

±4.96 ACRES MULTIFAMILY LAND

FOR SALE REDLANDS, CA



INLAND
EMPIRE

CAL DRE # 02120868

KW COMMERCIAL
3595-1 Inland Empire Blvd.
Suite 1250
Ontario, CA 91764
909.980.6868



THE OFFERING

11006-11034 Iowa St., Redlands, CA 92373



Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

Jacob B. Bernardy
909.935.0935
Jacob.Bernardy@kwcommercial.com
CalDRE Lic. #02039512

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.980.6868
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221

KW Commercial – Inland Empire is pleased to present 11006-11034 Iowa St, Redlands, CA 92373, a ±4.96-acres development opportunity situated in one of Redlands' most dynamic growth corridors, with an allowed density up to 30 units/acre.

Located in Southern California's Inland Empire, Redlands is a historic and business-friendly city known for its charm, quality of life, and strategic location. The city benefits from proximity to Interstates 10 and 210, providing convenient access to Los Angeles, Orange County, and Ontario International Airport.

Redlands continues to attract investors due to its growing population, highly educated workforce, and expanding healthcare, education, and professional service sectors. The city is home to the University of Redlands and prominent schools, adding to its economic vitality. With supportive city leadership, strong regional demand, and excellent fundamentals, this property represents a compelling opportunity for forward-looking developers.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CoStar®
POWER BROKER

KW Commercial Inland Empire
3595-1 Inland Empire Blvd.,
Suite 1250 Ontario, CA, 91764
DRE# 02120868 | kwcie.com
(909) 980-6868

PROPERTY FEATURES

11006-11034 Iowa St., Redlands, CA 92373

 **Address:** 11006-11034 Iowa St., Redlands, CA 92373

 **Lot Size:** ±4.96- Acres (±216,406 sq.ft.)

 **APN'S:** 0292-165-07, 0292-165-08, and 0292-165-09

 **Zoning:** Multiple-Family Residential District (R-3) per the Redlands, CA

 **Density:** ±30 Units Per Acre

 **Development Standards:**
https://codelibrary.amlegal.com/codes/redlandsca/latest/redlands_ca/0-0-0-16922

PROPERTY HIGHLIGHTS

- Affluent Local Demographics
- All Utilities to Site- Water, Electricity, and Gas (verify)
- Close Proximity to Downtown Redlands, Loma Linda University Medical Center, and Prominent Colleges
- Immediate Vicinity to I-10, I-210 , and I-215 Freeways



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CoStar®
POWER BROKER

KW Commercial Inland Empire
3595-1 Inland Empire Blvd.,
Suite 1250 Ontario, CA, 91764
DRE# 02120868 | kwcie.com
(909) 980-6868

ADDITIONAL PHOTOS

11006-11034 Iowa St., Redlands, CA 92373



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS

11006-11034 Iowa St., Redlands, CA 92373



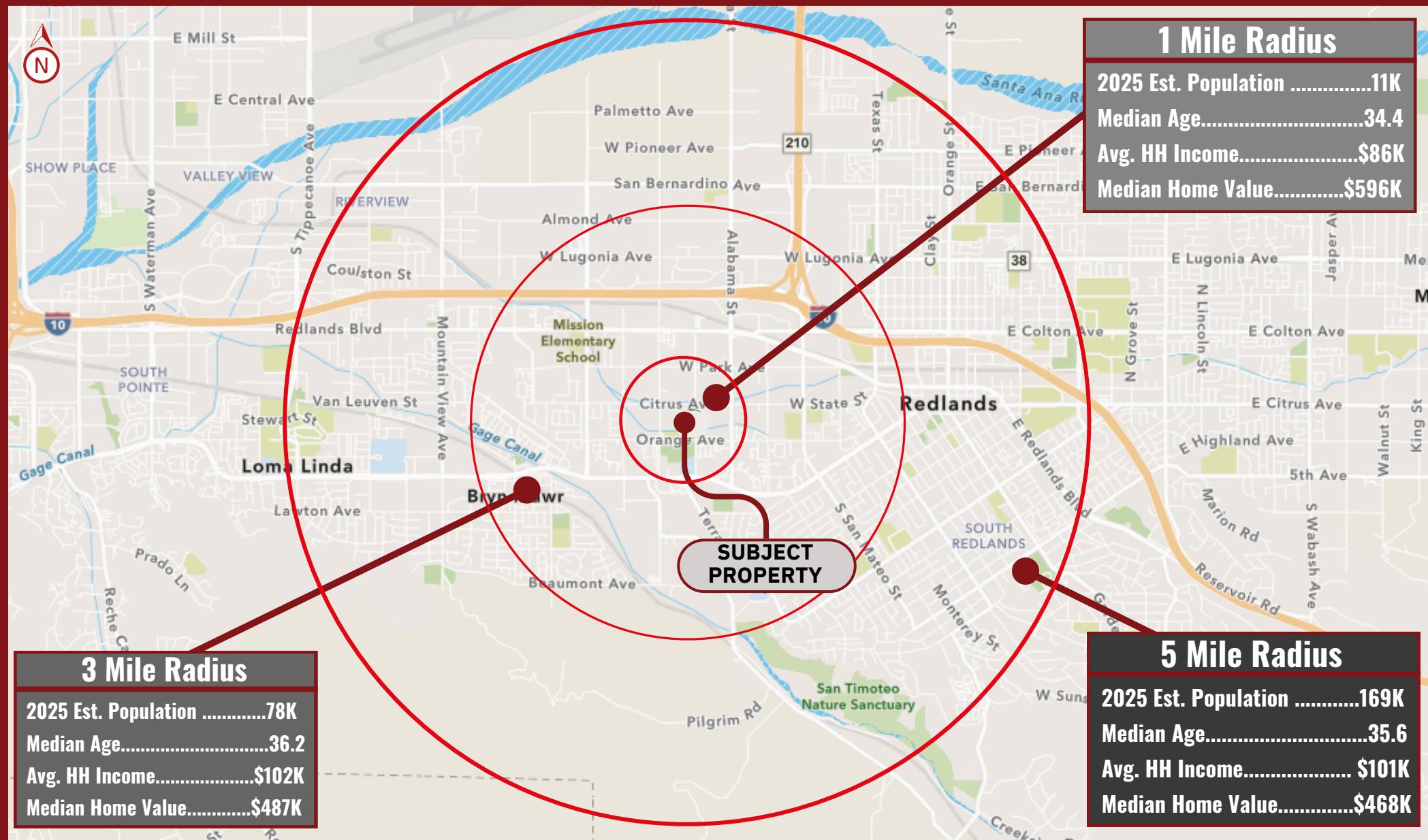
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CoStar®
POWER BROKER

KW Commercial Inland Empire
3595-1 Inland Empire Blvd.,
Suite 1250 Ontario, CA, 91764
DRE# 02120868 | kwcie.com
(909) 980-6868

DEMOGRAPHICS

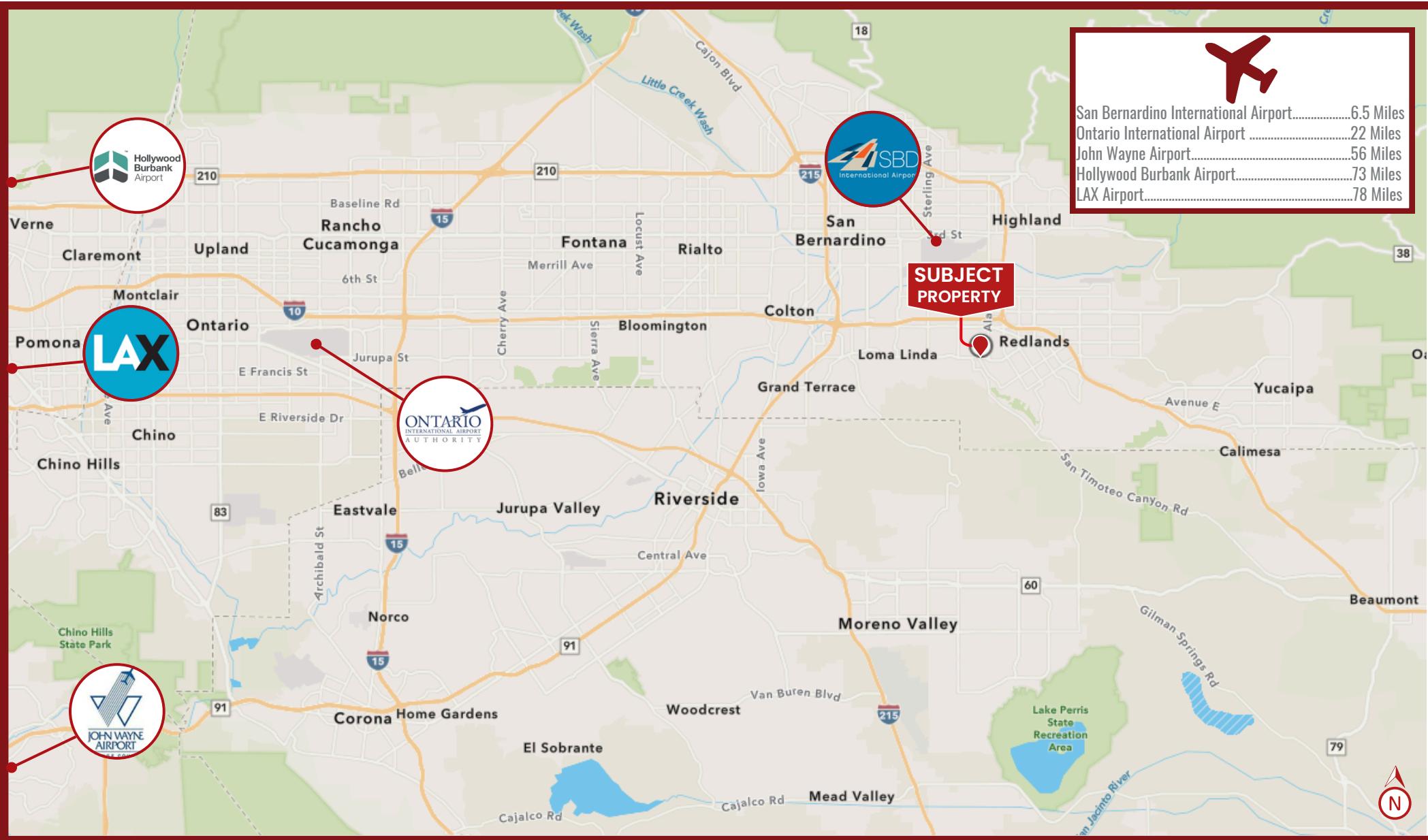
11006-11034 Iowa St., Redlands, CA 92373



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

REGIONAL MAP

11006-11034 Iowa St., Redlands, CA 92373



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CoStar
POWER BROKER

KW Commercial Inland Empire
3595-1 Inland Empire Blvd.,
Suite 1250 Ontario, CA, 91764
DRE# 02120868 | kwcie.com
(909) 980-6868

CITY OF REDLANDS

11006-11034 Iowa St., Redlands, CA 92373

Redlands is a historic yet forward-looking city known for its vibrant community, strategic location, and commitment to thoughtful growth. With a population of approximately 74,000, Redlands offers a high quality of life, a well-educated workforce, and a pro-business environment—making it an attractive destination for residential, retail, and mixed-use development.

The city has a strong household income profile, with a median household income above the national average and a significant portion of residents earning six figures. Redlands also boasts a highly educated population—more than 40% of adults hold a bachelor's degree or higher—contributing to a stable and upwardly mobile consumer base.

Strategically positioned along Interstate 10 and State Route 210, Redlands offers direct access to key regional markets including Los Angeles, Orange County, and the Coachella Valley. The city is also minutes from Loma Linda University Medical Center and within close proximity to Ontario International Airport, enhancing both commuter and logistics connectivity.

Redlands features a healthy commercial and institutional presence, supported by major employers in education, healthcare, professional services, and advanced manufacturing. The city's charming downtown district, anchored by retail, dining, and cultural destinations like the Redlands Bowl and the University of Redlands, draws visitors and supports ongoing urban revitalization efforts.

With its educated and affluent demographics, economic stability, and city leadership committed to smart development, Redlands offers an exceptional environment for investment and long-term growth.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CoStar®
POWER BROKER

KW Commercial Inland Empire
3595-1 Inland Empire Blvd.,
Suite 1250 Ontario, CA, 91764
DRE# 02120868 | kwcie.com
(909) 980-6868

±4.96 ACRES MULTIFAMILY LAND



INLAND
EMPIRE

CAL DRE # 02120868



Daniel W. Richards
909.980.6868
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221

Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Jacob B. Bernardy
909.935.0935
Jacob.Bernardy@kwcommercial.com
CalDRE Lic. #02039512



KW Commercial Inland Empire
3595-1 Inland Empire Blvd.,
Suite 1250 Ontario, CA, 91764
DRE# 02120868 | kwcie.com
(909) 980-6868