



For Ground Lease Retail Land

W Lugonia Ave, Redlands CA 92374
NEC W Lugonia & Tennessee St

Features:

- CPD 19,500
- Size 1.76 Acres
- Can be divided into multiple pads
- Runs along the 210 fwy NE of where the 10 & 210 meet
- Citrus Plaza & Mountain Grove Plaza are West of the 210
- Across the street from Matt's Carwash & Home Depot. Adjacent to new to be built Redlands Marketplace & Super Walmart Center
- Surrounding Tenants: Kohl's, Target, Party City, Petco, BevMo, Niko Niko Sushi, Chick-Fil-A, Verizon Wireless, 7-Eleven and Barnes & Nobel and more!



*Illustrational Purposes Only



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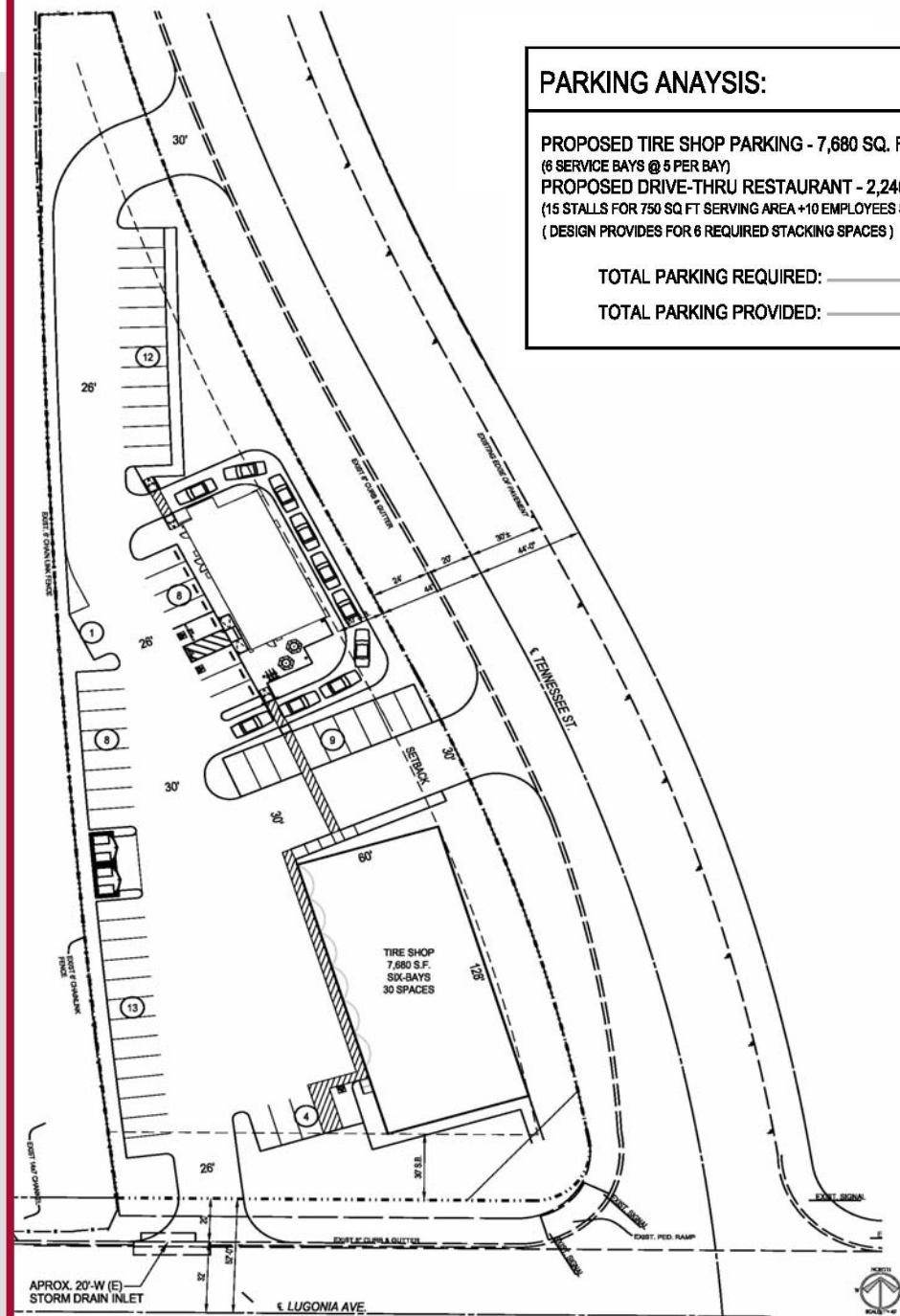
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	1 Mile	3 Miles	5 Miles
2015 Est. Population	10,121	59,904	247,614
Daytime Population	21,459	110,235	324,201
Household Income	\$63,351	\$65,798	\$60,333



Site Plan

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PARKING ANALYSIS:

PROPOSED TIRE SHOP PARKING - 7,680 SQ. FT. 30 STALLS
(6 SERVICE BAYS @ 5 PER BAY)
PROPOSED DRIVE-THRU RESTAURANT - 2,240 SQ. FT. 25 STALLS
(15 STALLS FOR 750 SQ FT SERVING AREA + 10 EMPLOYEES STALLS)
(DESIGN PROVIDES FOR 6 REQUIRED STACKING SPACES)

TOTAL PARKING REQUIRED: 55 STALLS

TOTAL PARKING PROVIDED: 55 STALLS



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