

10460 Mountain View Ave



**Pad Opportunity
Off I-10 Freeway**

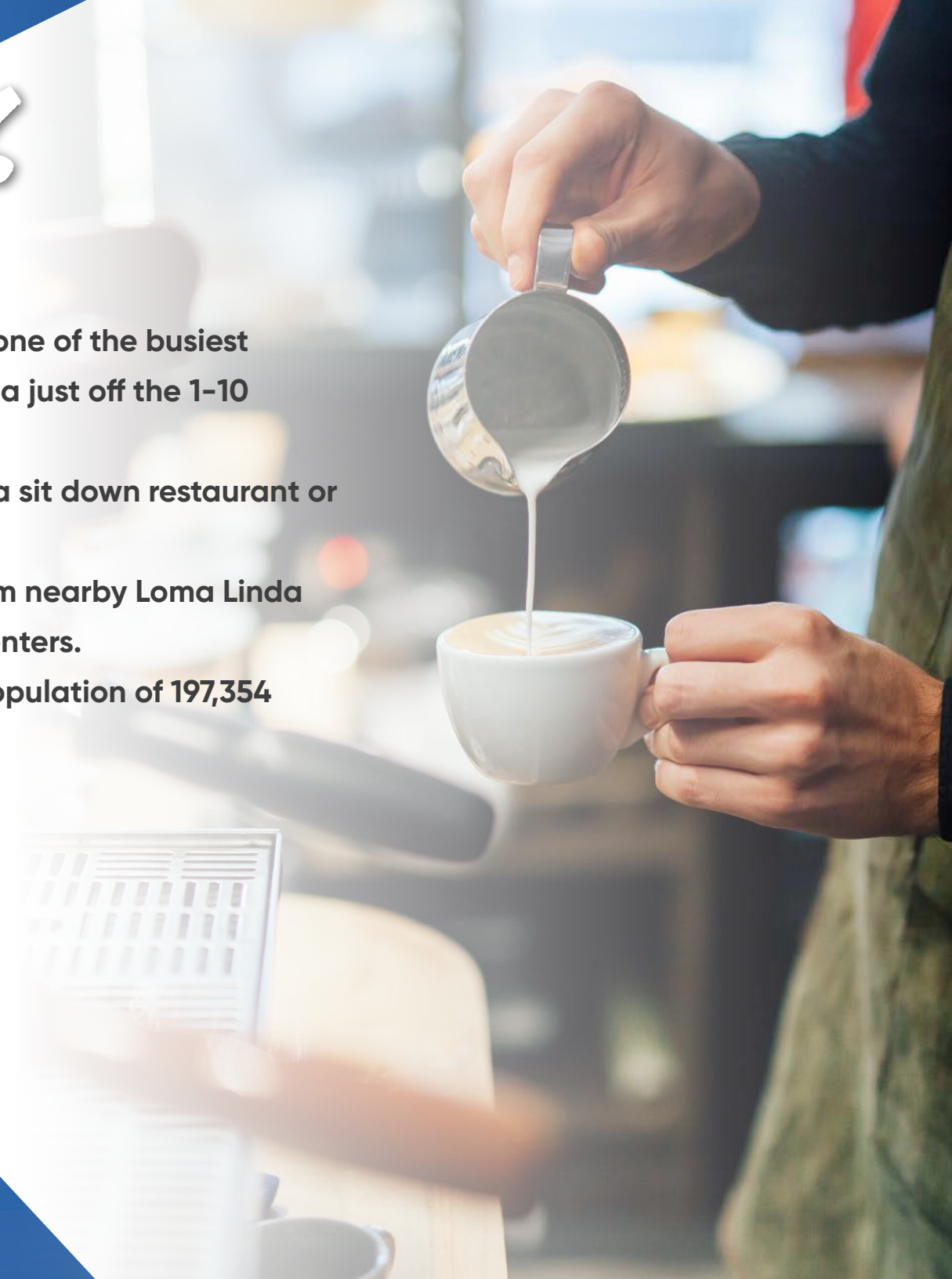
LOMA LINDA, CA

CBRE



Highlights

- **Rare Pad Opportunity at one of the busiest intersections in Loma Linda just off the 1-10 freeway.**
- **Excellent opportunity for a sit down restaurant or coffee shop.**
- **Strong daytime traffic from nearby Loma Linda University and logistics centers.**
- **High-density area with population of 197,354 within a 10-minute drive.**



Loma Linda

Home to Loma Linda University Medical Center and other cutting-edge healthcare institutions.

The City attracts leading medical professionals and researchers from around the globe.

LOMA LINDA UNIVERSITY

LOMA LINDA BASEBALL PARK

REDLANDS AVE ±13,552 VPD

O'REILLY AUTO PARTS

DOMINO'S PIZZA

DOLLAR TREE

FARMER BOYS

MOUNTAIN VIEW AVE ±23,264 VPD



Sample Site Plan

10460 Mountainview Ave, Loma Linda, CA



SUN AVENUE

PALM ACCENT ENTRY STATEMENT

SIGNAGE

FUTURE PUBLIC PARK

C

STREET TREE TO MATCH EXISTING

TURF AREA

ENHANCED PAVING AT BUILDING ENTRY

ENHANCED PAVING AT BUILDING ENTRY

FORMAL HEDGE SCREENING UTILITY

ENHANCED PAVING AT SITE ENTRY

A

LOADING

TURF AREA

DOLLAR TREE

STREET TREE TO MATCH EXISTING

MOUNTAINVIEW AVENUE

ENHANCED PAVING AT DRIVEWAY ENTRY

PALM ACCENT ENTRY STATEMENT

MONUMENT SIGN

STREET TREE TO MATCH EXISTING

ENHANCED PAVING AT DRIVEWAY ENTRY

STREET TREE TO MATCH EXISTING

REDLANDS BLVD





AVG. HH INCOME

\$102,189

5 MINUTES

\$95,262

10 MINUTES

\$92,818

15 MINUTES



HOUSEHOLDS

11,685

5 MINUTES

65,356

10 MINUTES

164,508

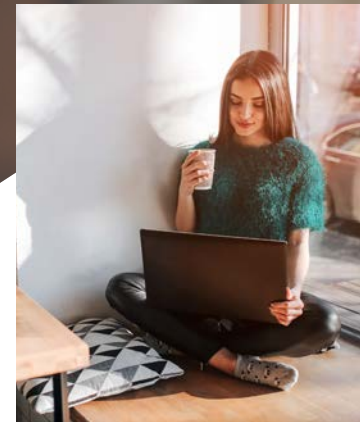
15 MINUTES

Loma Linda

Known as the "City of Health" due to its world-renowned medical facilities and strong focus on well-being, Loma Linda's commitment to fostering a healthy and sustainable lifestyle sets it apart.

6,056

Students, Faculty and Staff at Loma Linda University



POPULATION

32,400

5 MINUTES

197,354

10 MINUTES

542,881

15 MINUTES



DAYTIME POPULATION

82,933

5 MINUTES

277,013

10 MINUTES

605,820

15 MINUTES



**FOR MORE INFORMATION,
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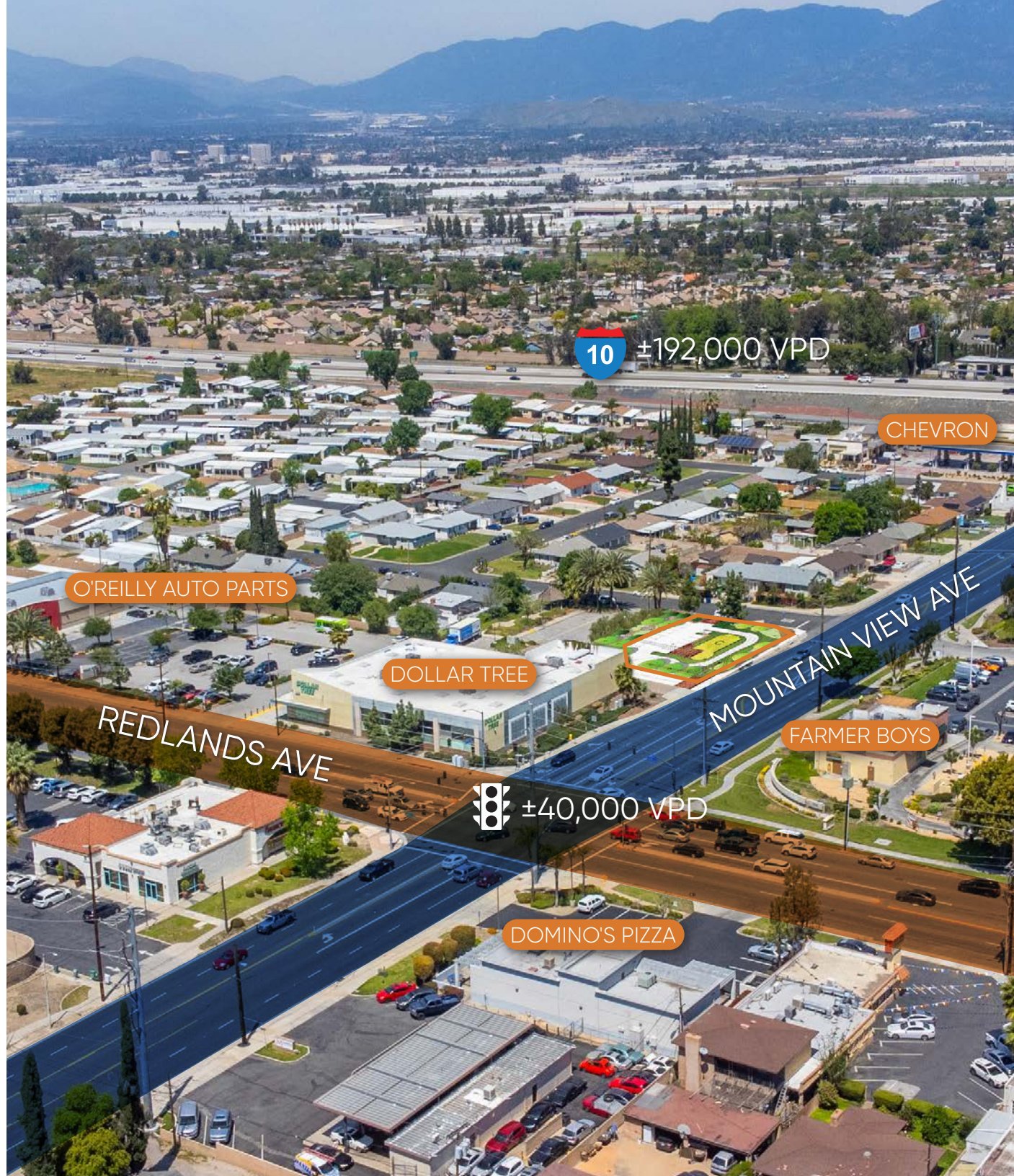
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10 ±192,000 VPD

CHEVRON

O'REILLY AUTO PARTS

DOLLAR TREE

MOUNTAIN VIEW AVE

FARMER BOYS

REDLANDS AVE

10 ±40,000 VPD

DOMINO'S PIZZA