



MOUNTAIN GROVE





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REDLANDS, CA

Mountain Grove is an approximately 500,000 sf regional lifestyle Power Center and one of the premiere shopping destinations in the Inland Empire. Its best-in-class tenant mix includes Nordstrom Rack, TJ Maxx, HomeGoods, Ross, Hobby Lobby, Aldi, The Gap, Old Navy, Nike, Skechers, Total Wine & More, and Harkins Theaters. The 120-acre mega mixed use development that encompasses Mountain Grove also includes the adjacent 545,008 sf Citrus Plaza Power Center, 281 unit Summit Apartments, and 110 room Marriot Residence Inn Hotel. The Center is conveniently located with direct access to the I-10 and I-210 freeways, in a densely populated and highly educated trade area. Additionally, many adjacent businesses, the University of Redlands, and the renowned Loma Linda Medical Center contribute to the shopping center's heavy daytime and evening visitation.

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DEMOGRAPHICS

DRIVE TIME	POPULATION	EST. AVERAGE HOUSEHOLD INCOME
10 MINUTES	187,038	\$109,812
15 MINUTES	527,351	\$100,183
30 MINUTES	2.4M	\$112,302

Source: Placer.ai (2024)



TENANT

TENANT	SQ. FT.
HARKINS THEATRES	78,750 SF
HOBBY LOBBY	55,000 SF
TJ MAXX	46,000 SF
24 HOUR FITNESS	41,096 SF
NORDSTROM RACK	35,045 SF
ROSS DRESS FOR LESS	24,971 SF
TOTAL WINE AND MORE	22,047 SF
NIKE RETAIL	20,518 SF
ALDI	20,127 SF
OLD NAVY	15,000 SF
ULTA STATION	10,007 SF
KIRKLAND'S - AVAILABLE (SUITE 110)	8,066 SF
TILLY'S	8,000 SF
AVAILABLE (PAD 2/SHOP BUILDING)	8,000 SF
THE GAP	7,500 SF
BANANA REPUBLIC	7,500 SF
SKECHERS USA	6,000 SF
LANE BRYANT	6,000 SF
HOT TOPIC	6,000 SF
SHIKI RESTAURANT	5,837 SF
KRISPY KREME	5,500 SF
CHEVRON	4,000 SF
MIGUEL'S JR.	3,000 SF
THE HABIT	2,640 SF
MOD PIZZA	2,640 SF
FARMER BOYS	2,502 SF
CA FISH GRILL	2,438 SF
ETOUFFEE SHAKING CRAB	2,430 SF
CHIPOTLE MEXICAN GRILL	2,210 SF
KAY JEWELERS	2,200 SF
NEKTER JUICE	1,495 SF
WABA GRILL	1,495 SF
YOGURTLAND	1,320 SF
CLUCK CHICKEN	1,320 SF
BAHAMA BUCKS	1,320 SF
OCEAN PHO	1,300 SF
SHARE TEA	1,230 SF
THE MEEK HOUSE	1,215 SF
COMING SOON	1,209 SF
SPORT CLIPS HAIRCUT	1,200 SF
DUTCH BROS	950 SF

Traffic Counts

I-10 at Alabama Street	172,000 ADT
I-210 at San Bernardino Avenue	93,000 ADT

Source: Caltrans 2024

AVAILABLE FOR LEASE

27451 SAN BERNARDINO AVE. SUITE 110, REDLANDS, CA. 92374

8,066 SF



PAD 2 AVAILABLE FOR LEASE

27651 SAN BERNARDINO AVE., REDLANDS, CA. 92374

8,000 SF



AREA EMPLOYERS

AMAZON (5 DISTRIBUTION CENTERS)
 MATTTEL
 HOME DEPOT DISTRIBUTION CENTER
 FENDER
 XPO LOGISTICS
 TRADER JOE'S DISTRIBUTION CENTER
 BURLINGTON COAT FACTORY DISTRIBUTION CENTER
 STATER BROS. DISTRIBUTION CENTER
 UPS
 PEPSI
 DHL
 ASHLEY HOMESTORE DISTRIBUTION CENTER
 THE CLOROX COMPANY
 MARS MARS
 BMW
 APL LOGISTICS
 ODW LOGISTICS
 KOHLER
 HOME CHEF
 COOPER TIRES
 ESRI
 BEAVER MEDICAL GROUP
 UNIVERSITY OF REDLANDS
 CITY OF REDLANDS
 REDLANDS UNIFIED SCHOOL DISTRICT
 REDLANDS COMMUNITY HOSPITAL
 LOMA LINDA MEDICAL CENTER
 LA-Z BOY INC.
 WALMART
 SUPERIOR BUILDING PRODUCTS
 CADDO HARDWARE
 TARGET
 KOHL'S
 JC PENNY
 BECTON DICKINSON DISTRIBUTION

