

# Redlands City Center

*Retail Pad Leasing Opportunity*

VantagOne Real Estate Investments V



Redlands, California

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## *Redlands, California*

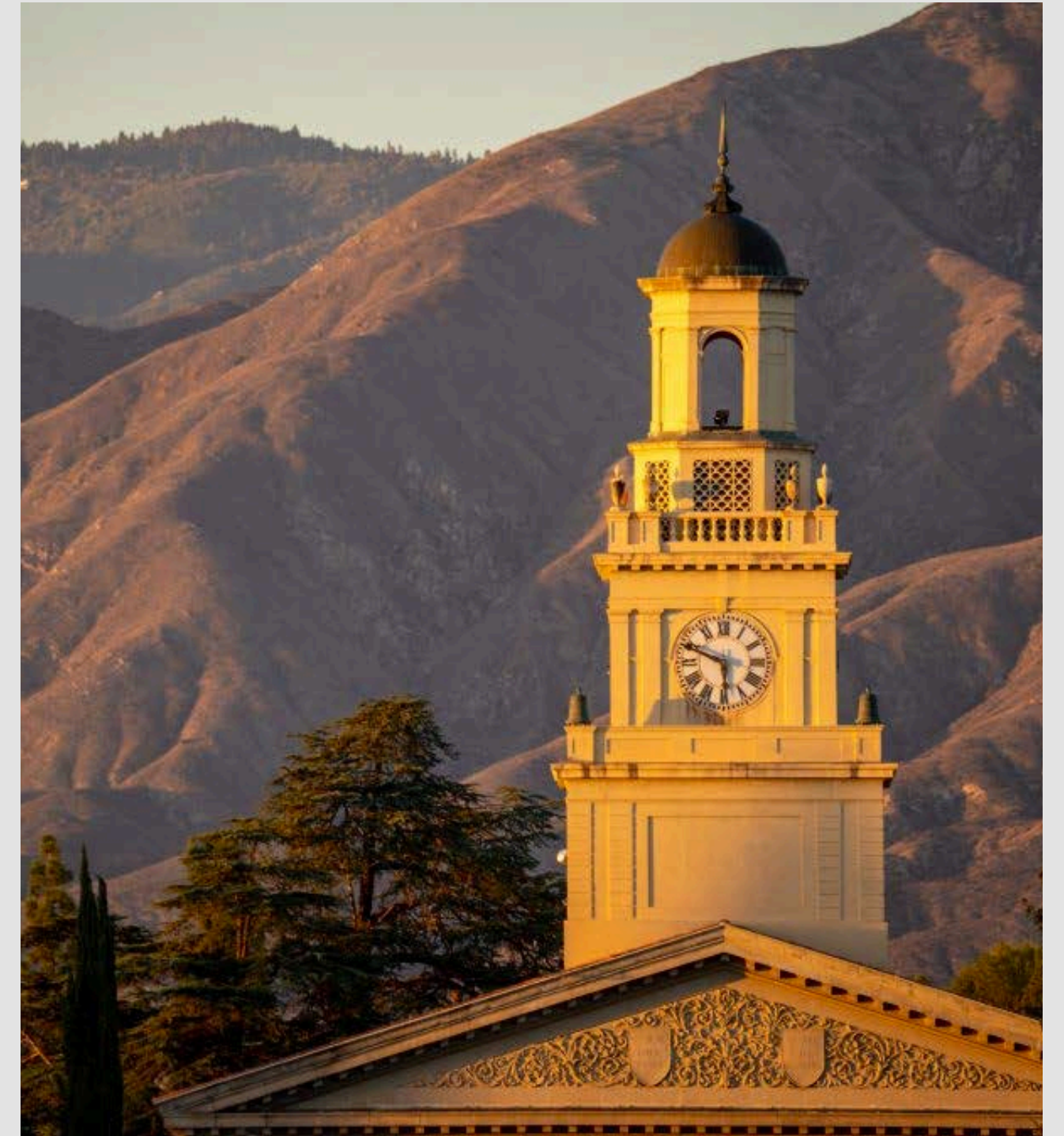
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Nestled halfway between Los Angeles and Palm Springs, Downtown Redlands offers the perfect mix of small-town charm and modern convenience. The quaint community has a thriving restaurant scene, the longest running summer concert series, Umbrella Alley, artistic murals, historic architecture and much more.

The **City Center** development sits in the heart of historic downtown Redlands

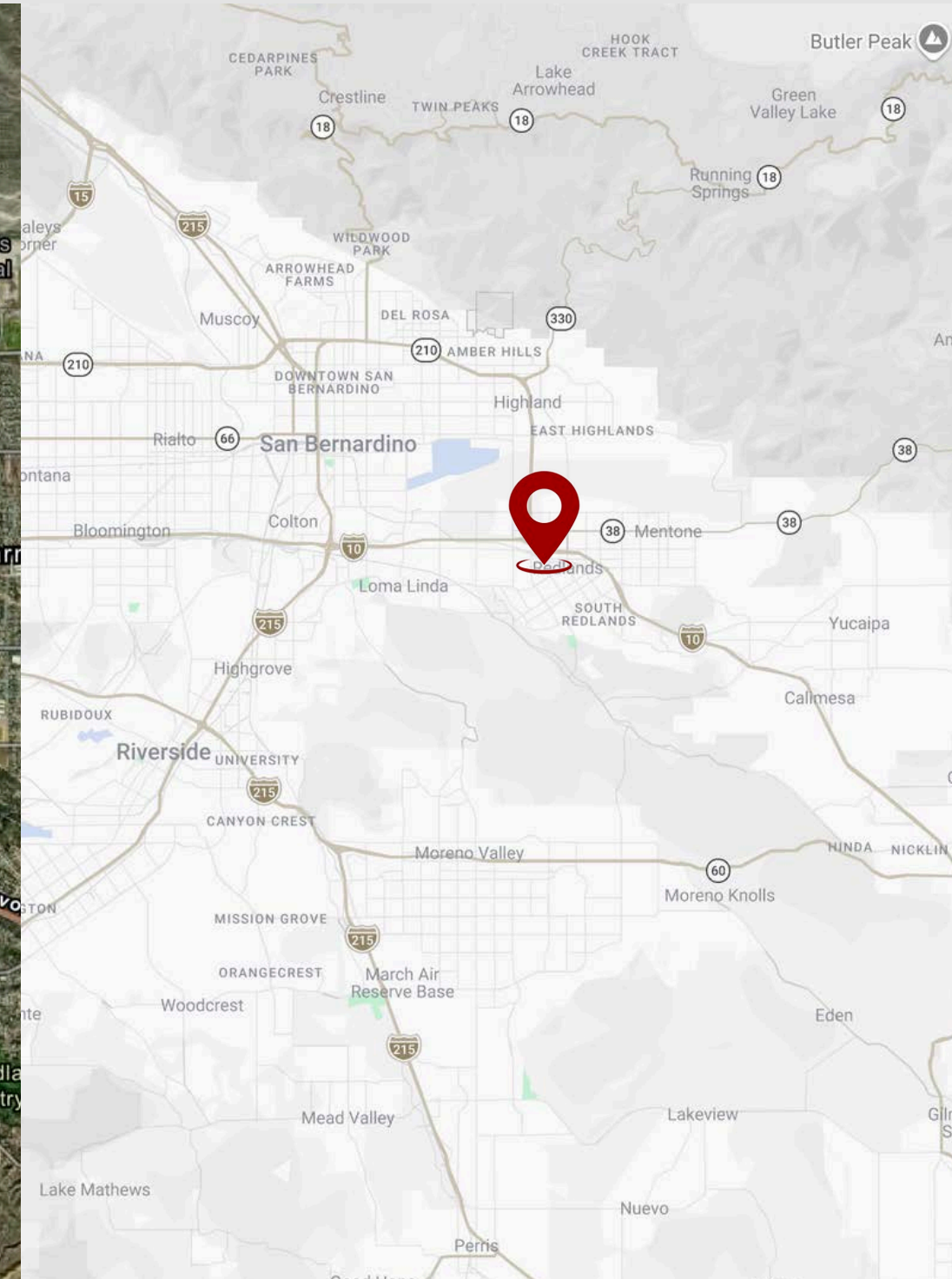
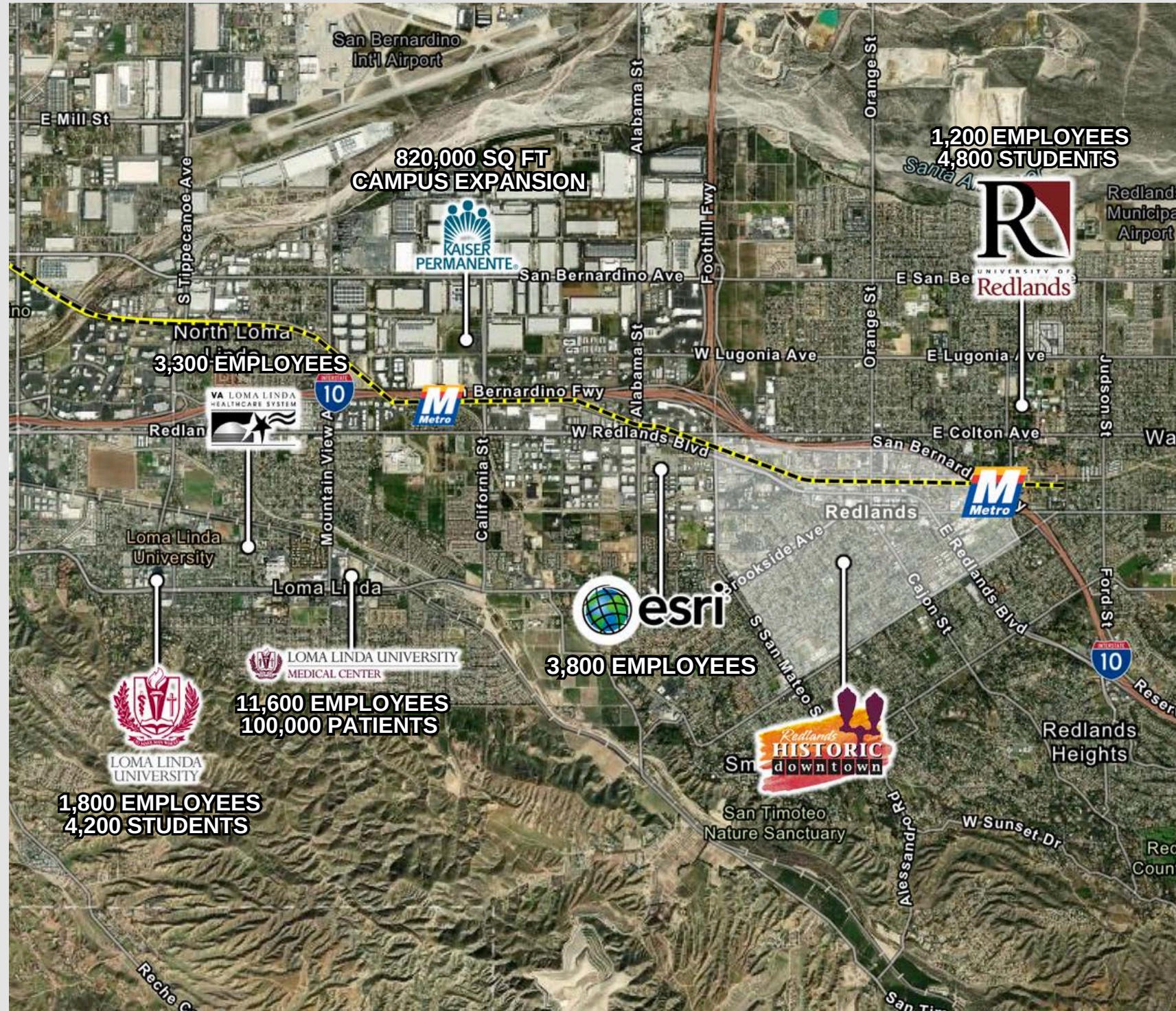
- 131 Unit Class A mixed-use apartment community
- Approximately 11,500 SF of free-standing retail

# Overview



Redlands City Center

# The Location



# Site Plan

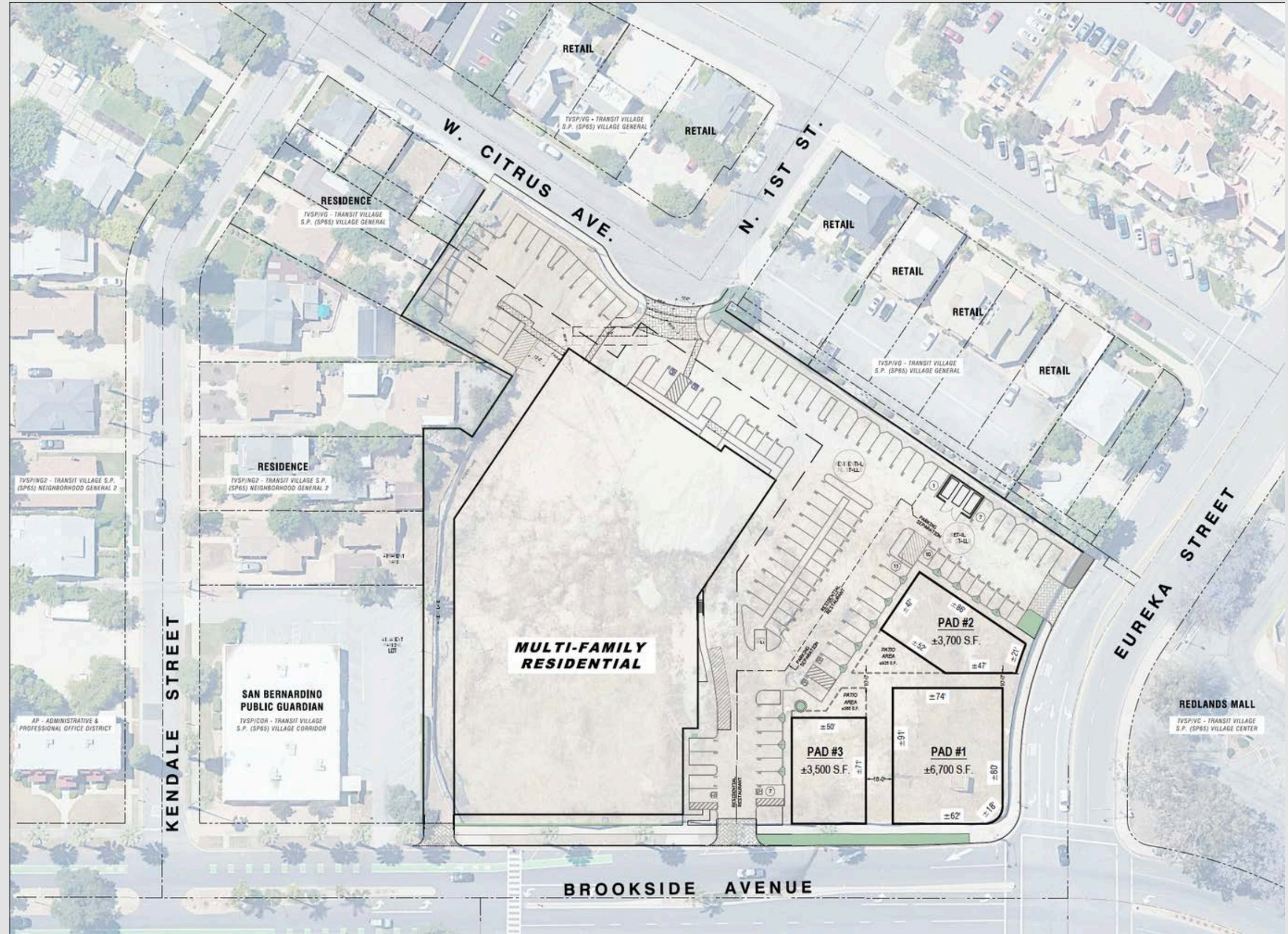
## Site Details

NWC Brookside Ave & Eureka St  
Redlands, CA 92373

Area:  
3.03 acres  
Apartment Site = 1.68 acres  
Future Retail site = 1.35 acres

Pad 1: +/- 6,700 SF  
Pad 2: +/- 3,700 SF + Patio  
Pad 3: +/- 3,500 SF + Patio

Zoning:  
C-3 Commercial/A-P Administrative  
within the Civic Design District



## Area Overview



### *Demand Drivers*

- Redlands is one of the strongest rent growth markets in the Inland Empire because of its proximity to ESRI headquarters, University of Redlands, the Metrolink expansion and more
- Nearby Loma Linda University and VA Loma Linda Healthcare System also drive young professionals to the area

### *ESRI*

- Environmental Systems Research Institute
- 3,800 Employees; New 100,000 SF campus includes a public park, light rail Metrolink stop, conference center, office and gathering space



### *University of Redlands*

- 1,222 Employees; 4,800 Students.
- Located on 30 acres just north of I-10, the University Village project features student housing, food hall, creative space, hotel



### *Loma Linda Medical Center*

- 11,600 Employees
- Children's Hospital cares for more than 100,000 pediatric patients annually, Six major expansion projects planned



### *Kaiser Permanente*

- Multi-phase expansion of Kaiser campus located on 36 acres just north of I-10
- 7-story, 400,000 sq ft hospital, multiple medical office buildings, a surgery center



# City Center

## Details

- Four story mixed-use multifamily development
- 131 residential units
- 11,500 SF free-standing retail/restaurant space
- Structured parking with EV charging
- High quality modern architecture

## Key Amenities

- Immediate access to downtown Redlands
- Close proximity to I-10 Freeway and Metrolink
- Strong demographics
- Retail and restaurant opportunity with patio



2025 POPULATION SUMMARY	1 mile	3 miles	5 miles
<b>Population</b>	<b>16,530</b>	<b>80,095</b>	<b>149,108</b>
<i>2030 Total Population (Esri)</i>	<i>17,606</i>	<i>83,234</i>	<i>152,656</i>
<i>2024-2029 Population: Annual Growth Rate (Esri)</i>	<i>1.27%</i>	<i>0.77%</i>	<i>0.47%</i>
Median Age	36.3	38.2	37.8
<b>Total Daytime Population</b>	<b>25,377</b>	<b>89,744</b>	<b>177,979</b>
Daytime Population: Workers	16,828	47,219	98,396
Daytime Population: Residents	8,549	42,525	79,583
2025 INCOME SUMMARY			
Median Household Income	\$78,864	\$100,890	\$99,694
Average Household Income (Esri)	\$102,168	\$131,007	\$129,875

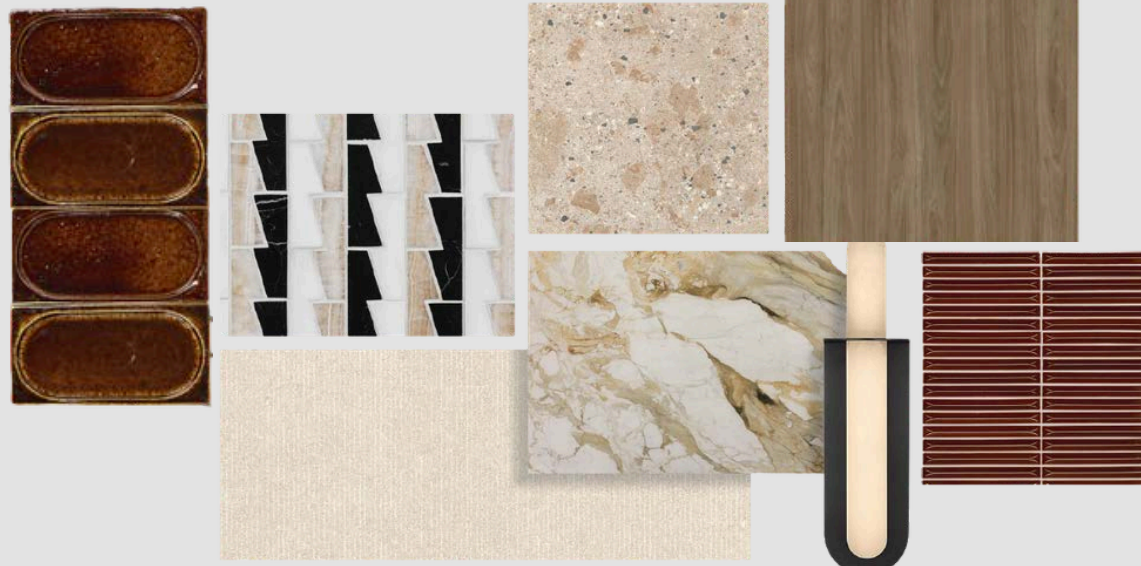
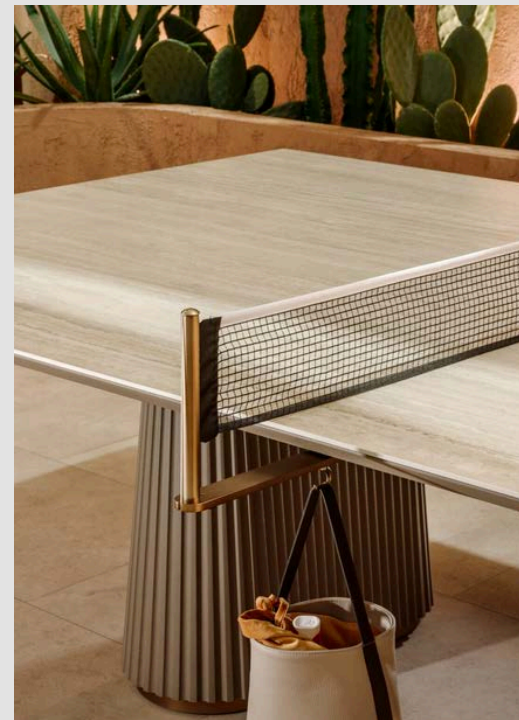
# Redlands City Center

## Design Development

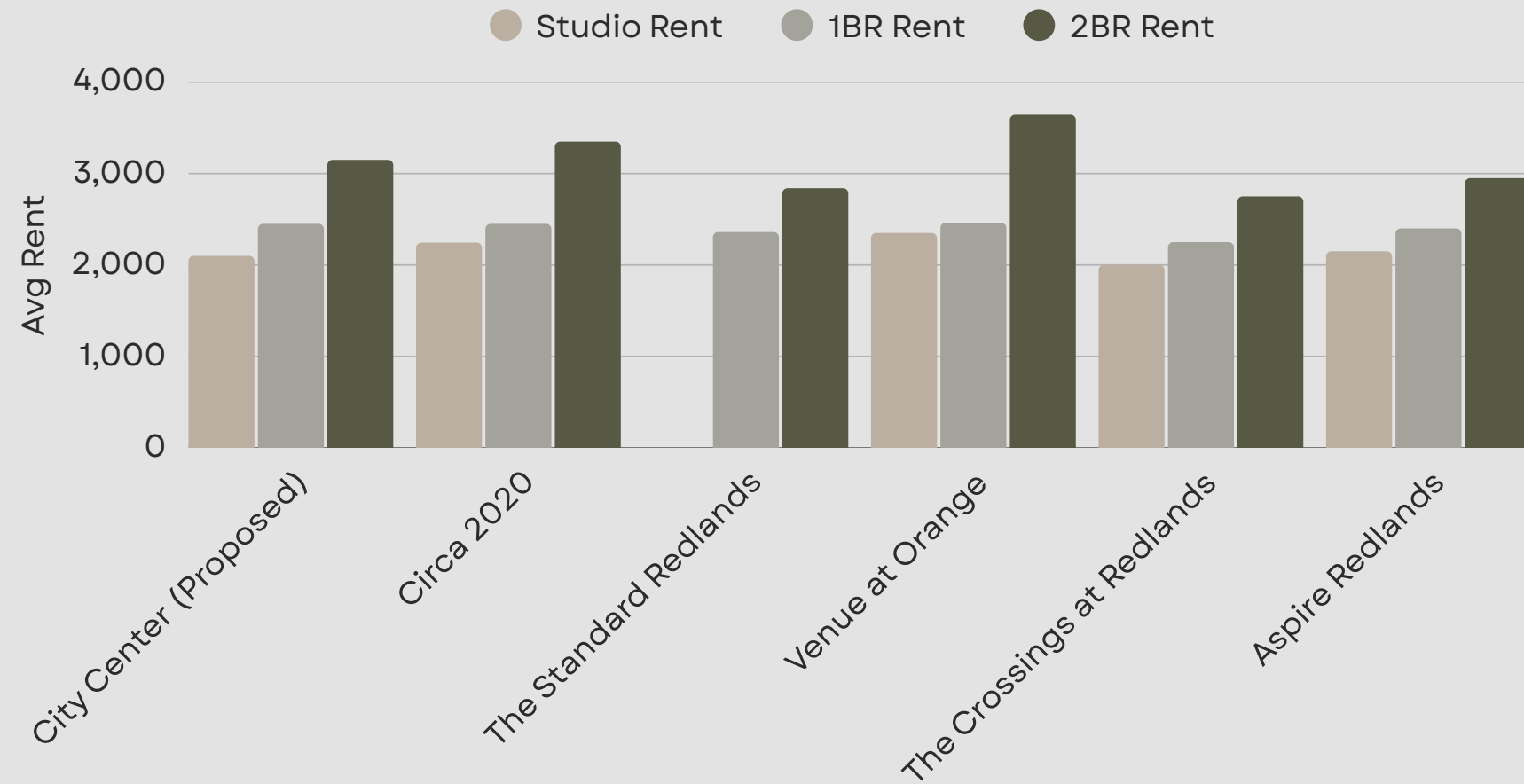


# Redlands City Center

## Design Development



## Comparable Class A Apartments



## Market Rent

Existing properties: The following are the closest and most relevant Class-A or newer apartment communities in Redlands

### Circa 2020 (Luxury Community)

27000 W Lugonia Ave, Redlands

Amenities: resort pool, fitness center, coworking, EV charging

- 1BR: \$2,245 – \$2,800
- 2BR: \$2,800 – \$3,350
- Size: ~724–1,412 SF

### The Standard Redlands (newer luxury project)

24000 W Lugonia Ave, Redlands

Amenities: pool, fitness center, high ceiling, quartz countertops

- Studio / 1BR / 2BR / 3BR units
- 1BR: roughly \$2,385 – \$2,800
- 2BR: ~\$2,900 – \$3,300

### The Venue at Orange

1610 Orange Ave, Redlands

Amenities: Luxury amenities & modern interiors

- 1BR–3BR
- Rent range: \$2,617 – \$3,236
- Unit sizes: ~674–1,297 SF

### The Crossings at Redlands

26000 W Lugonia Ave

Amenities: Corporate and furnished units available

- 1BR: ~\$2,000 – \$2,375
- 2BR: ~\$2,400+

### Aspire Redlands

1203 E Central Ave

Amenities: Corporate and furnished units available

- 1BR–2BR
- Rent range: \$2,175 – \$2,590
- ~720–840 SF units.

