

**Medical Space
FOR LEASE**

25258 Redlands Boulevard, Loma Linda CA 92354



FREEMAN ASSOCIATES

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25258 Redlands Blvd, Loma Linda CA 92354



Easy Access Off Interstate 10
Located at the NWC of Redlands Blvd & Richardson
Down the Street from New VA Hospital



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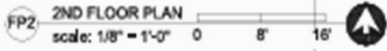
Excellent High-Traffic Arterial on Redlands Boulevard With Easy Access to the Interstate 10

EXECUTIVE SUMMARY – PRIME INLAND EMPIRE LOCATION

Opportunity to lease the 2nd Floor of this brand-new, state-of-the-art medical building. This property is close to the new VA Hospital on Redlands Blvd, and the Loma Linda Hospital and Loma Linda University. Loma Linda is renowned worldwide for its reputation for quality medical care and healthy living. The downstairs will be occupied by an eye surgery center, and the tenant improvements for this facility are nearing completion. There is 4,370 to 12,370 SF of space upstairs on the 2nd floor available with a brand-new ADA compliant elevator for medical services and medical offices. Prospective tenants may preferably occupy 4,370 SF, or 8,000 SF, or 12, 370 SF.

The Inland Empire is Ranked #3 “in Job Growth in the U.S.” The IE is also one of the nation’s most important players in the logistics industry. Amazon has 16,000 employees and ten e-commerce centers in the Inland Empire. The IE has more industrial space leased than Dallas and Atlanta combined, which are consecutively the 2nd and 3rd largest and busiest cities in the U.S. The IE is home to more than 4.6 Million people; a region that is larger than 24 of the 50 U.S. states. The transportation and warehousing industry have grown the fastest in the area, more than doubling between 2010 - 2017. It’s the 2nd fastest growing non-farm employment rate among California’s MSAs with job gains in every sector. The IE has a robust housing market, with both rent and home prices regularly increasing. However, the region maintains it’s affordability advantage relative to the high-cost markets of Los Angeles and Orange Counties, making this an attractive area for the destination of new residents, and is a known and preferred destination for a great IE life-style choice.

This information has been obtained from sources deemed reliable. We have not verified and make no guarantee, warranty or representation. Any projections, opinions, assumptions or estimates are for example only and do not represent the future performance of the property. Consult with your advisors to determine to your satisfaction and suitability of the property for your needs.



Adjacent to 3 Hotels & the Auto Mall & Major Retailers

Signalized Location with 32,000 Cars Per Day +/-



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