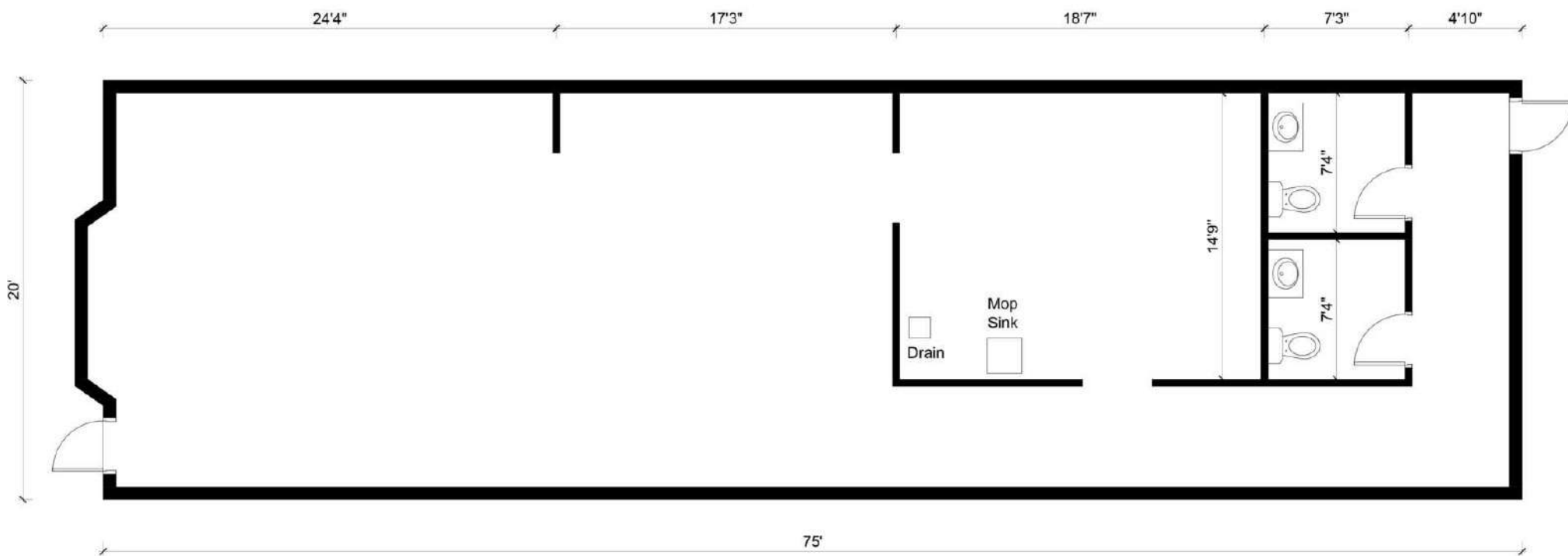
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6478 B Photos



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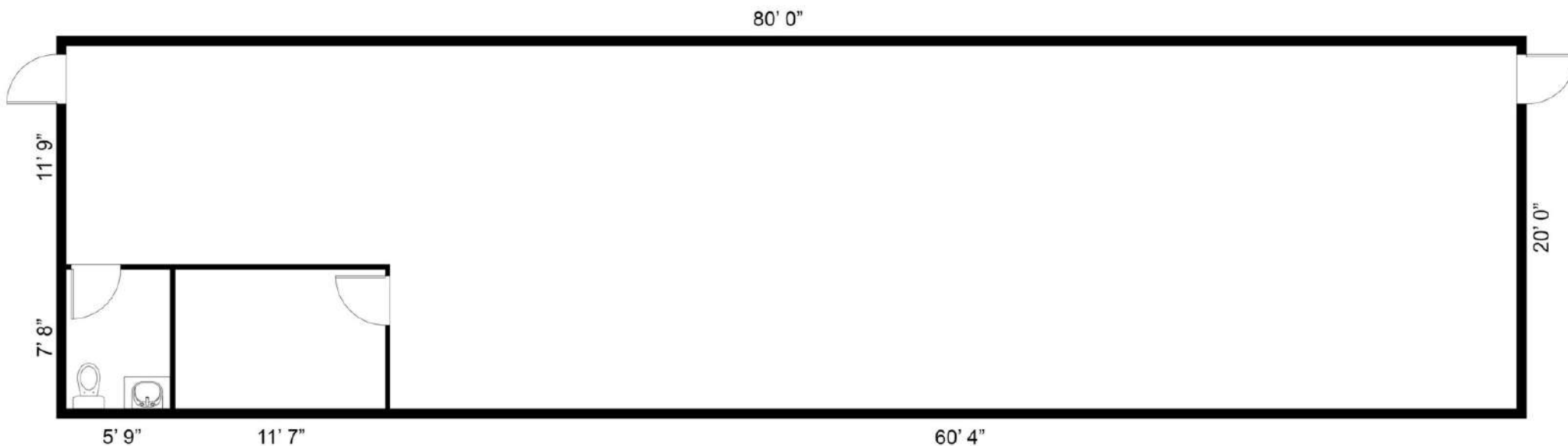
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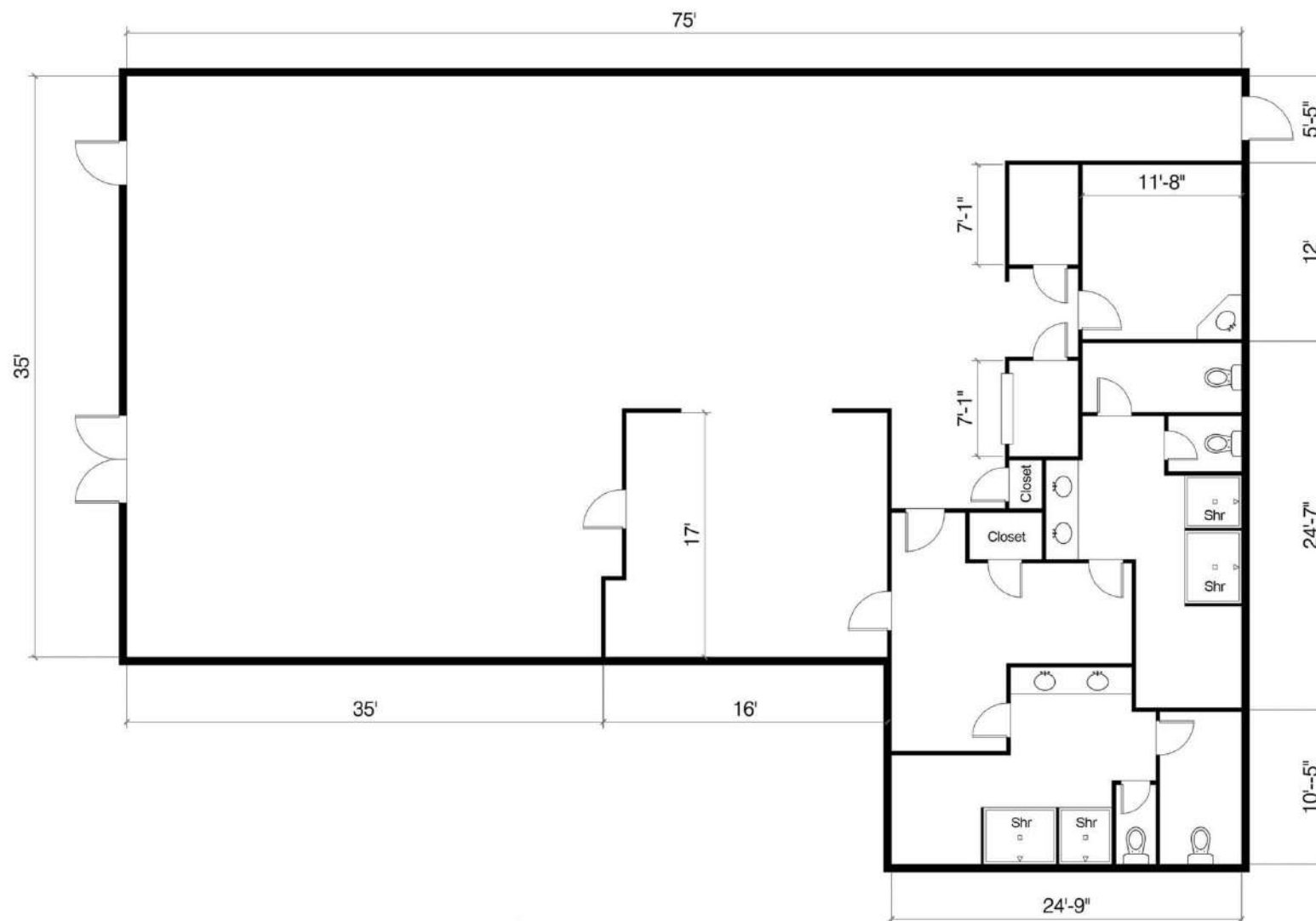
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6512 C Photos

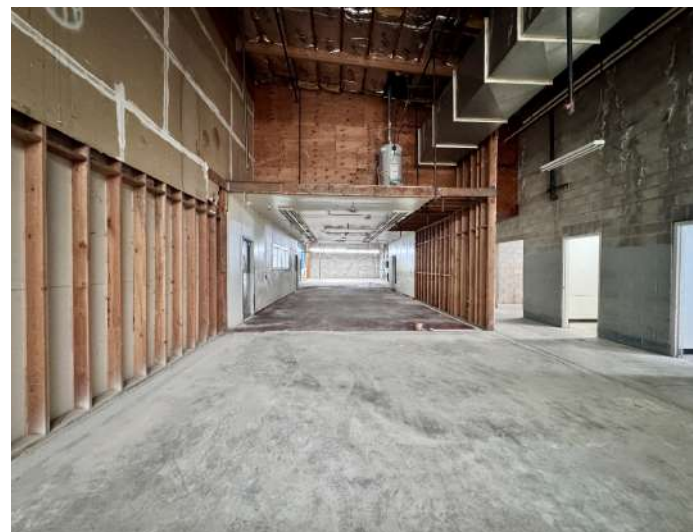
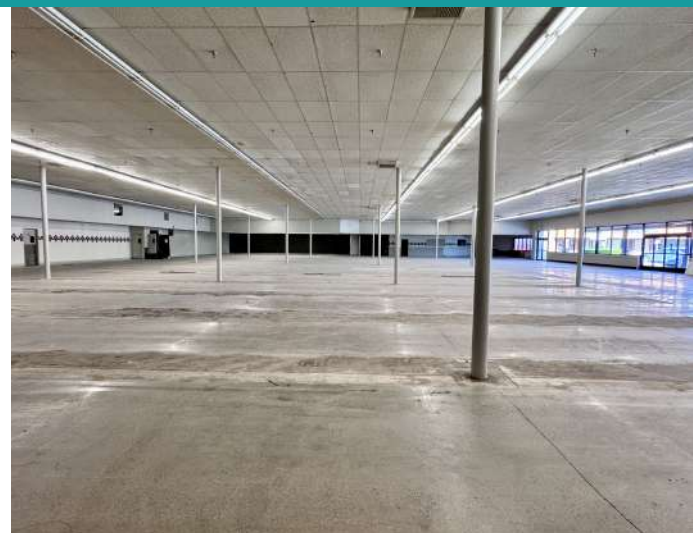
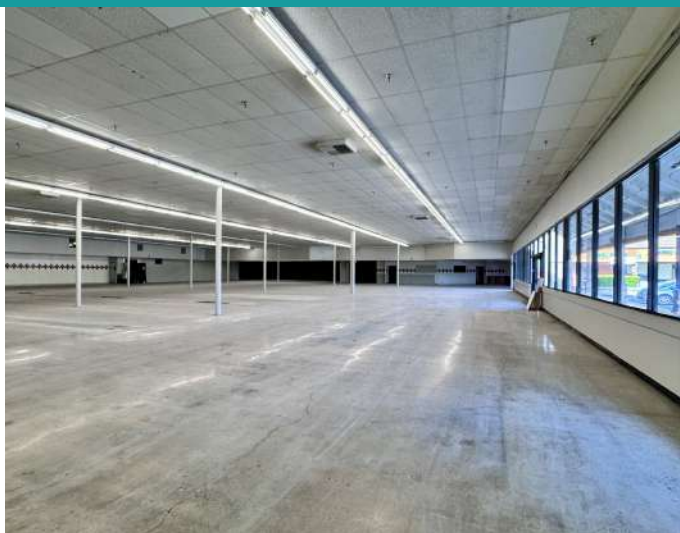




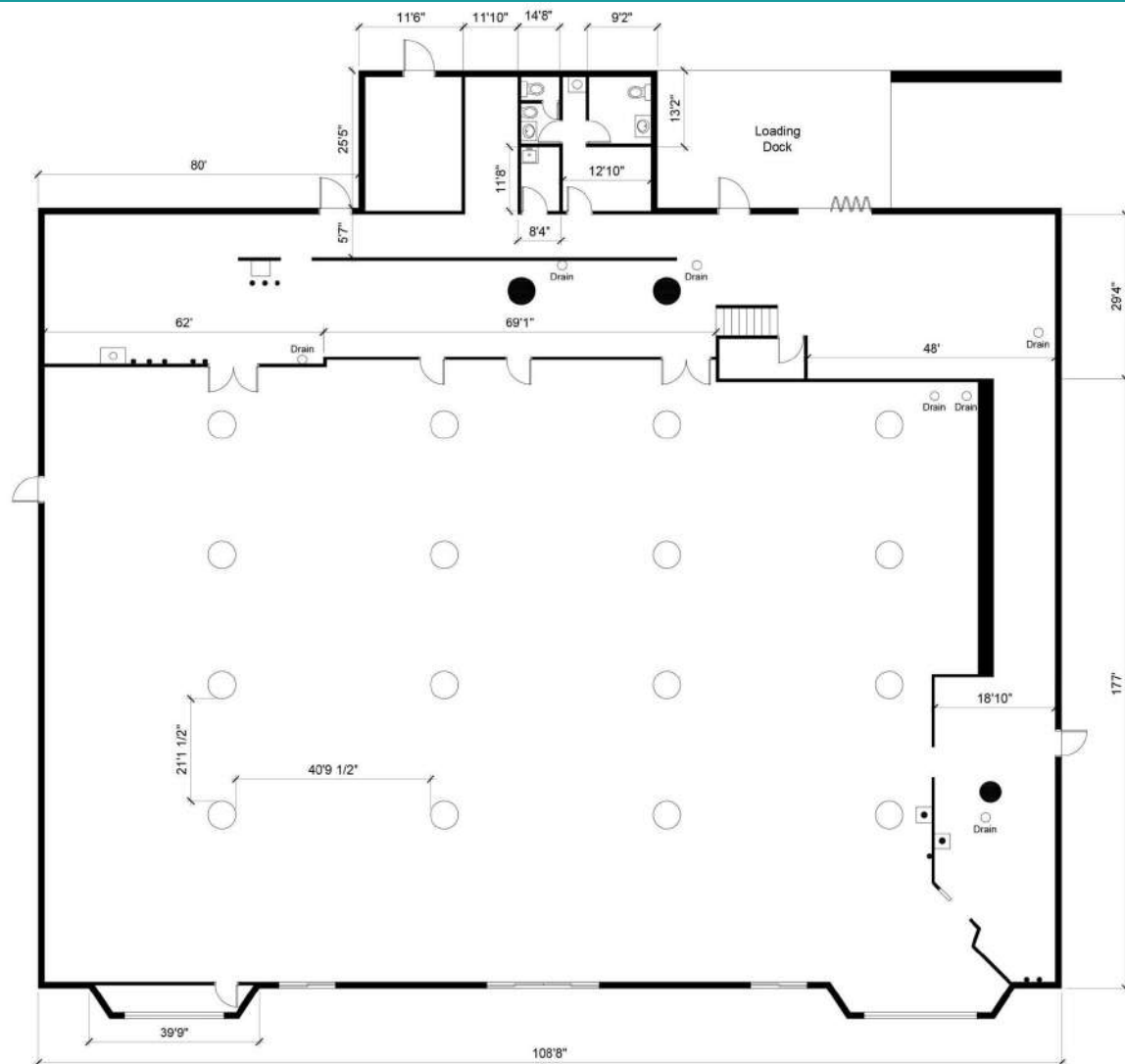
6512 C Floor Plan



6536 Photos



6536 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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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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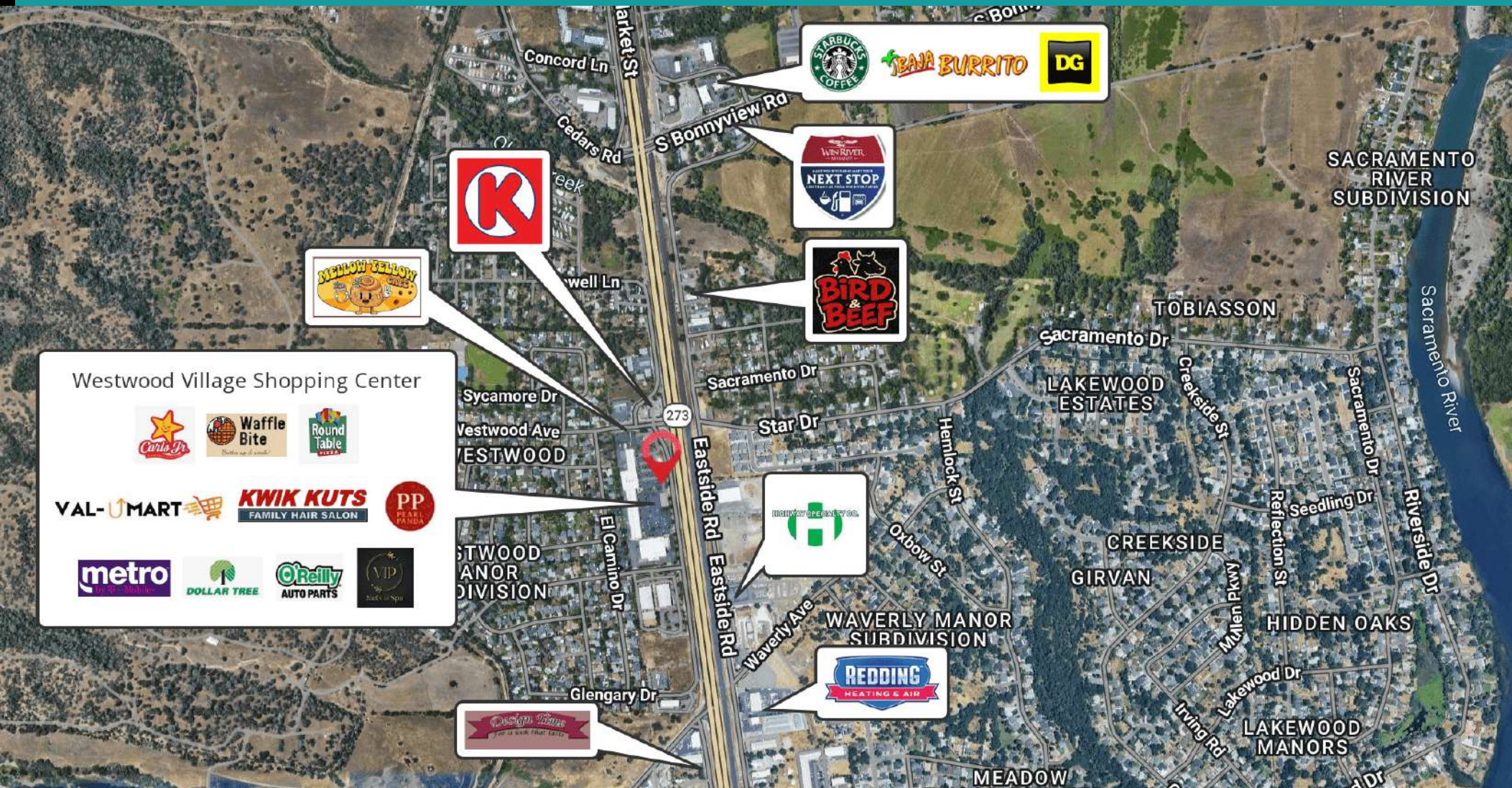
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Retail Map



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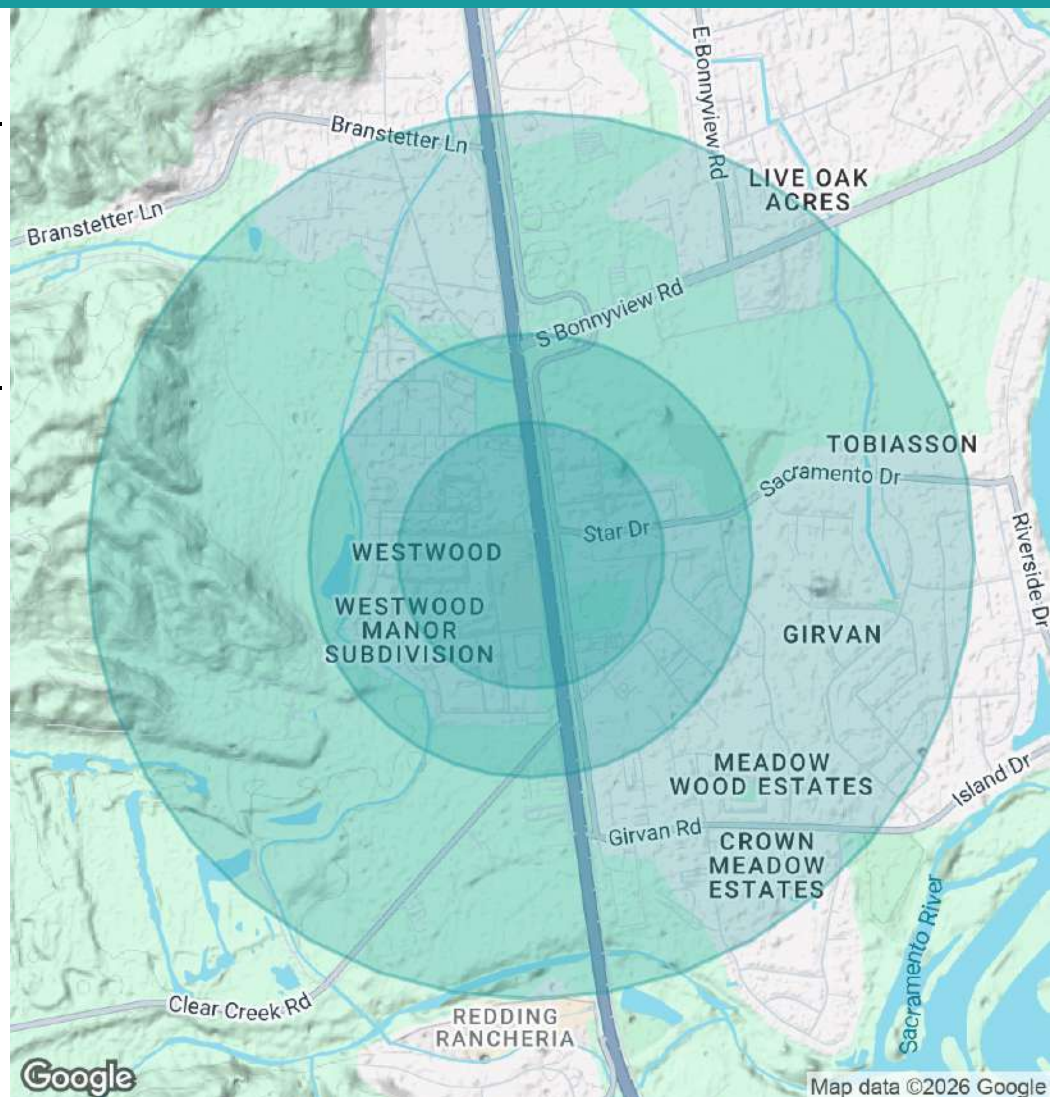
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	530	1,921	4,563
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	203	734	1,727
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$78,873	\$80,181	\$90,762
Average House Value	\$386,505	\$387,894	\$399,212



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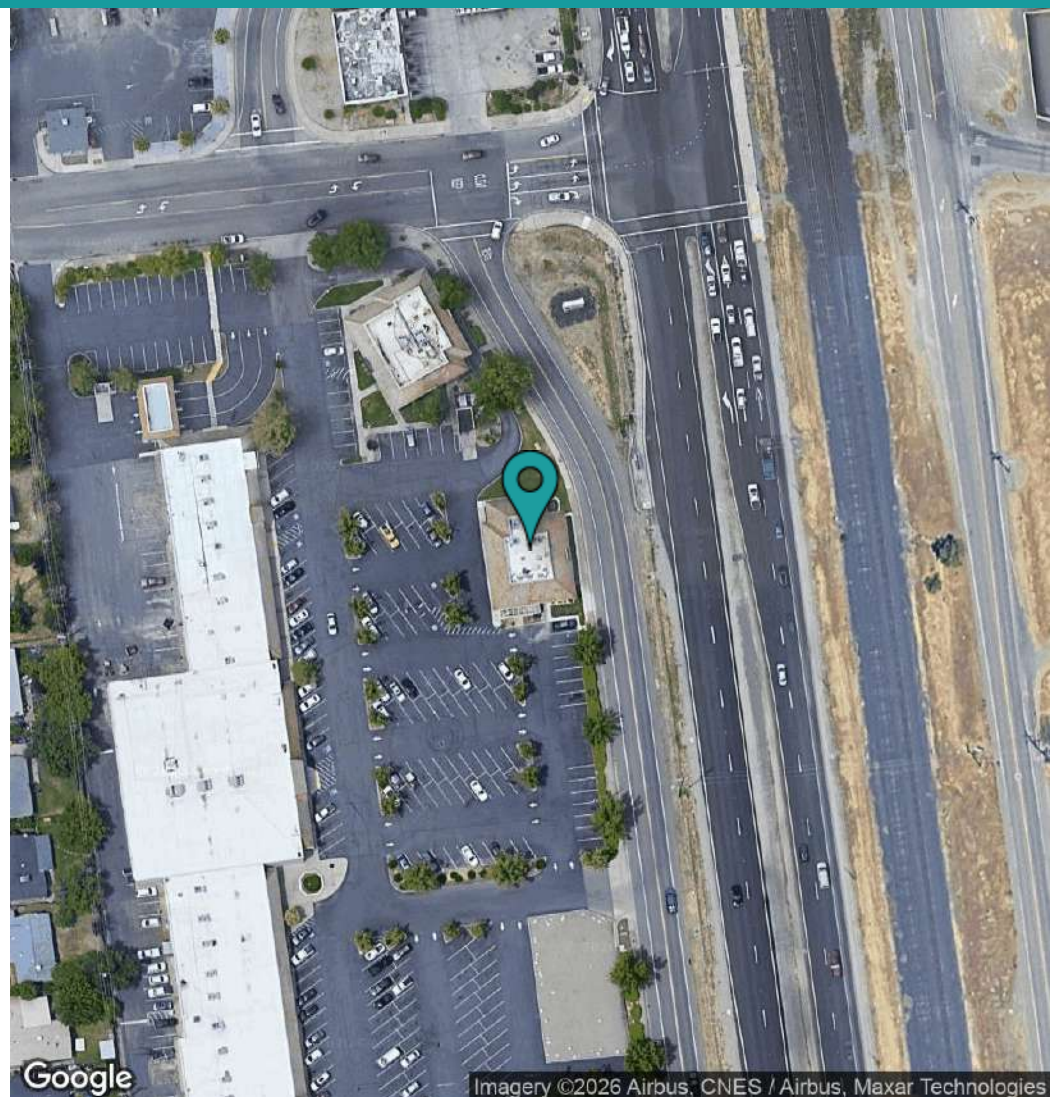
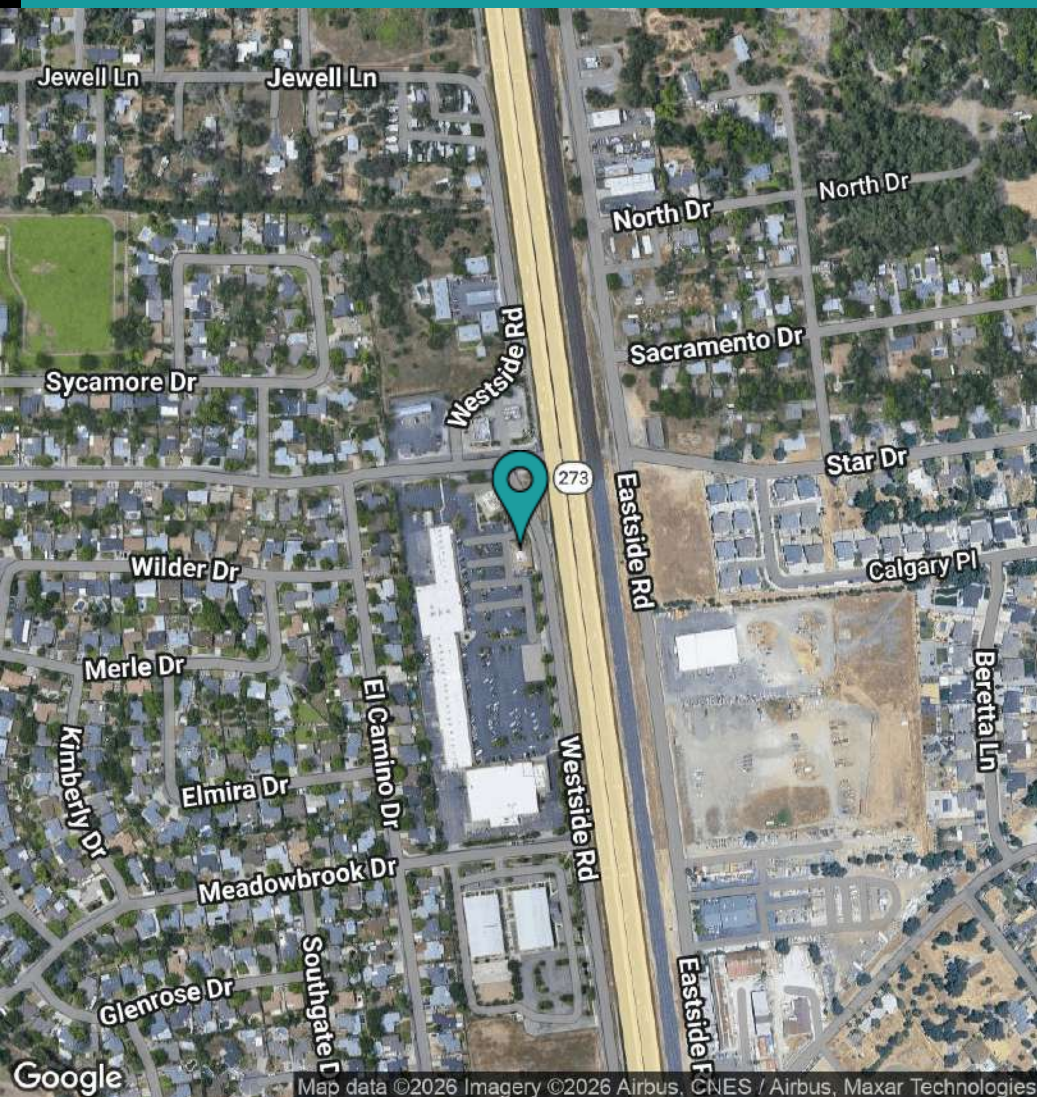
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Location Map



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Meet the Broker



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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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