

LEASING BROCHURE

ORANGE STREET PLAZA

402-550 N. ORANGE STREET, REDLANDS, CA 92374



Orange Street - approx. 18,000 cpd

FOR LEASE
GROCEER ANCHORED CENTER

1,685 & 2,170 SF
RETAIL / PAD AVAILABLE

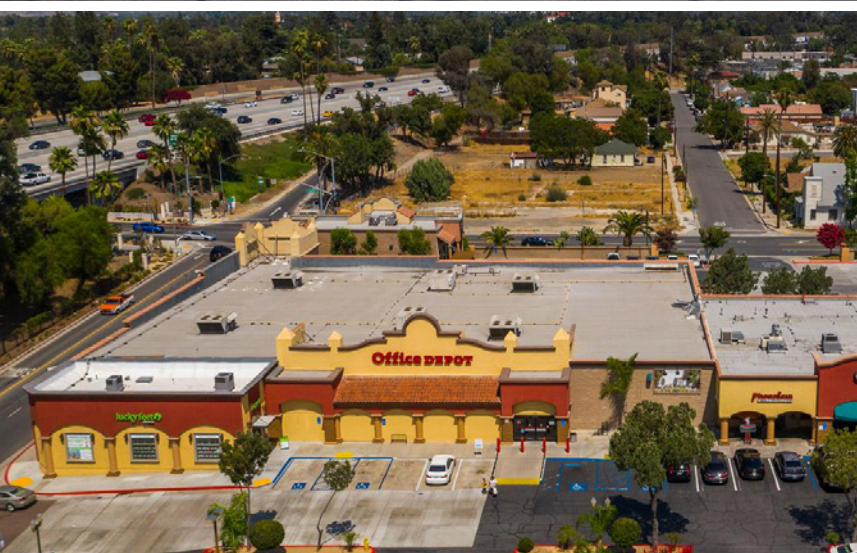


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PROPERTY HIGHLIGHTS



- Orange Street Plaza is a premier community center located in Downtown Redland's, the retail hub for the City of Redlands
- Join Vons, Trader Joe's, Vans, Anytime Fitness, HearX, Schools First Credit Union, Van's Shoes, Supercuts, OneMain Financial, Coffee Bean, Schools First Credit Union and Shake Shack
- The center boast exceptional co-tenancy with high performing stores across multiple categories for retail, restaurant, and service based users
- Strategically located immediately adjacent the I-10 Fwy (193k CPD) with easy freeway access
- Excellent residential and daytime population densities within a 3-mile radius!
- Less than 1-mile from the University of Redlands which has an average total enrollment of ±5,000 students
- Future retail station under construction, with connection to the center



SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

PAD 8 Pad 8: 2,170 SF AVAILABLE

1 Pad 6: Space 538 : 1,685 SF AVAILABLE

DIRECTORY

NO.	TENANT	(SF)
1A	VONS	
1B	TRADER JOE'S	
1C	PHOENICIA RESTAURANT	
1D	OFFICE DEPOT	
1DD	LUCKY FEET SHOES	
2A	CHALOOBY'S BURGERS	
2B	DEAL PENDING	
2C	SHAKE SHACK	
3A	S&J MEN'S SUITS AND ALTERATIONS	
3B	AMETT'S SMOKE SHOP	
3C	SUPERCUTS	
3D	FIVE POINT NAILS	
3E/F	PACIFIC DENTAL	
4A/B	VANS	
4C	SACHI SUSHI	
4D	ORANGE PLAZA DENTISTRY	
4E	ONEMAIN FINANCIAL	
4F	H&R BLOCK	
4G	ORANGE PLAZA OPTOMETRY	
4H	HEAR X	
PAD 5	ANYTIME FITNESS	
PAD 6	AVAILABLE	1,685
	COFFEE BEAN	
	MASSAGE	
PAD 7	SCHOOLS FIRST FEDERAL CREDIT UNION	
PAD 8	AVAILABLE	2,170
PAD 9	US BANK	



ESTIMATED 2024 DEMOGRAPHICS

* SOURCE: ESRI & COSTAR

1 MILE

17,664
POPULATION

\$90,526
AVG HOUSEHOLD INCOME

13,916
DAYTIME POPULATION

3 MILE

79,824
POPULATION

\$120,862
AVG HOUSEHOLD INCOME

39,577
DAYTIME POPULATION

5 MILE

155,466
POPULATION

\$121,106
AVG HOUSEHOLD INCOME

78,823
DAYTIME POPULATION

Site

402-550 N. Orange Street
Redlands, CA 92374



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TRADE AREA SUMMARY

ORANGE STREET PLAZA • 402-550 N. ORANGE STREET, REDLANDS, CA 92374




I-10 Freeway
approx. 193,000 cpd

**Office
DEPOT**

**TRADER
JOE'S**

VONS

VANS

H&R BLOCK

CHIPOTLE

**ANYTIME
FITNESS**

**SHAKE
SHACK**

CHIPOTLE
MEXICAN GRILL

JUICE IT UP
SMOOTHIES • BOWLS • JUICES

verizon

O'Reilly
AUTO PARTS

Orange Street - approx. 18,000 cpd

LEASING INFORMATION



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