

RETAIL/MEDICAL LAND FOR SALE/GROUND LEASE OR BUILD TO SUIT ±2.28 ACS
 NEC of Redlands Boulevard & Enterprise Drive | Loma Linda, CA



PROPERTY HIGHLIGHTS

- 3 Separate Parcels Totaling ±2.28 Acres
- Excellent Location Across from New ±350,000 SF VA Hospital
- Flat Usable Property
- Multiple Uses May Include Restaurant, Medical, Drive-thru, Coffee Shop and Office Space
- Next Door to Planned New ±5 Acres CHP Facility
- Great Infill Location
- Excellent Frontage on Redlands Boulevard
- Close Proximity to I-10 Freeway, Loma Linda University & Hospital

LOCATION MAP

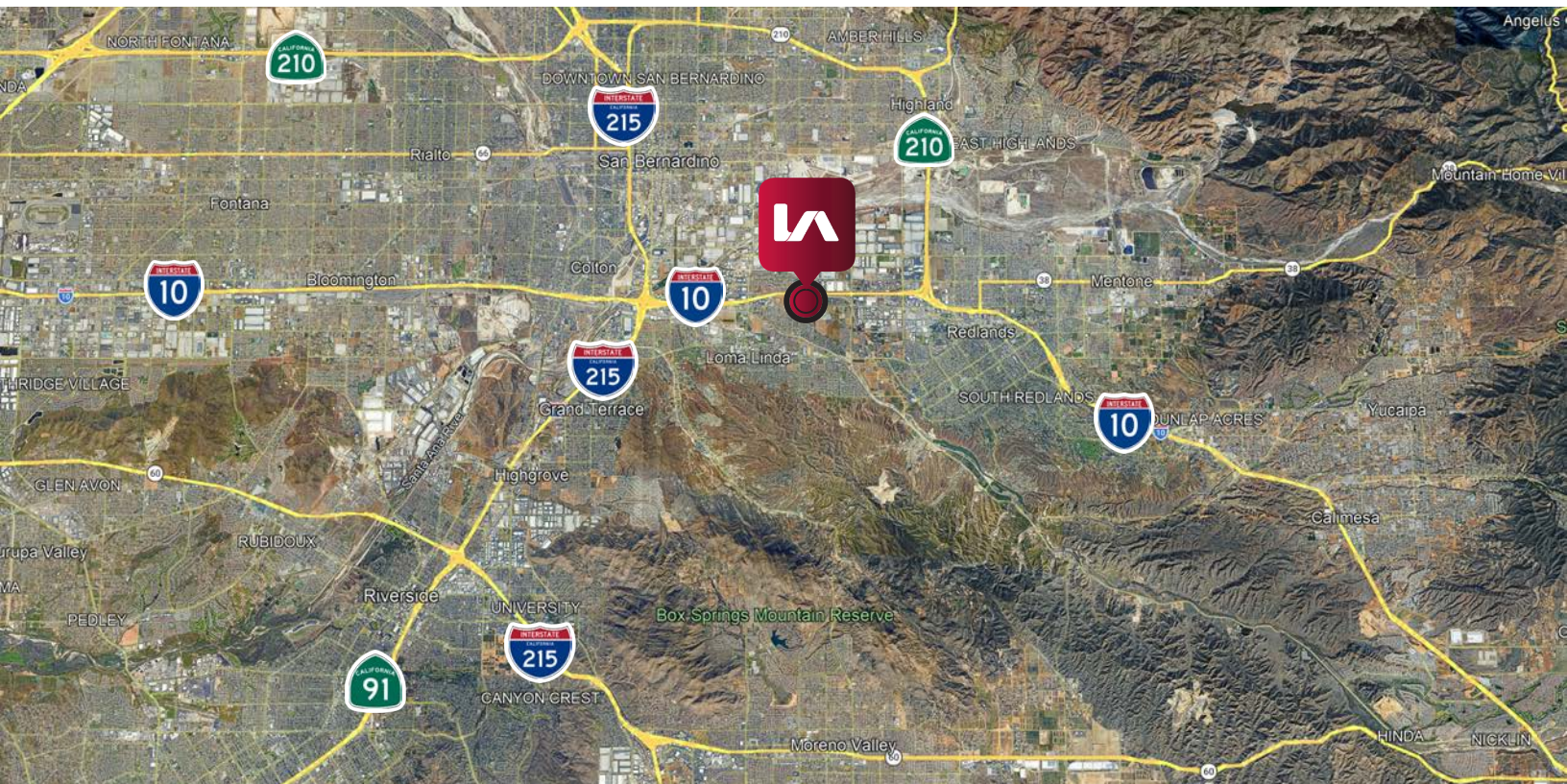
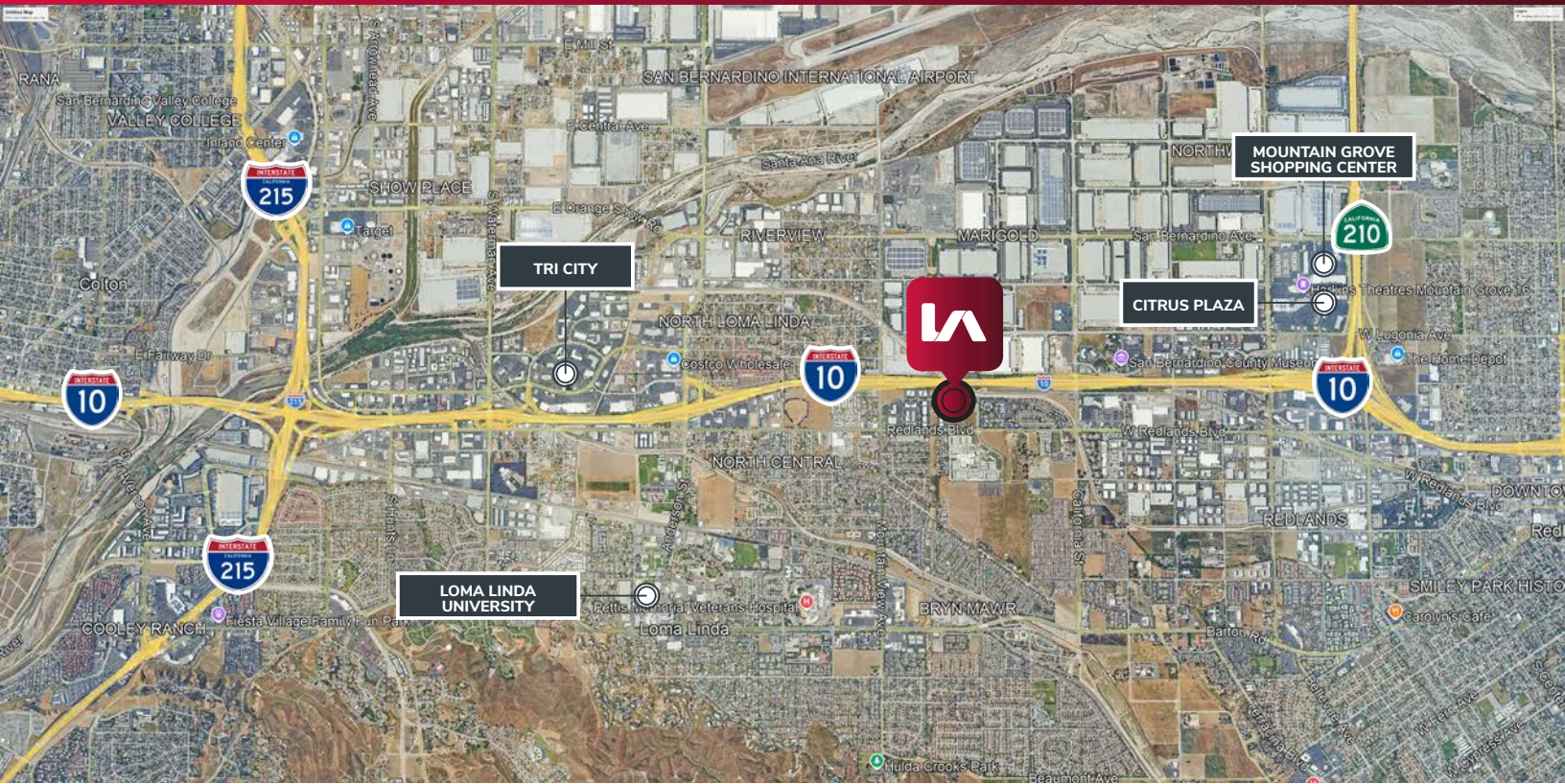


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DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION			
2025 Estimated Population	12,336	57,634	220,024
2030 Projected Population	12,701	58,230	218,997
2020 Census Population	12,610	57,291	223,119
2010 Census Population	9,967	51,431	207,984
Projected Annual Growth 2025 to 2030	0.6%	0.2%	-
Historical Annual Growth 2010 to 2025	1.6%	0.8%	0.4%
HOUSEHOLDS			
2025 Estimated Households	206	21,384	55,740
2030 Projected Households	216	21,713	58,458
2020 Census Households	39	21,565	54,437
2010 Census Households	33	19,499	48,833
Projected Annual Growth 2025 to 2030	1.0%	0.3%	1.0%
Historical Annual Growth 2010 to 2025	37.6%	0.7%	1.0%
INCOME			
2025 Est. HH Income \$200,000 or More	12.1%	12.4%	9.9%
2025 Est. HH Income \$150,000 to \$199,999	9.1%	10.3%	9.4%
2025 Est. HH Income \$100,000 to \$149,999	26.9%	21.3%	18.6%
2025 Est. HH Income \$75,000 to \$99,999	13.5%	13.4%	14.0%
2025 Est. HH Income \$50,000 to \$74,999	14.0%	15.0%	15.8%
2025 Est. HH Income \$35,000 to \$49,999	5.3%	8.2%	10.0%
2025 Est. HH Income \$25,000 to \$34,999	11.2%	7.4%	8.4%
2025 Est. HH Income \$15,000 to \$24,999	3.1%	5.1%	5.0%
2025 Est. HH Income Under \$15,000	4.9%	6.9%	8.9%
2025 Est. Average Household Income	\$117,561	\$117,974	\$105,102
2025 Est. Median Household Income	\$98,608	\$92,614	\$84,468
2025 Est. Per Capita Income	\$41,246	\$43,358	\$34,406

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