





CITRUS PLAZA

REDLANDS, CA

Citrus Plaza is a 545,008 sf regional lifestyle Power Center and one of the premiere shopping destinations in the Inland Empire. Its best-in-class tenant mix includes, among others, Target, Michael's, Kohl's, Barnes & Noble, Burlington, DSW, Petco, Bath & Body Works, Victoria's Secret, and Sephora. The 120-acre mega mixed use development that encompasses Citrus Plaza also includes the adjacent 470,082 sf Mountain Grove Power Center, 281 unit Summit Apartments, and 110 room Marriot Residence Inn Hotel. The Center is conveniently located with direct access to the I-10 and I-210 freeways, in a densely populated and highly educated trade area. Additionally, many adjacent businesses, the University of Redlands, and the renowned Loma Linda Medical Center contribute to the shopping center's heavy daytime and evening visitation.

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DEMOGRAPHICS

DRIVE TIME	POPULATION	EST. AVERAGE HOUSEHOLD INCOME
10 MINUTES	187,038	\$109,812
15 MINUTES	527,351	\$100,183
30 MINUTES	2.4M	\$112,302

Source: Placer.ai (2024)



Traffic Counts

I-10 at Alabama Street 172,000 ADT

I-210 at San Bernardino Avenue 93,000 ADT

Source: Caltrans 2024

TENANT

TENANT	SQ. FT.
TARGET	147,674 SF
KOHL'S	88,642 SF
BOB'S DISCOUNT FURNITURE	41,991 SF
BURLINGTON COAT FACTORY	28,445 SF
BARNES AND NOBLE	25,008 SF
DSW	25,000 SF
MICHAEL'S	24,122 SF
COST PLUS	18,300 SF
PETCO	15,273 SF
FIVE BELOW	11,000 SF
VICTORIA'S SECRET	10,754 SF
BEVMO!	10,000 SF
DOLLAR TREE	10,000 SF
FAMOUS FOOTWEAR	8,044 SF
COLUMBIA SPORTSWEAR - AVAILABLE	8,000 SF
LONGHORN STEAKHOUSE	7,135 SF
FAMOUS DAVE'S BBQ	7,020 SF
RED ROBIN	6,350 SF
SEPHORA	5,300 SF
WELLS FARGO	5,140 SF
SPECTRUM	4,001 SF
CONOCO 76 / ROCKETS CP	4,200 SF
CHICK-FIL-A	4,720 SF
VITAMIN SHOPPE	4,000 SF
VERIZON	3,700 SF
BATH & BODY WORKS	3,027 SF
CAFE RIO MEXICAN GRILL	2,744 SF
VISIONWORKS	2,700 SF
CRUMBL COOKIES	2,000 SF
THE GOOD FEET	2,000 SF
AVAILABLE	1,600 SF
JAMBA JUICE	1,560 SF
NIKO NIKO ROLL & SUSHI	1,511 SF
GAMESTOP	1,500 SF
CLAIRES	1,348 SF
COLD STONE CREAMERY	1,200 SF

AVAILABLE FOR LEASE

27430 W LUGONIA AVE. SUITE A, REDLANDS, CA. 92374

8,000 SF



AVAILABLE FOR LEASE

27512 W LUGONIA AVE. SUITE A, REDLANDS, CA. 92374

1,600 SF



AREA EMPLOYERS

AMAZON (5 DISTRIBUTION CENTERS)
 MATTEL
 HOME DEPOT DISTRIBUTION CENTER
 FENDER
 XPO LOGISTICS
 TRADER JOE'S DISTRIBUTION CENTER
 BURLINGTON COAT FACTORY DISTRIBUTION CENTER
 STATER BROS. DISTRIBUTION CENTER
 UPS
 PEPSI
 DHL
 ASHLEY HOMESTORE DISTRIBUTION CENTER
 THE CLOROX COMPANY
 MARS MARS
 BMW
 APL LOGISTICS
 ODW LOGISTICS
 KOHLER
 HOME CHEF
 COOPER TIRES
 ESRI
 BEAVER MEDICAL GROUP
 UNIVERSITY OF REDLANDS
 CITY OF REDLANDS
 REDLANDS UNIFIED SCHOOL DISTRICT
 REDLANDS COMMUNITY HOSPITAL
 LOMA LINDA MEDICAL CENTER
 LA-Z BOY INC.
 WALMART
 SUPERIOR BUILDING PRODUCTS
 CADDO HARDWARE
 TARGET
 KOHL'S
 JC PENNY
 BECTON DICKINSON DISTRIBUTION

