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W. REDLANDS BLVD
redlands, ca 92373

**FOR LEASE
RESTAURANT, RETAIL, MEDICAL OR OFFICE SPACE**

±6,860 SF PLUS PATIO SEATING - GROUND FLOOR
±7,736 SF SECOND FLOOR



CBRE

PROPERTY HIGHLIGHTS



±6,860 SF Plus patio seating ground floor and ±7,736 SF second floor restaurant, retail, medical or office space available with on site 5:1,000 parking



Limitless possibilities with this two-story floor plan



Great for single or multi-tenant occupancy



Located in Historic Downtown Redlands Location



Walkable Amenities include numerous restaurants, retail shops, business services and banking institutions and new transit stop



Easy access to I-10 and 210 freeways



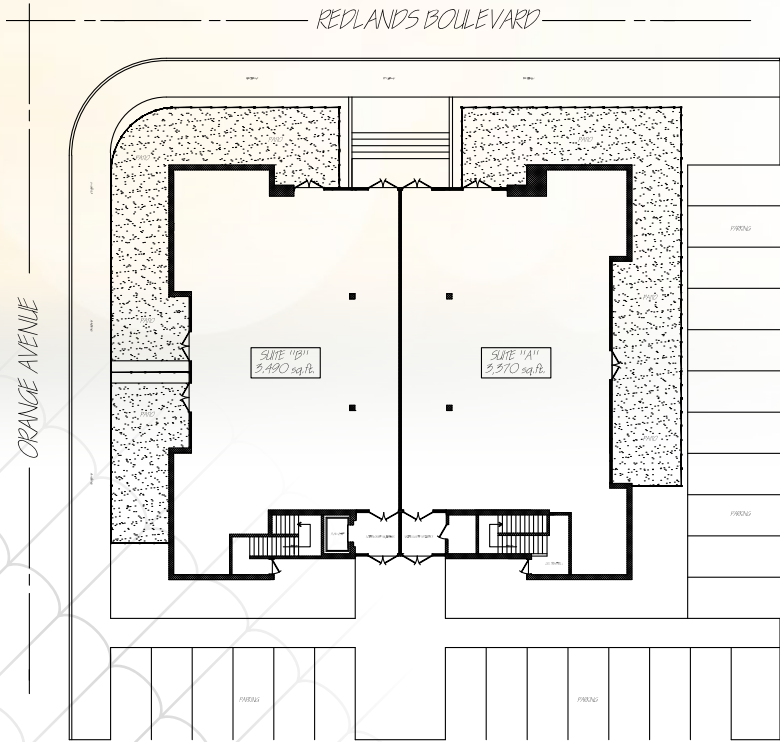
Adjacent to the future Arrow Light Passenger Rail System (under construction)

**ON SITE
5:1,000 PARKING**

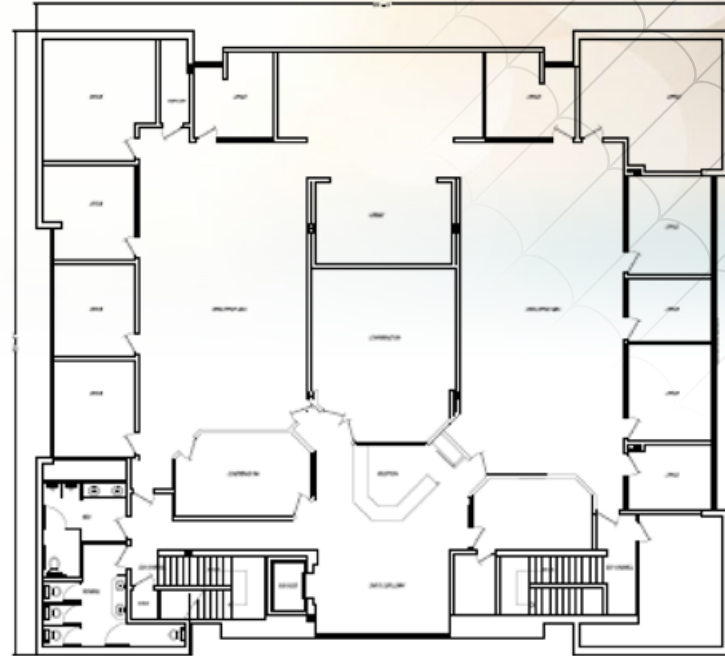
**FIRST TIME AVAILABLE IN
OVER 40 YEARS!**



FLOOR PLANS



FIRST FLOOR



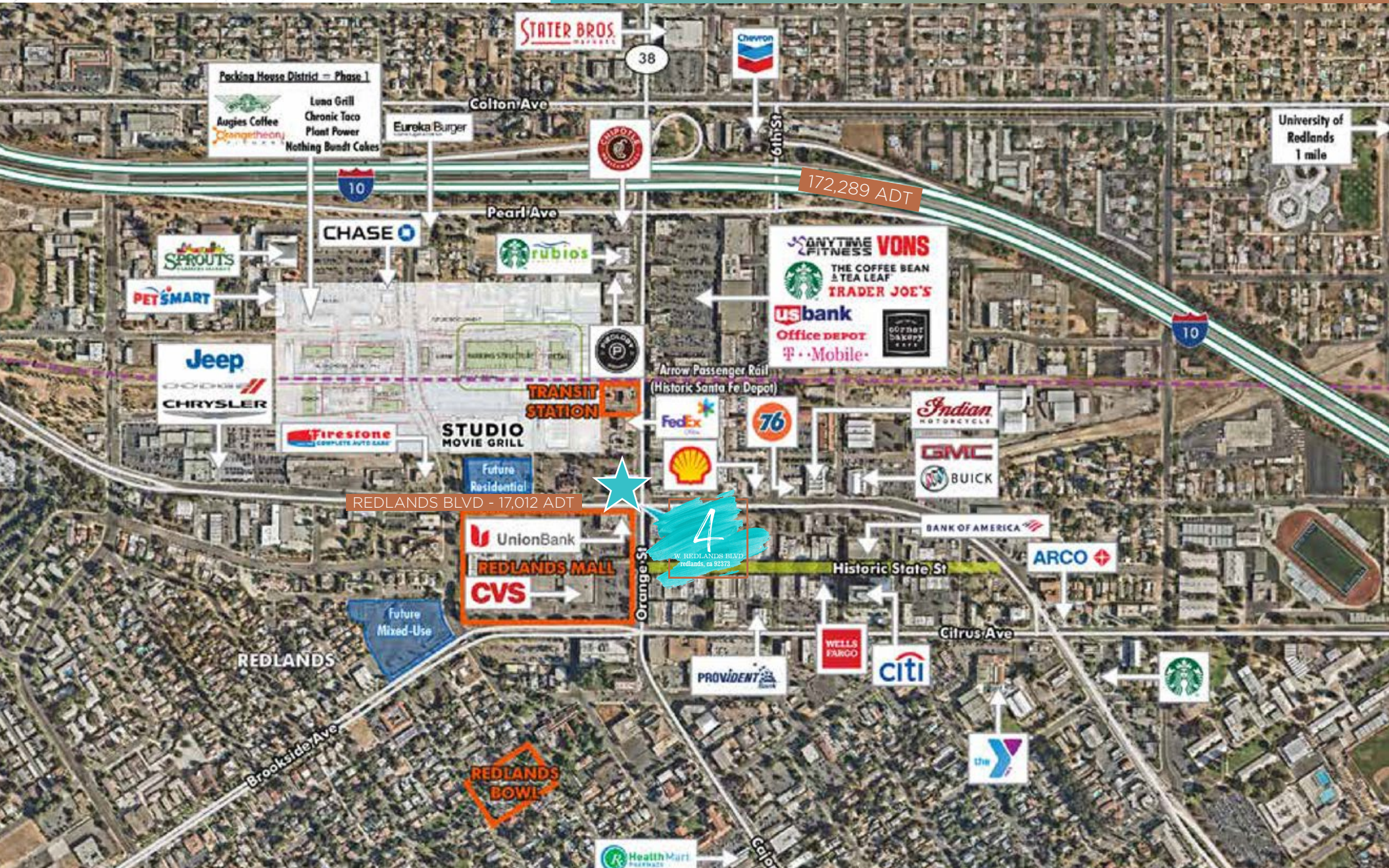
SECOND FLOOR



TRADE AREA MAP

2020 DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population	50,707	160,002	438,932
Avg HH Income	\$94,772	\$98,487	\$79,714
Daytime Population	59,900	189,947	460,165



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