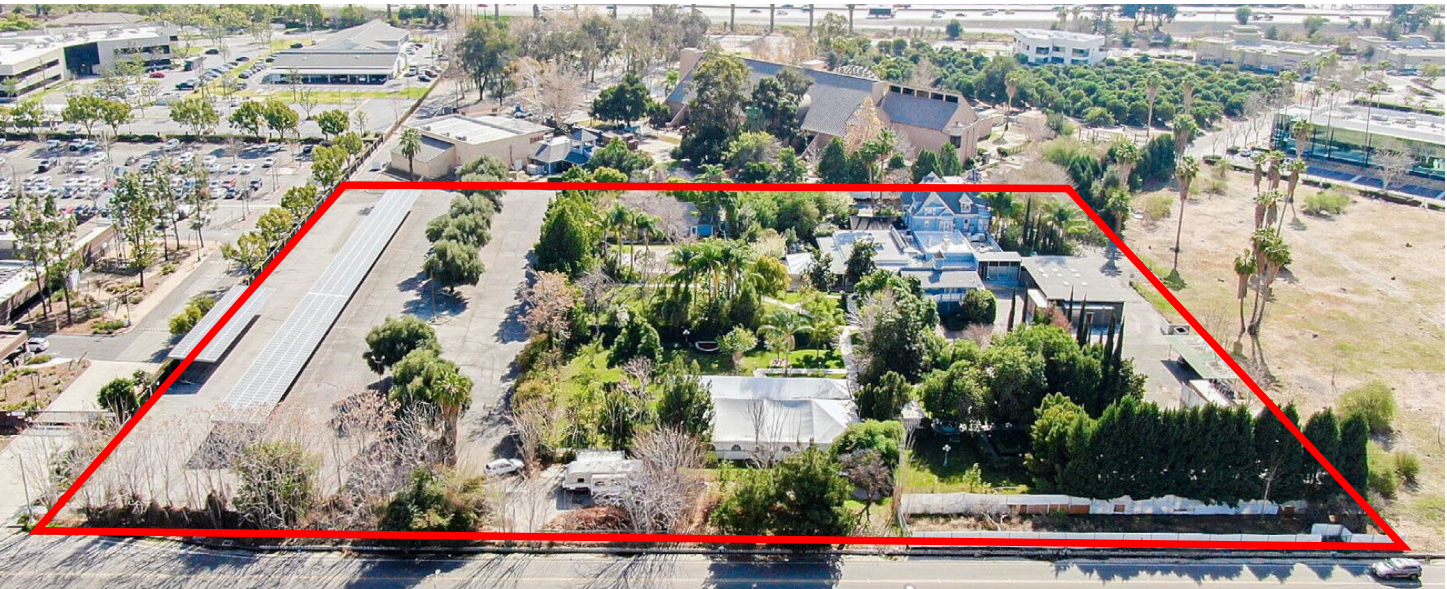
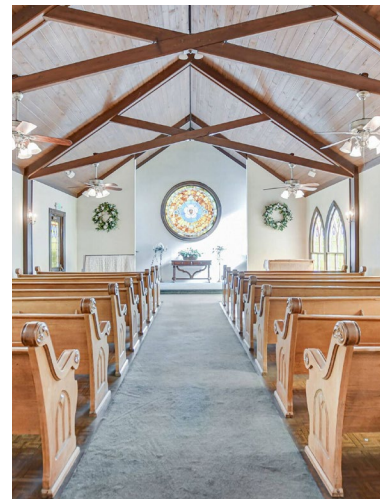


±4.48 AC FOR SALE  
PROPERTY REDEVELOPMENT OPPORTUNITY



Edwards Mansion | 2064 ORANGE TREE LANE REDLANDS, CA 92374





**±4.48 AC FOR SALE**  
 PROPERTY REDEVELOPMENT OPPORTUNITY  
 Edwards Mansion  
 2064 ORANGE TREE LANE | REDLANDS, CA 92374

**DEBT FREE SOLAR  
 PANEL SYSTEM**

**ACCESS FROM  
 ORANGE TREE LN**

**ORANGE TREE LN**



**W. LUGONIA AVE**



## Property Highlights

- ±4.48 Acres Redevelopment Opportunity
- Ideal for Office, Medical, Retail Or Hotel
- Debt Free Solar Panel System
- Over ±470 Feet Of Frontage On Lugonia Avenue
- Access to Site Currently From Orange Tree Lane, However, Access Could Be From Lugonia Avenue
- Property Currently Utilized As An Event Center, With A Historic Residence, Chapel and Covered Grounds
- Easy Access From I-10 Freeway
- APN: 0292-061-36
- Zoning: EV/CG; East Valley Commercial General

**Asking Price:** \$5,900,000.00 (\$30.23/SF)

[www.TeamLazarHull.com](http://www.TeamLazarHull.com)

**RICK LAZAR**  
 951.276.3652 | DRE#: 00549349  
 rlazar@leeriverside.com

**SPENCER HULL**  
 951.276.3651 | DRE#: 01507542  
 shull@leeriverside.com



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | [www.lee-associates.com](http://www.lee-associates.com)



# Property Description & Site Plan

The Edwards Mansion was relocated to its current location in 1973 and has since been utilized as a venue for weddings and events. It has gained popularity due to its distinct character and picturesque gardens. Although the venue is still in operation, potential new owners may consider relocating the historic Mansion and redeveloping the property or expanding the property's usage and developing more of the surrounding land. The site spans approximately 4.48 acres, boasts around 478 feet of frontage on Lugonia Avenue, and is situated in the desirable Orange Tree Lane area, which is considered one of the most coveted office and business park locations in Redlands. According to city staff, the property is zoned commercial and is a prime location for a hotel, office or retail establishment. The site already has approximately 175 parking spots, including covered parking with solar panels. The Mansion building comprises three floors, encompasses approximately 11,655 square feet (historic Mansion size TBD), and houses a fully equipped commercial kitchen on the ground floor. The property is adjacent to the San Bernardino County Museum and is visible from the Interstate 10 Freeway with easy access on and off the highway.



**±4.48 AC FOR SALE**  
PROPERTY REDEVELOPMENT OPPORTUNITY

## Edwards Mansion

2064 ORANGE TREE LANE | REDLANDS, CA 92374

[www.TeamLazarHull.com](http://www.TeamLazarHull.com)

**RICK LAZAR**

951.276.3652 | DRE#: 00549349  
rlazar@leeriverside.com

**SPENCER HULL**

951.276.3651 | DRE#: 01507542  
shull@leeriverside.com

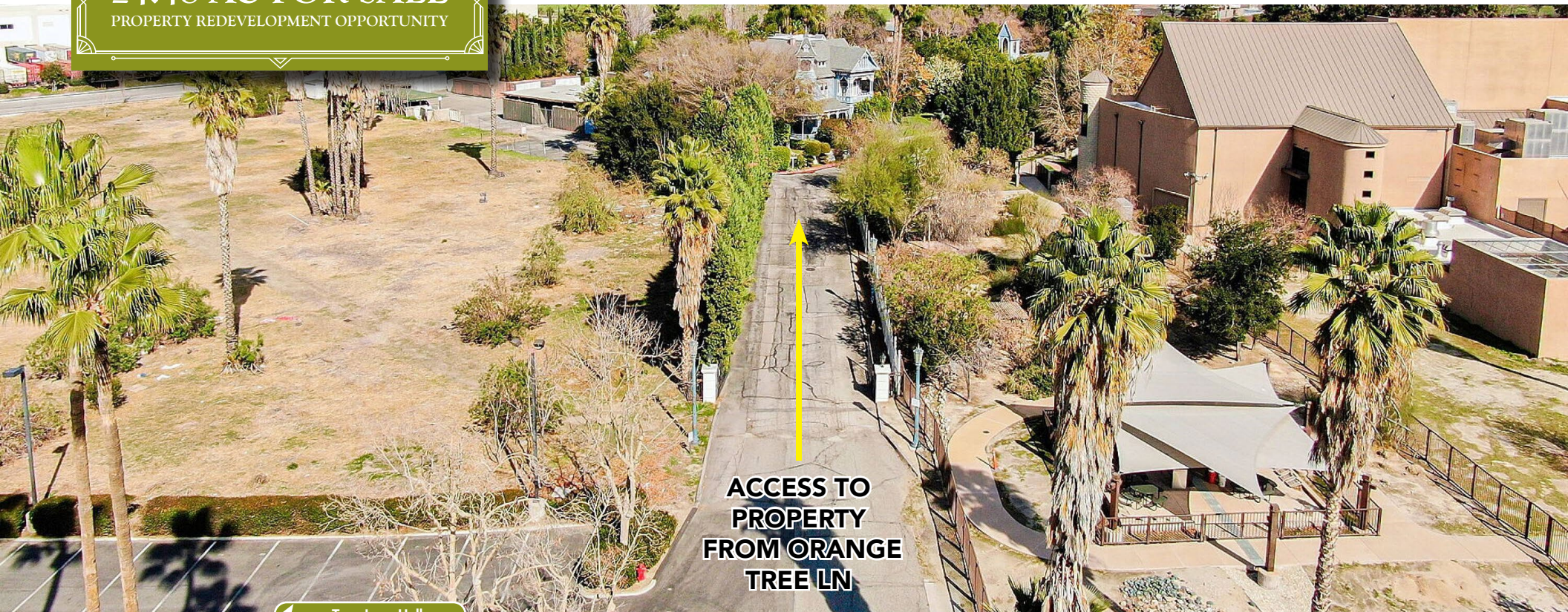


No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | [www.lee-associates.com](http://www.lee-associates.com)



**DEBT FREE SOLAR  
PANEL SYSTEM**

**±4.48 AC FOR SALE**  
PROPERTY REDEVELOPMENT OPPORTUNITY



**ACCESS TO  
PROPERTY  
FROM ORANGE  
TREE LN**

[www.TeamLazarHull.com](http://www.TeamLazarHull.com)

**RICK LAZAR**  
951.276.3652 | DRE#: 00549349  
rlazar@leeriverside.com

**SPENCER HULL**  
951.276.3651 | DRE#: 01507542  
shull@leeriverside.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | [www.lee-associates.com](http://www.lee-associates.com)



Property  
Photos



[www.TeamLazarHull.com](http://www.TeamLazarHull.com)

**RICK LAZAR**  
951.276.3652 | DRE#: 00549349  
rlazar@leeriverside.com

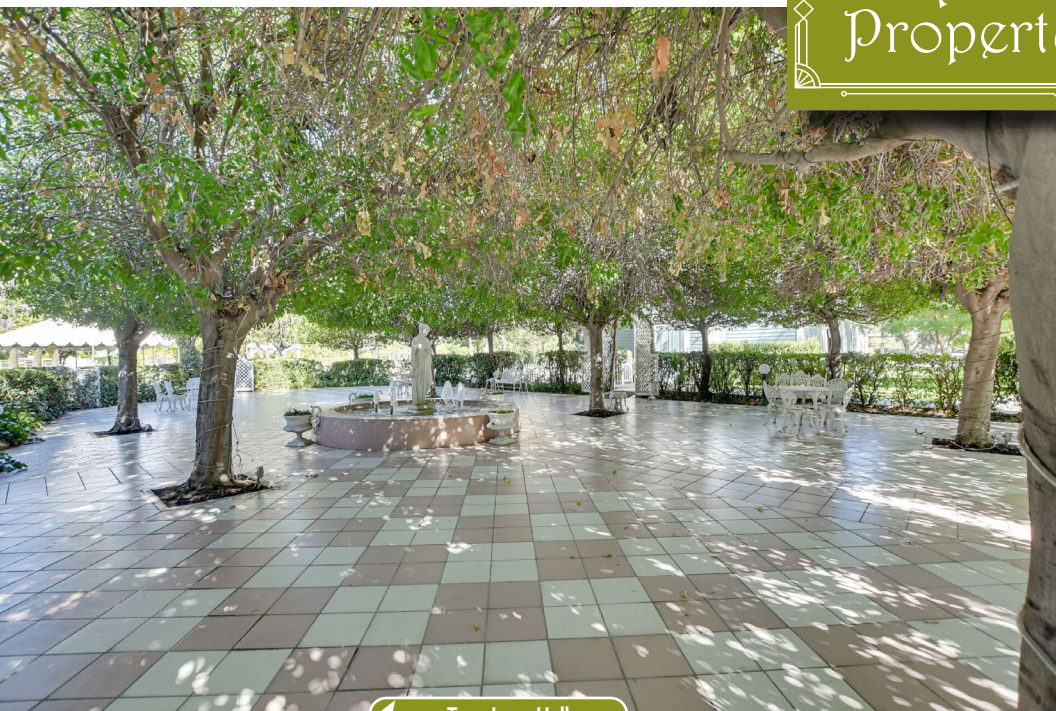
**SPENCER HULL**  
951.276.3651 | DRE#: 01507542  
shull@leeriverside.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | [www.lee-associates.com](http://www.lee-associates.com)



Additional  
Property Photos



[www.TeamLazarHull.com](http://www.TeamLazarHull.com)

**RICK LAZAR**  
951.276.3652 | DRE#: 00549349  
rlazar@leeriverside.com

**SPENCER HULL**  
951.276.3651 | DRE#: 01507542  
shull@leeriverside.com



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | [www.lee-associates.com](http://www.lee-associates.com)



 KAISER PERMANENTE

2064 ORANGE TREE LANE  
REDLANDS, CA 92374

W. LUGONIA AVE

ACCESS FROM  
ORANGE TREE LN

san bernardino county  
**museum**

ORANGE TREE LN



LOMA LINDA VA  
CLINIC AMBULATORY

 YOSHINOYA

 Walmart

 Jack  
in the box

 PANDA EXPRESS  
CHINESE KITCHEN



MISSION  
ELEMENTARY  
SCHOOL

[www.TeamLazarHull.com](http://www.TeamLazarHull.com)

**RICK LAZAR**  
951.276.3652 | DRE#: 00549349  
rlazar@leeriverside.com

**SPENCER HULL**  
951.276.3651 | DRE#: 01507542  
shull@leeriverside.com

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | [www.lee-associates.com](http://www.lee-associates.com)

**±4.48 AC FOR SALE**  
PROPERTY REDEVELOPMENT OPPORTUNITY

*Edwards Mansion*  
2064 ORANGE TREE LANE | REDLANDS, CA 92374

**RICK LAZAR**

951.276.3652 | DRE#: 00549349  
rlazar@leeriverside.com

**SPENCER HULL**

951.276.3651 | DRE#: 01507542  
shull@leeriverside.com

 [www.TeamLazarHull.com](http://www.TeamLazarHull.com)



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside  
3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | [www.lee-associates.com](http://www.lee-associates.com)