

Downtown Redlands, CA

City Center

Brookside Ave. & Eureka



RESTAURANT PADS AVAILABLE
For Lease | Redlands, CA

HISTORIC



REDLANDS

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REDLANDS

AREA OVERVIEW

University of Redlands

1,222 Employees; 4,800 Students.

Located on 30 acres just north of I-10, the University Village project will feature student housing, food hall, creative space, boutique hotel



ESRI

Environmental Systems Research Institute

3,800 Employees; New 100,000 SF campus will include a public park, light rail Metrolink stop, conference center, office and gathering space



Loma Linda Medical Center

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



NEARBY

Loma Linda University

VA Loma Linda Healthcare System



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City Center

Located in the heart of downtown Redlands, California, at the intersection of Brookside Ave. and Euereka, this highly-anticipated mixed use development will offer modern convenience while maintaining the charm of historic downtown.

Loaded with resident amenities including a swimming pool, fitness center, and rooftop bar, the development features **138 residential units and three restaurant pads.**



LOCATION Brookside Ave. and Euereka St.
Redlands, CA 92373

Restaurant Opportunities

PAD 1 +/- 6,700 SQ FT

PAD 2 +/- 3,700 SQ FT + PATIO

PAD 3 +/- 3,500 SQ FT + PATIO

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SITE PLAN

CONCEPTUAL PLAN



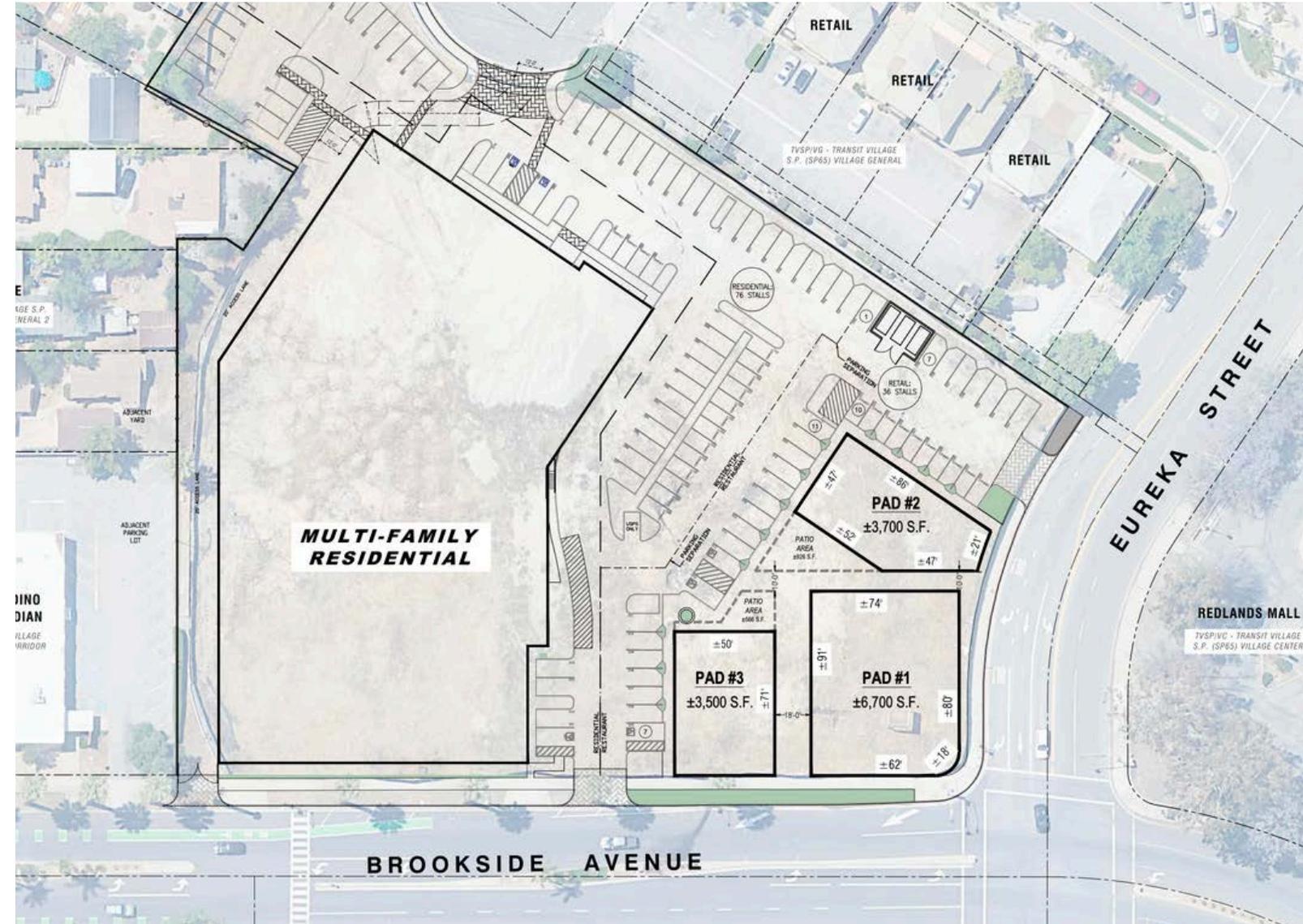
VICINITY
City Center
Brookside Ave and Eureka St.
Redlands, CA 92373

AVAILABLE
Pad Restaurant Units
PAD 1 | 6,700 SF
PAD 2 | 3,700 SF + Patio
PAD 3 | 3,500 SF + Patio

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SITE PLAN



PROJECT INFORMATION

APN 0171-211-25-0000

ZONING CLASSIFICATION

JURISDICTION CITY OF REDLANDS
EXISTING ZONE TRANSIT VILLAGES SPECIFIC PLAN VC - VILLAGE CENTER

SITE AREA

NET SITE AREA: ±131,798 S.F. (±3.03 AC)

BUILDING INFORMATION

PROPOSED PAD #1 AREA: ± 6,700 SF
PROPOSED PAD #2 AREA: ± 3,700 SF
PROPOSED PAD #3 AREA: ± 3,500 SF
TOTAL BUILDING AREA: ±13,900 SF

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City Center

DOWNTOWN REDLANDS

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, murals, historic architecture and much more.

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

AT A GLANCE

- Close proximity to I-10 Freeway
- Immediate access to Metrolink
- Downtown Redlands serves University of Redlands, Loma Linda University and Medical Center, Esri and more.



COMMERCIAL
WEST
BROKERAGE

VantageOne
REAL ESTATE INVESTMENTS

BY THE NUMBERS

Brookside Ave. and Euereka St.
Redlands, CA 92373

ESTIMATED POPULATION

1 mi | 17,343

3 mi | 80,952

5 mi | 151,939

AVERAGE HH INCOME

1 mi | \$94,637

3 mi | \$121,461

5 mi | \$120,535

DAYTIME POPULATION

1 mi | 24,851

3 mi | 91,747

5 mi | 182,375

COMMERCIAL WEST BROKERAGE



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