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Please only qualified prospective buyers or their registered broker will be provided sensitive property financial data including tenant information.



Gil Perez, Real Estate Broker

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For Sale
\$839,000



Colton Ave

819 and 821 Orange St

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Southbound view toward Downtown Train





Redlands - "Jewel of the Inland Empire"

The city is at the base of the San Bernardino mountains about 60 miles east of Los Angeles. Redlands and the U.S. Census Bureau report the average household income at approximately \$106,000 with almost 40% of families earning \$100,000 or more. The median age is 37.7 years with about 40% having earned a Bachelors, Masters or other professional degree. Redlands' job growth rate leads the Inland Empire region with over 3,100 total businesses and over 35,000 employees. All residents and visitors have the opportunity to enjoy a plethora of cultural, recreational, shopping and dining options, including historic downtown, four performing art theaters or amphitheaters, six museums, nature preserve, 21 city parks, 18-hole golf course, a 36-acre sports complex, hiking, equestrian trails, and miles of various class bike paths.



Property Summary



Price Improvement: \$839,000

Seller may carry *

819 and 821 Orange St

2 Parcels

APN: 0169066090000

APN: 016906620000

3,064 sq feet

Lot Size: 9,830

Street Frontage: 70 ft

16 parking spaces **

Zoning: C-4

The recently light interior and exterior remodel with potential for historic designation is 2 units within walking distance to Downtown Redlands and the Train Station. Both units have been leased and occupied with longstanding business tenants sharing up to 16 additional parking spaces.

The subject sits near the intersection of Orange St and Colton Ave with easy access to Interstate 10 freeway on and off ramps. The neighbors include Stater Bros., Domino's Pizza, Chevron Gas, Salvation Army and Liberty Tax.

Restrictions Apply*

14 - 16**

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Downtown Redlands



Int. 10 FWY



819 and 821 Orange St



Stater Bros

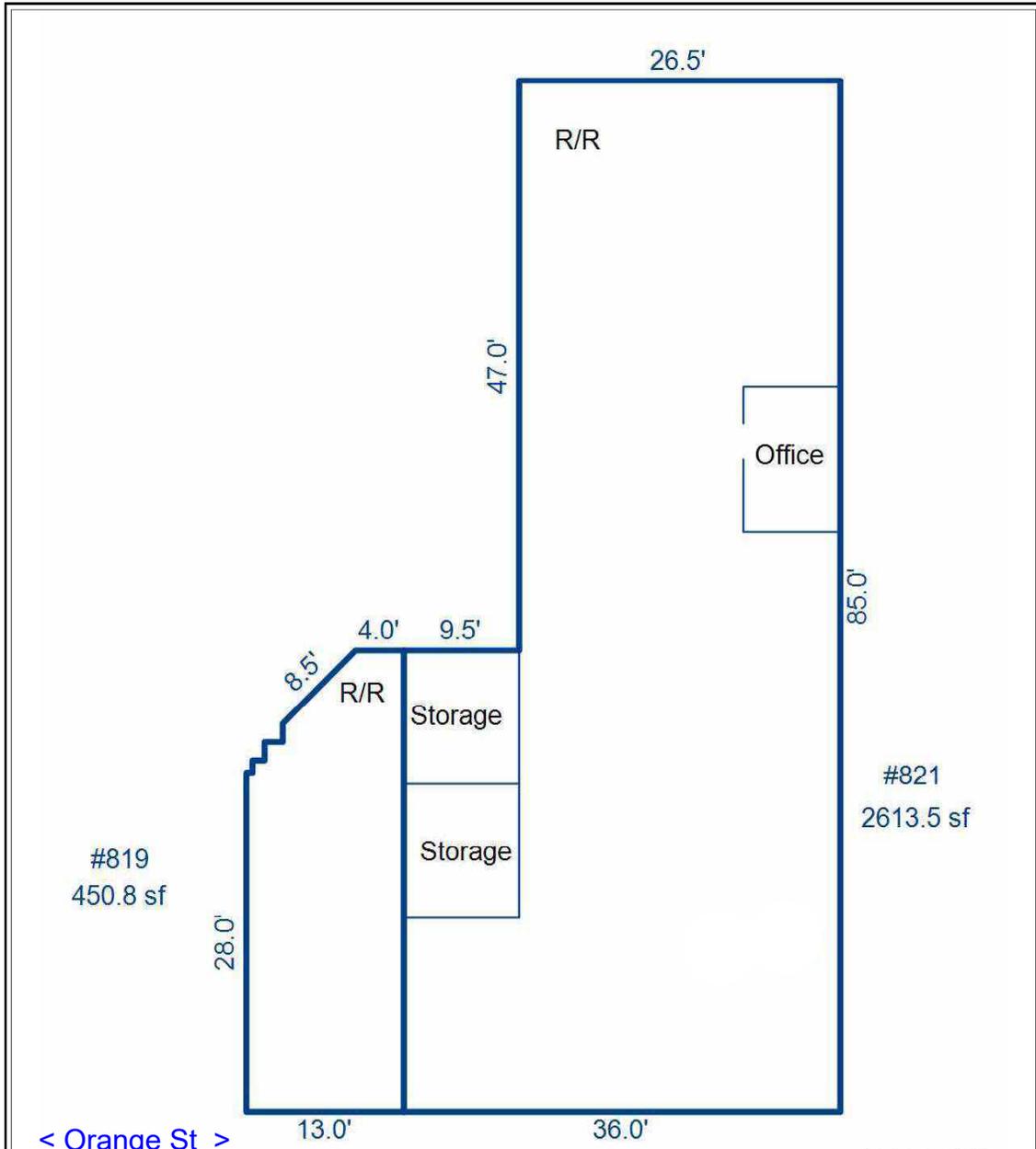


Stolfi Appraisals
SKETCH ADDENDUM

File No. 819orange
 Case No.

Borrower Perez
 Property Address 819-821 Orange Street
 City Redlands County San Bernardino State CA Zip Code 92374-3212
 Lender/Client Community Commerce Bank Address 358 W Foothill Blvd, Claremont, CA 91711

^
 Colton Ave
 v



< Orange St >

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	#819	1.0	450.8	98.5	3064.3	#819	0.5 x	8.5 x	4.2 =	18.0
	#821	1.0	2613.5	242.0					30.5 x	7.5 =
								29.0 x	1.0 =	29.0
								6.0 x	1.5 =	9.0
								28.0 x	0.5 =	14.0
								38.0 x	4.0 =	152.0
						#821		38.0 x	36.0 =	1368.0
								47.0 x	26.5 =	1245.5
	Net BUILDING		(rounded)		3,064	8 total items			(rounded)	3,064



First American

myFirstAm®

Tax Map

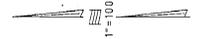
819 Orange St, Redlands, CA 92374

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Inter-Railroad Add. To The Town of Lugonia, M.B. 6/29

City of Redlands
Tax Rate Area
5068

0169 - 06



07 Lots 3, 4 and 11



SEPT. 1949

Revised Map of Blk.F Inter Railroad Add., M.B. 13/27
Revised Map of Blk.E Inter Railroad Add., M.B. 13/24

Ptn. S.W.1/4, Sec. 22
T.1S., R.3W.

Assessor's Map
Book 0169 Page 06
San Bernardino County

REVISED
10/25/11 KA

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