



*Citrus Plaza*





# CITRUS PLAZA

REDLANDS, CA

Citrus Plaza is a 545,008 sf regional lifestyle Power Center and one of the premiere shopping destinations in the Inland Empire. Its best-in-class tenant mix includes, among others, Target, Michael's, Kohl's, Barnes & Noble, Burlington, DSW, Petco, Bath & Body Works, Victoria's Secret, and Sephora. The 120-acre mega mixed use development that encompasses Citrus Plaza also includes the adjacent 470,082 sf Mountain Grove Power Center, 281 unit Summit Apartments, and 110 room Marriot Residence Inn Hotel. The Center is conveniently located with direct access to the I-10 and I-210 freeways, in a densely populated and highly educated trade area. Additionally, many adjacent businesses, the University of Redlands, and the renowned Loma Linda Medical Center contribute to the shopping center's heavy daytime and evening visitation.

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## DEMOGRAPHICS

DRIVE TIME	POPULATION	EST. AVERAGE HOUSEHOLD INCOME
10 MINUTES	187,038	\$109,812
15 MINUTES	527,351	\$100,183
30 MINUTES	2.4M	\$112,302

Source: Placer.ai (2024)



Gamestop  
Verizon  
Cold Stone Creamery  
**AVAILABLE - 1,600 SF**

Jamba Juice  
Niko Niko Sushi  
Crumb! Cookies  
Cafe Rio Mex. Grill

**Traffic Counts**  
 I-10 at Alabama Street 172,000 ADT  
 I-210 at San Bernardino Avenue 93,000 ADT  
 Source: Caltrans 2024

**TENANT**

TENANT	SQ. FT.
TARGET	147,674 SF
KOHL'S	88,642 SF
BOB'S DISCOUNT FURNITURE	41,991 SF
BURLINGTON COAT FACTORY	28,445 SF
BARNES AND NOBLE	25,008 SF
DSW	25,000 SF
MICHAEL'S	24,122 SF
COST PLUS	18,300 SF
PETCO	15,273 SF
FIVE BELOW	11,000 SF
VICTORIA'S SECRET	10,754 SF
BEVMO!	10,000 SF
DOLLAR TREE	10,000 SF
FAMOUS FOOTWEAR	8,044 SF
COLUMBIA SPORTSWEAR	8,000 SF
LONGHORN STEAKHOUSE	7,135 SF
FAMOUS DAVE'S BBQ	7,020 SF
RED ROBIN	6,350 SF
SEPHORA	5,300 SF
WELLS FARGO	5,140 SF
SPECTRUM	4,001 SF
CONOCO 76 / ROCKETS CP	4,200 SF
CHICK-FIL-A	4,720 SF
VITAMIN SHOPPE	4,000 SF
VERIZON	3,700 SF
BATH & BODY WORKS	3,027 SF
CAFE RIO MEXICAN GRILL	2,744 SF
VISIONWORKS	2,700 SF
CRUMBL COOKIES	2,000 SF
THE GOOD FEET	2,000 SF
<b>AVAILABLE</b>	<b>1,600 SF</b>
JAMBA JUICE	1,560 SF
NIKO NIKO ROLL & SUSHI	1,511 SF
GAMESTOP	1,500 SF
CLAIRE'S	1,348 SF
COLD STONE CREAMERY	1,200 SF

# AVAILABLE FOR LEASE

27512 W LUGONIA AVE. SUITE A, REDLANDS, CA. 92374

## 1,600 SF



### AREA EMPLOYERS

- AMAZON (5 DISTRIBUTION CENTERS)
- MATTEL
- HOME DEPOT DISTRIBUTION CENTER
- FENDER
- XPO LOGISTICS
- TRADER JOE'S DISTRIBUTION CENTER
- BURLINGTON COAT FACTORY DISTRIBUTION CENTER
- STATER BROS. DISTRIBUTION CENTER
- UPS
- PEPSI
- DHL
- ASHLEY HOMESTORE DISTRIBUTION CENTER
- THE CLOROX COMPANY
- MARS MARS
- BMW
- APL LOGISTICS
- ODW LOGISTICS
- KOHLER
- HOME CHEF
- COOPER TIRES
- ESRI
- BEAVER MEDICAL GROUP
- UNIVERSITY OF REDLANDS
- CITY OF REDLANDS
- REDLANDS UNIFIED SCHOOL DISTRICT
- REDLANDS COMMUNITY HOSPITAL
- LOMA LINDA MEDICAL CENTER
- LA-Z BOY INC.
- WALMART
- SUPERIOR BUILDING PRODUCTS
- CADDO HARDWARE
- TARGET
- KOHL'S
- JC PENNY
- BECTON DICKINSON DISTRIBUTION

