

## PROPERTY HIGHLIGHTS

±6,800SF or less available

High traffic count on Redlands Blvd.

Steady foot traffic from Lowes Home Improvement Store

Ample parking and accessibility

Excellent signage exposure

Competitive lease rates and incentives

### Call Us At

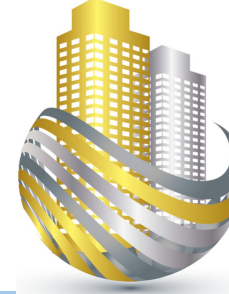
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**CAL WEST-CRE**  
COMMERCIAL REAL ESTATE



# FOR LEASE

New Commercial  
Real Estate  
Opportunity

**1715 W. Redlands Blvd.**  
Redlands, CA 92373

**This is a fantastic opportunity** for retailers, specialty stores, or service providers looking for a high-traffic location with great visibility.

Located in the bustling commercial area of Redlands, CA. and sharing a parking lot with Lowes Home Improvement Store, this ±6,800SF space can be divided or built to suit your needs.

**Built in 2004**, this impressive property has been well kept and professionally managed keeping it in top condition.

Zoned by the City of Redlands as General Commercial, which offers a wide range of permitted uses such as furniture and appliance stores, service establishments and offices, music, dance, health, and weight loss studios, and many more...

**This prime location** sits just 0.3 miles south of Interstate-10 and 1.9 miles from the Redlands-Downtown Metrolink Station.

The signalized corner of Redlands Blvd. and Iowa Blvd. is a major corridor to over 22,000 cars per day.

The average household income within a 3-mile radius is estimated to be over \$125,000 per year.



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