

FOR SALE & LEASE

±6,960 SF, 2 UNIT RETAIL, OFFICE OR MEDICAL USE BUILDING*

1969 Orange Tree Lane, Redlands, CA 92374



PROPERTY HIGHLIGHTS

- ±6,960 SF, two unit building
- * ±4,223 SF currently available for lease
- * ±2,737 SF space shall be leased-back to the Seller of the property and utilized for medical use
- Excellent location with freeway visibility and easy access from the freeway
- Available monument and building signage
- Large parking lot
- Zoning: Specific Plan 25 (SP25), which allows for a variety of retail, office and medical uses
- Attractive building



DEMOGRAPHICS	3 MILE RADIUS
Population	71,619
Households	25,581
Average HH Income	\$109,172

*2023 Demos - Source: RegisOnline



RICK LAZAR
951.276.3652
rlazar@leeriverside.com
DRE#: 00549349

SPENCER HULL
951.276.3651
shull@leeriverside.com
DRE#: 01507542

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055

FOR SALE & LEASE

±6,960 SF, 2 UNIT RETAIL, OFFICE OR MEDICAL USE BUILDING*

1969 Orange Tree Lane, Redlands, CA 92374



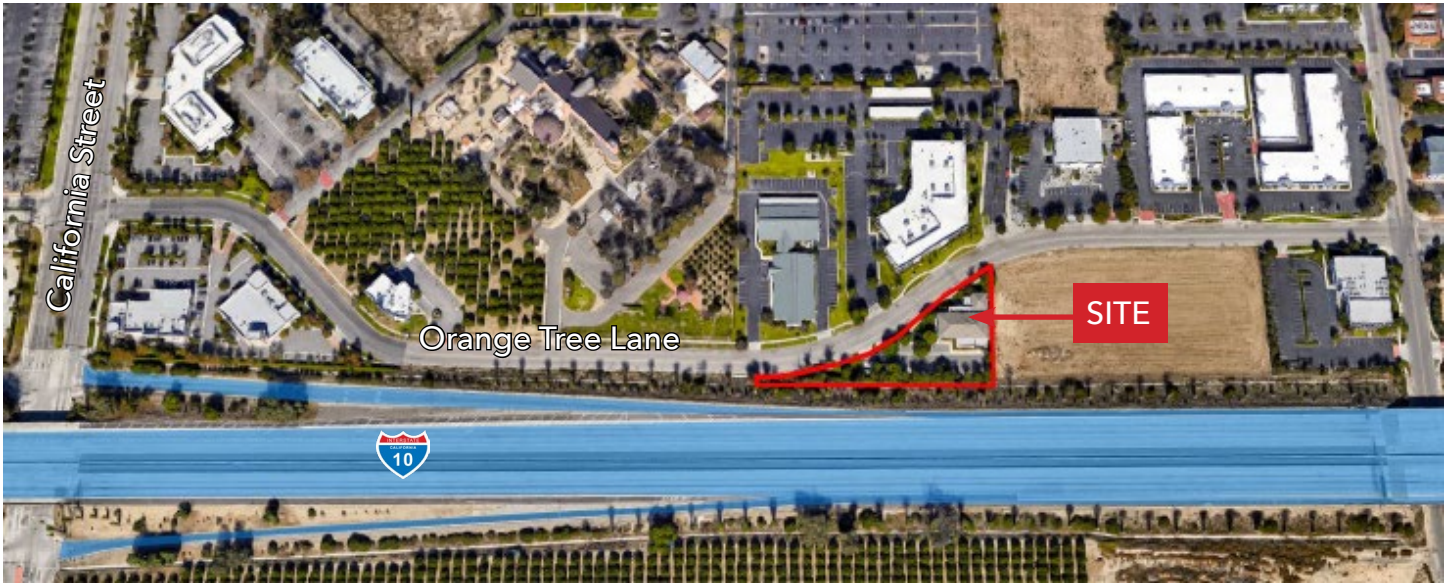
SUITE	RENTABLE SF	RATE PSF
A	±4,223	\$1.65 NNN



FOR SALE & LEASE

±6,960 SF, 2 UNIT RETAIL, OFFICE OR MEDICAL USE BUILDING*

1969 Orange Tree Lane, Redlands, CA 92374



RICK LAZAR
951.276.3652
rlazar@leeriverside.com
DRE#: 00549349

SPENCER HULL
951.276.3651
shull@leeriverside.com
DRE#: 01507542

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055