

# ±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**



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KW Commercial – Inland Empire is pleased to present 11006-11034 Iowa St, Redlands, CA 92373, a  $\pm 4.96$ -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.







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# 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/redland\\_sca/latest/redlands\\_ca/0-0-0-16922](https://codelibrary.amlegal.com/codes/redland_sca/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



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# ADDITIONAL PHOTOS

11006-11034 Iowa St., Redlands, CA 92373



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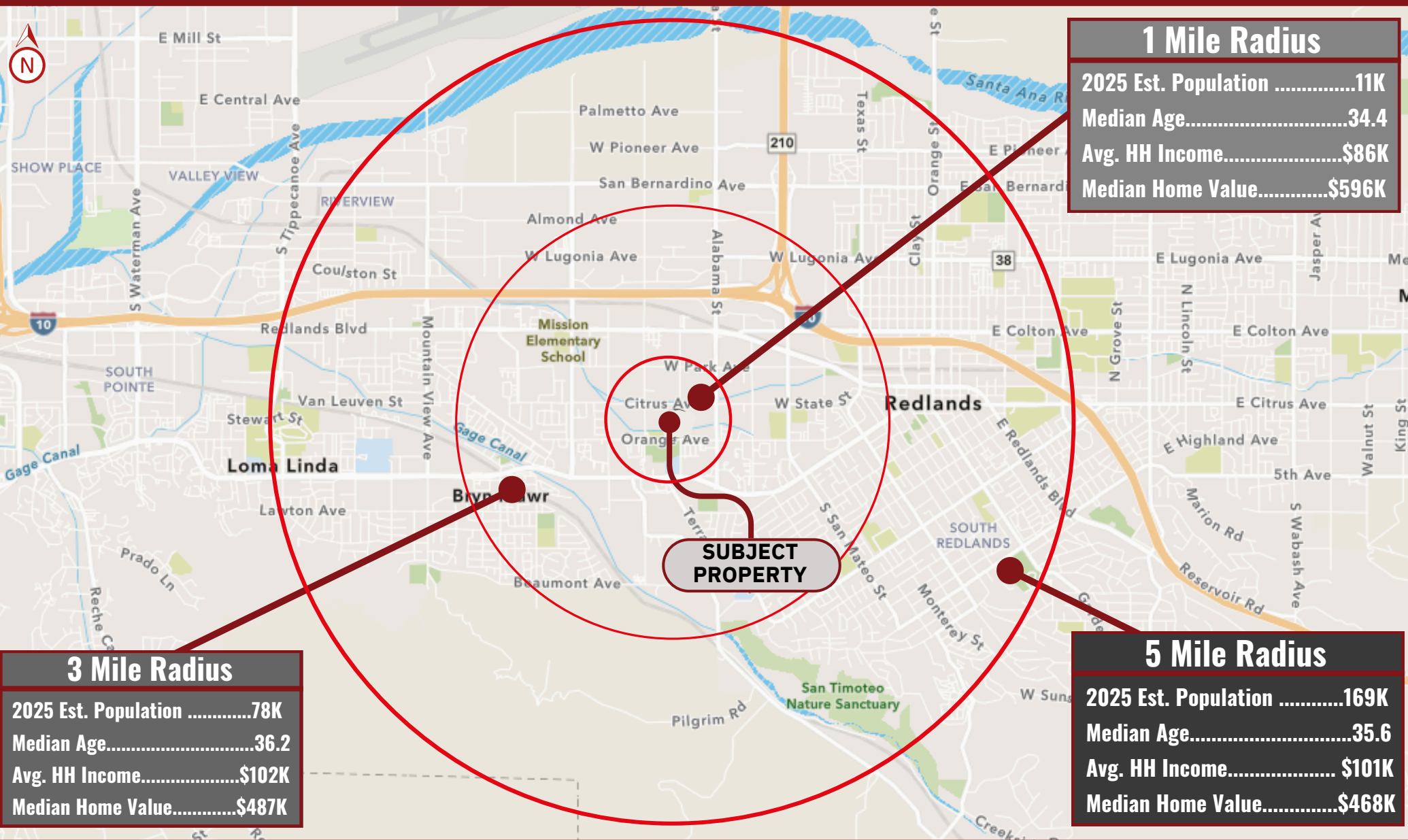
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# DEMOGRAPHICS

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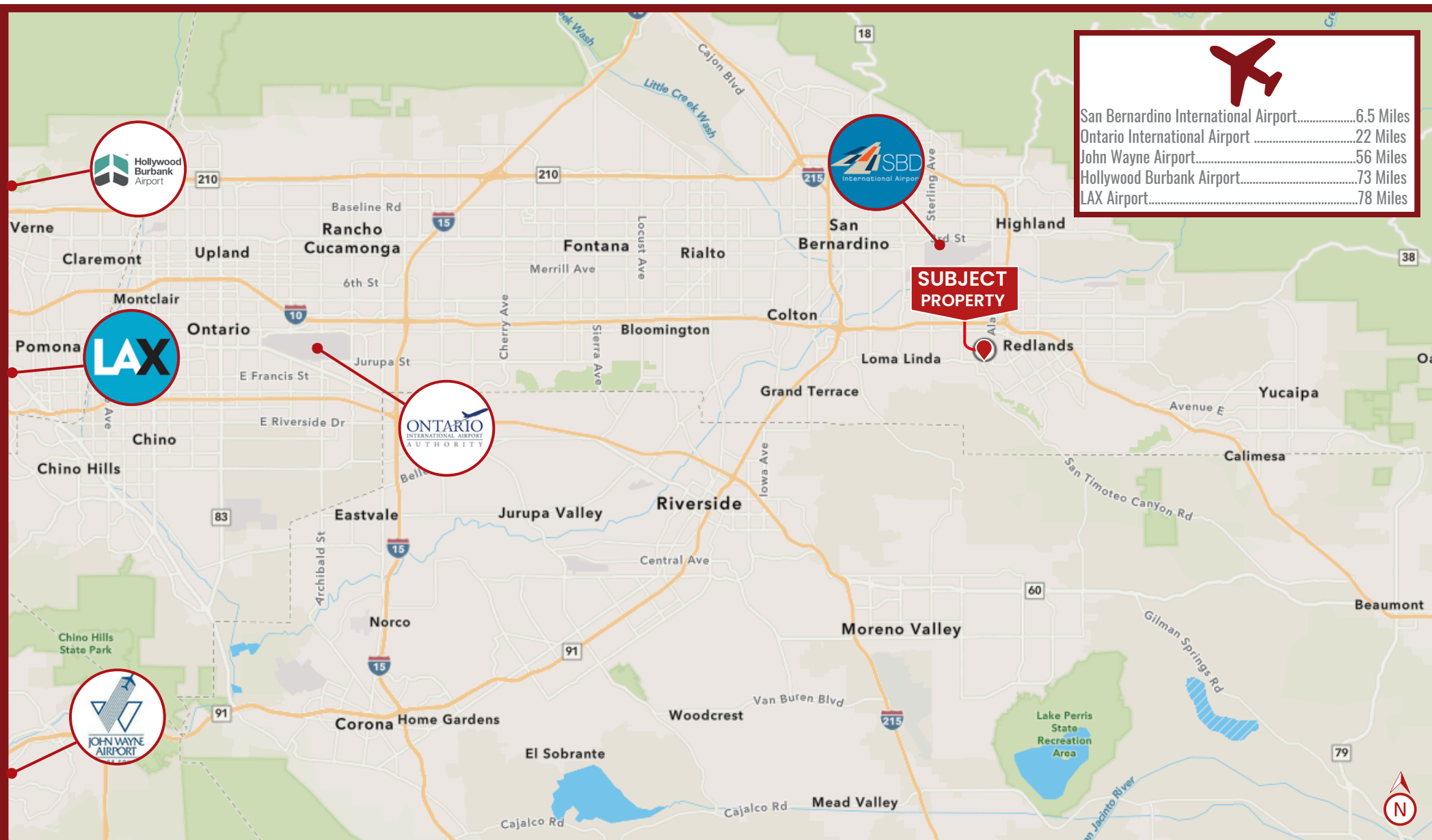
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# REGIONAL MAP

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# CITY OF REDLANDS

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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.



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