

# La Farge Plaza

308 W. State Street, Redlands, CA 92373

**FOR LEASE**



**FOOD SERVICE AND  
BUILT OUT HAIR  
SALON AVAILABLE**



**1,494± - 1,640± SF  
AVAILABLE**



**\$2.00 PSF NNN  
STARTING MONTHLY  
LEASE RATE**

**Just Leased:  
Cultivate  
My Luna Healing  
2 SUITES LEFT!**



JOIN NEARBY RETAILERS:



- 1,494± SF Retail Suite with some second generation restaurant improvements
- 1,640± SF Built out hair salon available
- Common and on-street parking for Restaurants, Retail and Offices
- Part of the Redlands Area Historical Society and directly across from planned mixed-use redevelopment "State Street Village" (to include 700± residential units)

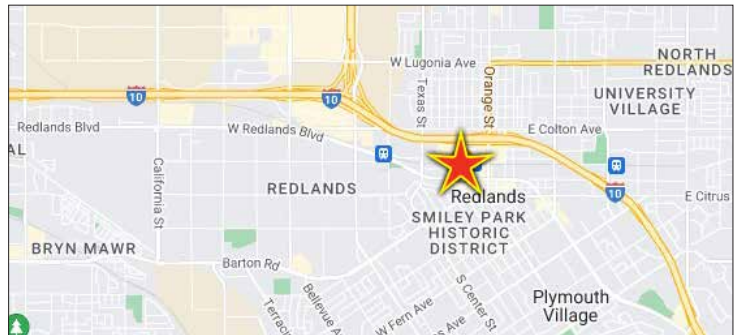


## Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	18,091	80,346	152,616
2029 Population (Projected)	18,431	82,227	155,689
Daytime Employee Population	14,819	39,950	84,471
Average Household Income	\$86,967	\$111,959	\$110,609

## Traffic Counts

Source: CoStar 2022	ADT
W. Redlands Boulevard and Eureka Street	18,632



**Exclusively Marketed By:**

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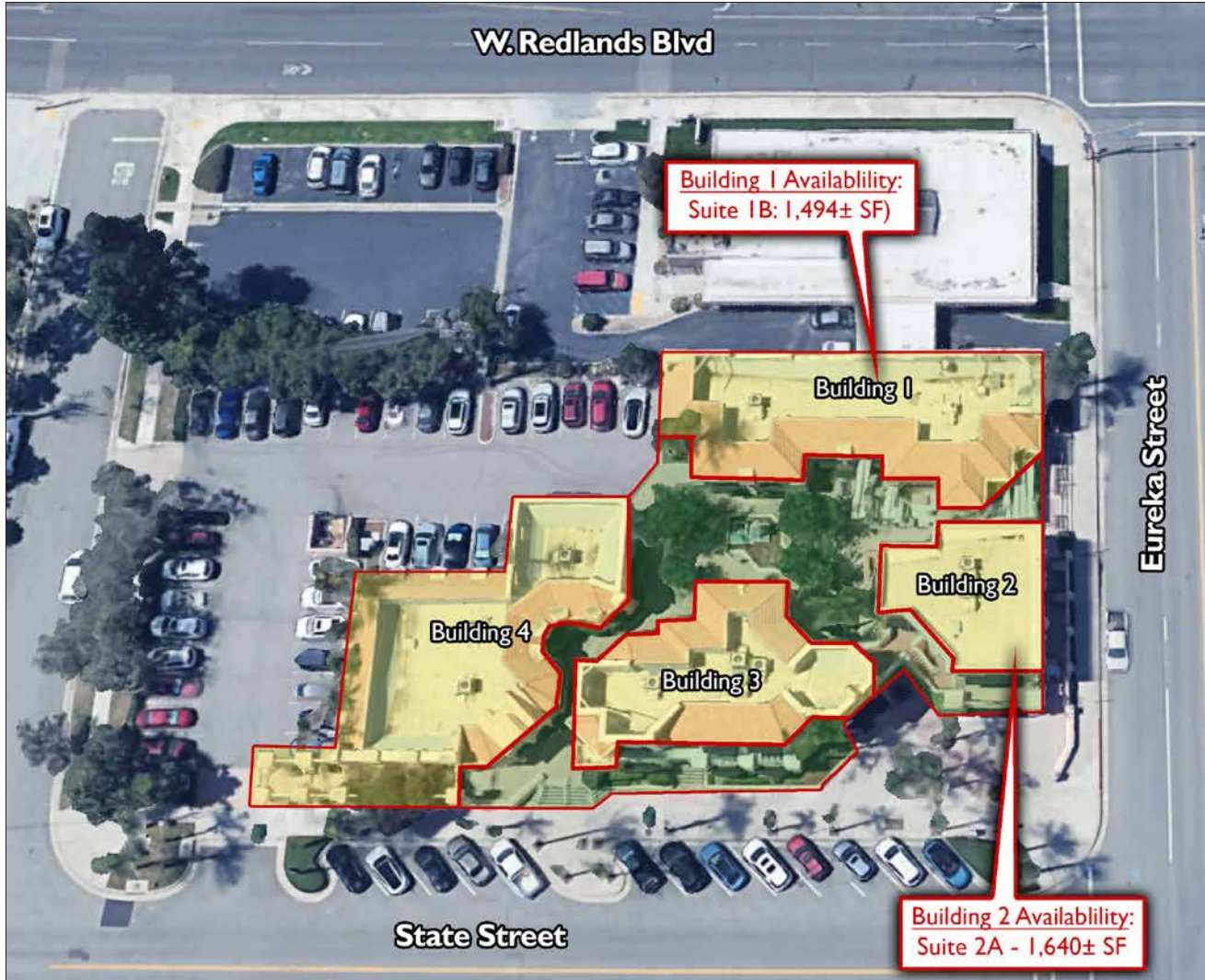


41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com  
The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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SUITE	STATUS	SIZE	BASE RENT PSF/MONTH
1A	Cultivate Restaurant	2,003±	----
1B	<b>AVAILABLE</b> - Retail Suite With Some 2nd Generation Restaurant Improvements	1,494±	\$2.00 NNN
2A	<b>AVAILABLE</b> - Former Hair Salon with sinks/plumbing and large storefront/window line.	1,640±	\$2.00 NNN
2B	C&C Center for Healing	1,596±	----
3A-3B	Skin Envy	2,450±	----
3C	My Luna Healing	744±	----
3D	C&C Center for Healing	1,559±	----
4A	Inland Empire Dental Specialty Group	2,558±	----
4B	Palazzo an Aveda Salon	1,108±	----

2024 Budget NNN Expenses are \$0.87 PSF/Month



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**SUITE 2A - 1,640± SF - Former Hair Salon**  
(View Video: <https://shorturl.at/IG9QS>)



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## City of REDLANDS



Surrounded by gorgeous mountains, Redlands is located approximately 60 miles east of Los Angeles, and 45 miles north-west of Palm Springs, which makes it an easy drive to reach mountains, beaches and deserts. The city is known for its Victorian and historical architecture, weekly farmers' market events, Lincoln Memorial Shrine and the Redlands Bowl.

There are a variety of things in Redlands to see, do, explore, discover and participate in for both residents and visitors. Whether it's dining, shopping, playing or staying, enjoying all that Redlands has to offer is what living the Southern California lifestyle is all about.

Source: <https://www.cityofredlands.org/be-active>

### **75+ Reasons Why We Love Downtown Redlands**

The Downtown Redlands corridor is speckled with local parks, historic sites, old orange groves, and an Umbrella Alley. Held every Saturday morning, our Downtown's Morning Market hosts a wide variety of artisan vendors, pre-packaged food vendors, hot food vendors, certified farmers, and live entertainment. The Market takes place on East State Street between Orange and 7th streets and run from 8 a.m. to 11:30am every Saturday from March to December. The following list of Downtown Eateries, bars, breweries and activities feature some of our favorite local destinations.

Find the latest styles of home decor, up-to-the-minute clothing, skate and snowboarding merchandise, antiques, and personal services.

If you fancy the fare of an English pub, Greek cuisine, hot n' spicy Mexican food, or crave a hearty burger, our downtown restaurants and wine bars offer all that and more! Afterwards, take a stroll down our tree-lined streets and top off your meal with an ice cream or delicious specialty dessert.

Source: <https://aboutredlands.com/businesses/864-redlands-downtown-state-street-district#infoSection>

