



# FOR LEASE

CITRUS VILLAGE PLAZA

700 EAST REDLANDS BLVD., REDLANDS, CA 92373



**DAVE O'CONNELL**

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LEASING

BROKERAGE

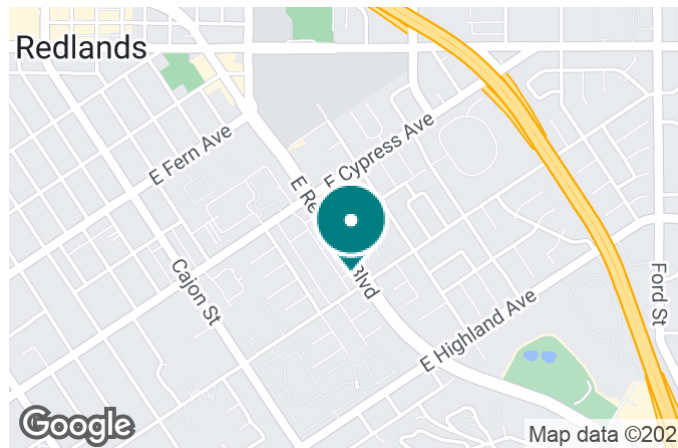
INVESTMENTS



## FEATURES &amp; AMENITIES

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## FEATURES &amp; AMENITIES

- Multiple Unit Available, Ranging From +/-2,640 - 11,822 SF
- Albertsons + Rite Aid Anchored Shopping Center
- High Street Visibility Along Busy Redlands Boulevard
- Multiple Entrances, From Redlands Boulevard, Palm Avenue + Cypress Avenue
- Massive Onsite Parking Lot
- Join A+ Co-Tenants, Including Panera Bread, Chase Bank, Goodwill, UPS Store + More!

## NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,503	27,515	44,336
Total Population	13,308	75,112	122,870
Average HH Income	\$89,398	\$102,034	\$98,643

EXCLUSIVELY REPRESENTED BY

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Multiple units available in sprawling Albertsons and Rite Aid anchored shopping center. Stretching a full block along Redlands Boulevard, the property boasts exceptional street visibility, multiple entrances (from three streets), and tons of parking in a huge onsite lot. Additional A+ co-tenants include Panera Bread, Chase Bank, Goodwill, the UPS Store, and more!

## LOCATION DESCRIPTION

Albertsons and Rite Aid anchored community shopping center situated on Redlands Boulevard, stretching a full block, between Palm Avenue and Cypress Avenue in prime Redlands.

## OFFERING SUMMARY

Lease Rate:	\$1.25 - 2.25 SF/month (\$0.50 psf NNN)
Available SF:	1,338 - 11,822 SF
Building Size:	97,185 SF

SPACES	LEASE RATE	SPACE SIZE
700AA	Negotiable	11,822 SF
700G	\$1.75 - 2.25 SF/month	5,030 SF
700M	\$1.25 - 1.50 SF/month	2,640 SF
700O	\$1.25 - 1.50 SF/month	2,458 SF
700T	Negotiable	1,338 SF

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## ADDITIONAL PHOTOS

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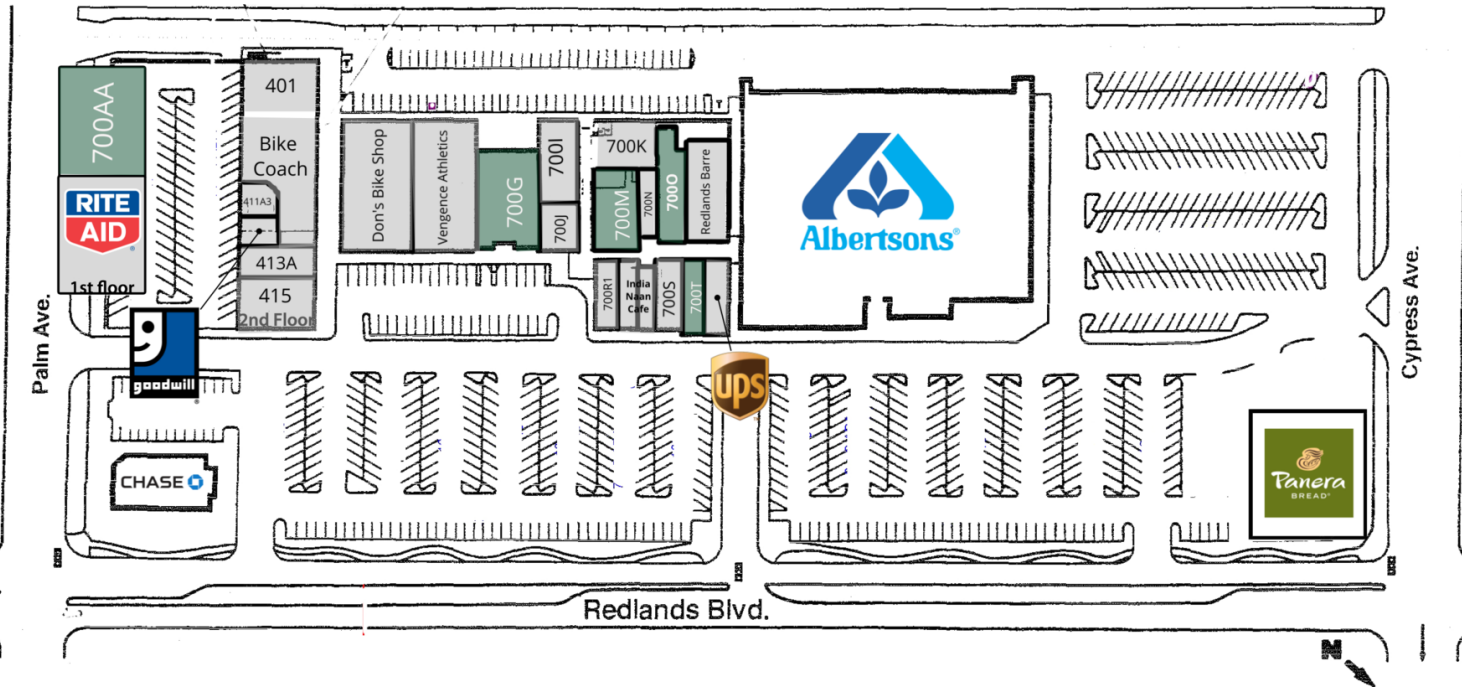
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## SITE PLANS

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SUITE	TENANT	SIZE
401	Redlands Laundromat	1,400 SF
409	Bike Coach	8,000 SF
411	Goodwill	1,249 SF
411A3	Nail Salon	1,226 SF
413A	The Yellow Door	1,273 SF
415	Physical Therapy	3,937 SF
700A	Rite Aid	17,700 SF
700AA	Available	11,822 SF
700B1	Don's Bike Shop	7,381 SF
700B3	Vengeance Athletics	6,940 SF
700G	Available	5,030 SF
700I	Ensign Books	5,232 SF
700J	Dental Gallery	1,548 SF
700K & L	VASA The Studio	2,788 SF
700M	Available	2,640 SF
700N	LDS Office	1,260 SF
700O	Available	2,458 SF
700P	Redlands Barre	4,606 SF
700R1	Chaca Tea & Boba Cafe	1,100 SF
700R2-R3	India Naan Cafe	2,510 SF
700S	Redlands Cleaners	1,415 SF
700T	Available	1,338 SF
700U	The UPS Store	1,338 SF

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## RETAILER MAP

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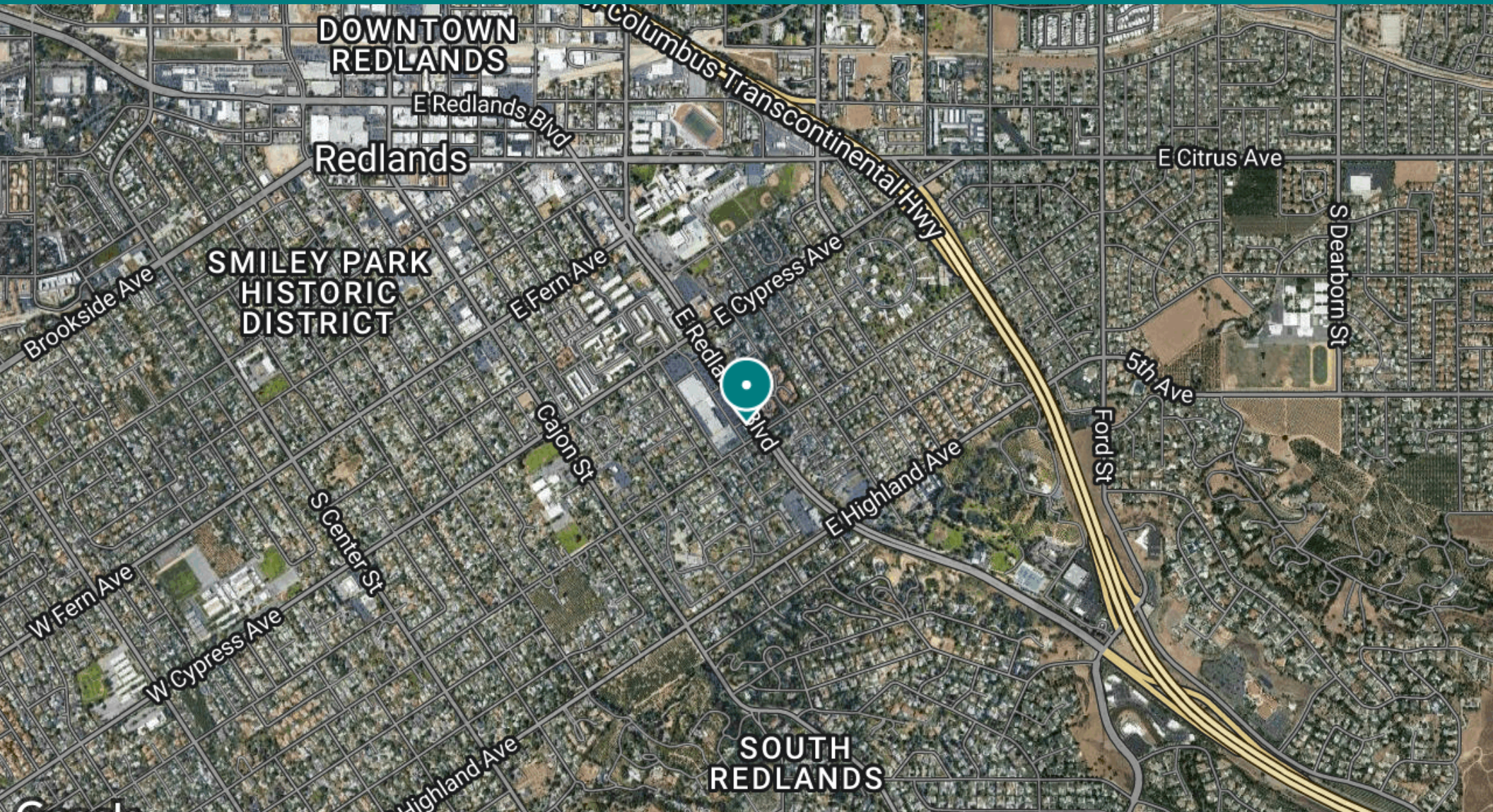
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## LOCATION MAP

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Google 2022 County of San Bernardino, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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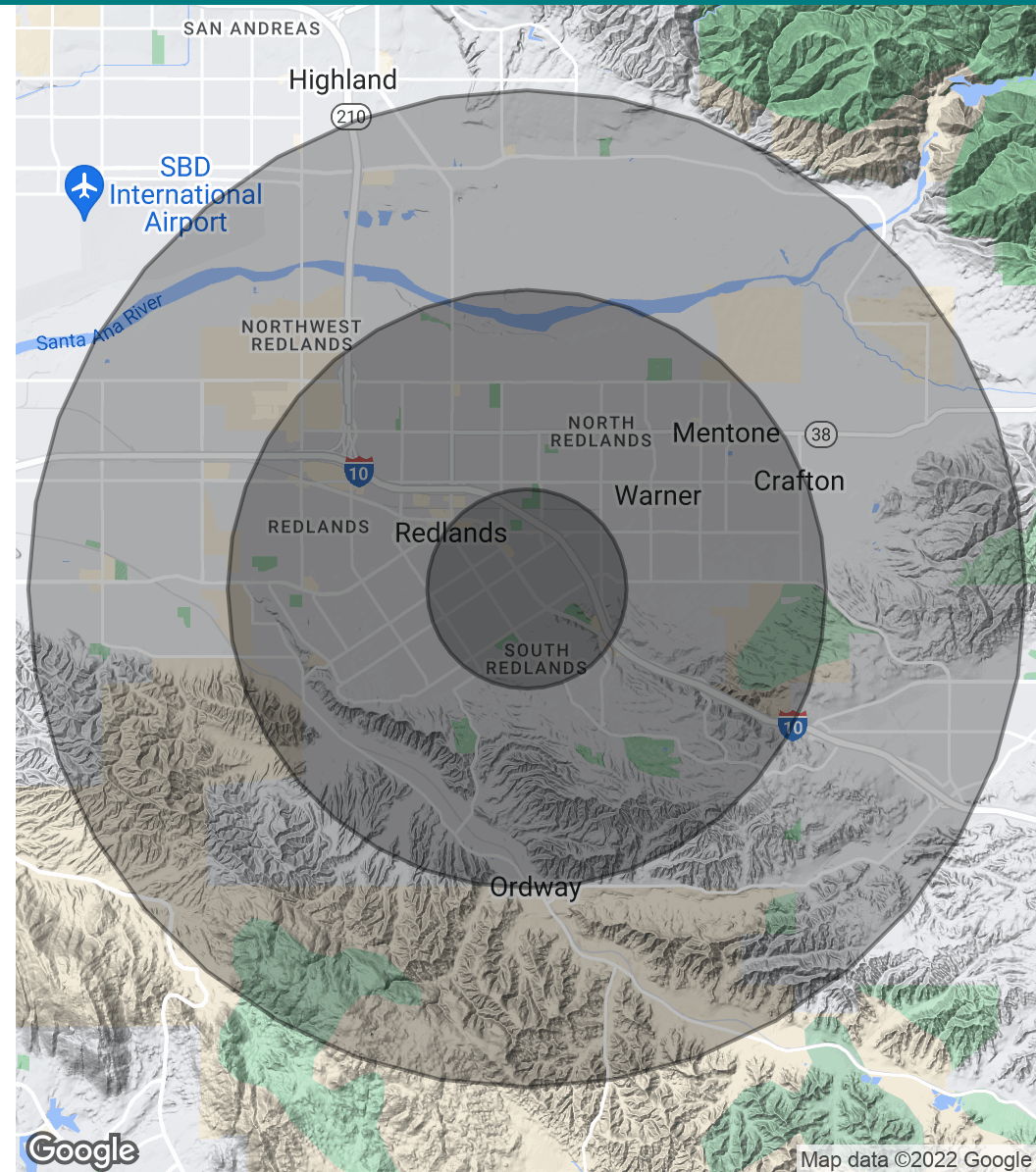
# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,308	75,112	122,870
Average Age	39.2	37.0	37.4
Average Age (Male)	39.0	36.2	36.5
Average Age (Female)	39.6	38.4	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,503	27,515	44,336
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$89,398	\$102,034	\$98,643
Average House Value	\$452,128	\$391,680	\$384,795
RACE	1 MILE	3 MILES	5 MILES
% White	69.2%	68.3%	65.0%
% Black	11.4%	5.9%	5.7%
% Asian	3.7%	6.9%	10.9%
% Hawaiian	0.1%	0.2%	0.4%
% American Indian	0.1%	0.3%	0.5%
% Other	4.2%	8.5%	7.9%

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO 1

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## DAVE O'CONNELL

Managing Principal

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## PROFESSIONAL BACKGROUND

Dave O'Connell is a principal and co-founder of CBM1 and a former division director with Center's Business Management, a one-time leading Southern California retail leasing and property management firm. In addition to participating in CBM1's corporate management, Dave handles commercial property sales and leasing throughout Southern California.

Over the past two decades, Dave has represented independent and institutional landlords in addition to corporate and regional tenants in over 1,000 successful lease negotiations and investment sales on projects throughout Southern California. Dave has participated in the marketing, leasing, and sale of tens of millions of dollars' worth of commercial property assets, comprising well over a million square feet of commercial space.

While serving as Centers Business Management's Valley Division Director, Dave's insightful decision-making skills and outstanding marketing expertise was the motivating force behind a highly successful team of veteran commercial brokers.

Dave's keen understanding of the art of the deal and the value creation lifecycle of investment property is the root of his exceptional expertise and the reason his clients turn to him time and again for expert advice.

## EDUCATION

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