

Indiana Plaza

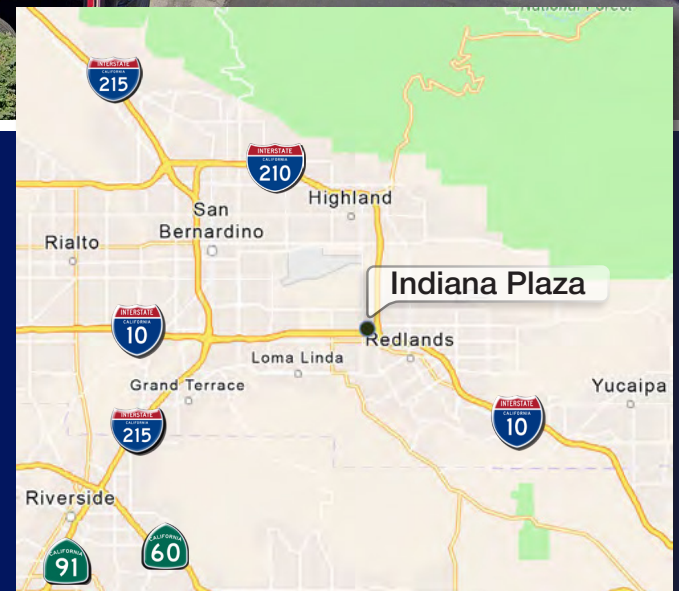
1235 Indiana Court, Redlands, CA 92374

Presented by
ESCONDIDO ENTERPRISES, INC.
Chris L'Allier - Ph or Text (909) 923-2469



PROPERTY FEATURES:

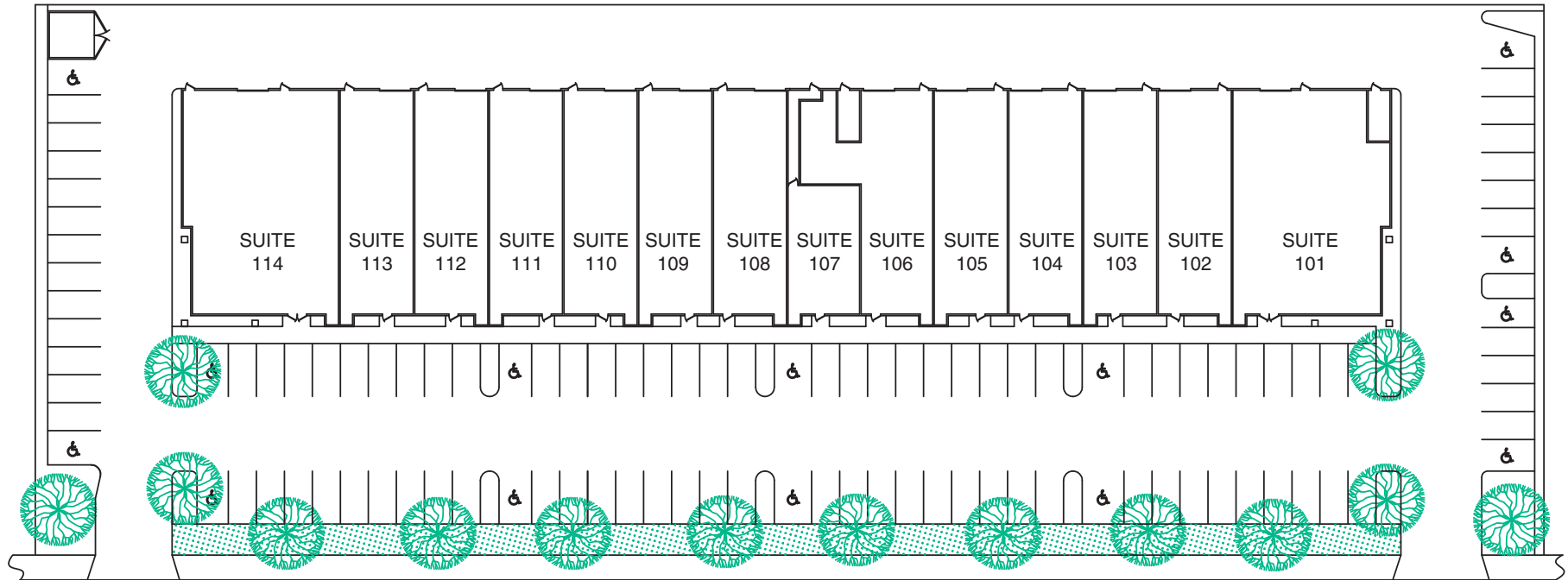
- Single Story Flex/Office/Retail
- Convenient Freeway Access to the I-10 and I-210 Freeway
- Just off of Lugonia Ave with over 16,000 Cars Daily
- Roll Up Doors on the Back of Each Unit
- Ample Parking (Parking Ratio 1,000 SF/3.8 Parking Spaces)
- Move-In Specials Available
- Walking Distance From Citrus Plaza Which Includes Neighboring Tenants: Target, Homegoods, Petco, Five Below, Sephora, Kohls, Bevmo, Old Navy, Hobby Lobby, Nordstrom Rack, Ross, TJ Maxx, and many more
- No NNN or CAM's
- Illuminated Signage Available



Indiana Plaza

1235 Indiana Court, Redlands, CA 92374

Presented by
ESCONDIDO ENTERPRISES, INC.
Chris L'Allier - Ph or Text (909) 923-2469



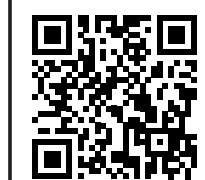
Indiana Plaza

1235 Indiana Court, Redlands, CA 92374

Presented by
ESCONDIDO ENTERPRISES, INC.
Chris L'Allier - Ph or Text (909) 923-2469



Apple maps



Google maps



FOR MORE INFO CALL OR TEXT:

Chris L'Allier - (909) 923-2469
clallier@escondidoenterprises.com
DRE#1840075 & #1710022

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: May 6, 2024 2:01 PM

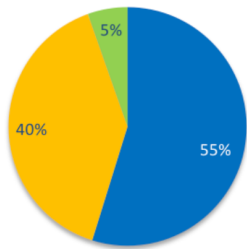
Indiana Plaza

1235 Indiana Court, Redlands, CA 92374

Presented by
ESCONDIDO ENTERPRISES, INC.
Chris L'Allier - Ph or Text (909) 923-2469

HOUSEHOLD OCCUPANCY BY TYPE

■ Owner Occupied ■ Renter Occupied ■ Vacant



Housing Units: 27,754

- 59% Owner-occupied
- 41% Renter-occupied

Median Home Price: \$720,000 in Dec. 2023

Average Apartment Rent: \$2,158 per month*

*Source: RentCafe.com (Feb. 2024)



Freeways:

- I-10
- SR-210

Rail:

- Passenger - San Bernardino station - Amtrak, Metrolink
- Passenger - Redlands stations (3) - Arrow/Metrolink
- Freight - BNSF

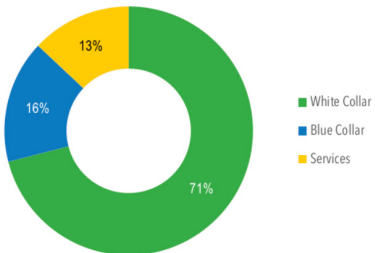
Bus: Omnitrans

Airports:

- Redlands Municipal (REI)
- Ontario (ONT) - 30 min.
- Burbank (BUR) - 60 min.
- LAX - 90 min.
- John Wayne/Orange County (SNA) - 70 min.

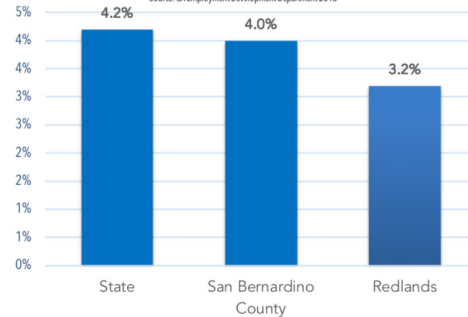
WORKFORCE BY CATEGORY

Source: ESRI August 2019



ANNUAL UNEMPLOYMENT RATE

Source: CA Employment Development Department 2018



Population: 73,849
Median Age: 38 years
Per Capita Income: \$45,716
Median Household (HH) Income: \$94,473
Average HH Income: \$133,135
HH Income over \$100k: 41.5%
College Graduates (Bachelor's degree or higher): 40%
Net Assessed Valuation (2020-21): \$10.9 billion
Taxable Sales (2020-21): \$2.3 billion
Retail Sales Per Capita (2017): \$23,955
Source: Census Bureau, QuickFacts as of 7/01/2023

COLLEGE GRADUATES

Source: ESRI August 2019

