

FOR LEASE, SALE OR BUILD TO SUIT

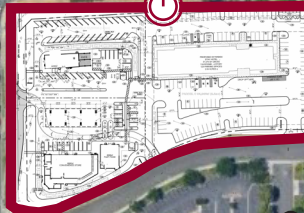
±1-3 ACRES OF RETAIL SPACE AVAILABLE

MOUNTAIN VIEW & BUSINESS CENTER DRIVE

LOMA LINDA, CA 92374

**EXCELLENT I-10
FREEWAY ACCESS**

AVAILABLE



BUSINESS CENTER DRIVE

MOUNTAIN VIEW AVE

COMMERCE STREET

REDLANDS BOULEVARD

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
ONTARIO

CORPORATE ID #00976995

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PROPERTY HIGHLIGHTS

- High Identity Freeway Retail Site for Fast Food, Car Wash, Hotel, Retail
- Freeway Pylon Sign Participation Possible
- Possilbe to Deliver Entitled
- Ground Lease, Sale or Build to Suit Possible
- Strong Demographics
- Great Traffic Counts
- Mixed Use Development
- Utilities in Place with Curb, Gutter and Streets
- Call for Pricing

Loma Linda, CA	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	14,532	57,136	243,149
2027 Projected Population	14,703	57,870	250,272
2020 Census Population	15,342	56,721	240,885
2010 Census Population	12,797	51,124	224,523
Projected Annual Growth 2022 to 2027	0.2%	0.3%	0.6%
Historical Annual Growth 2010 to 2022	1.1%	1.0%	0.7%
2022 Median Age	32.5	34.5	32.7
Households			
2022 Estimated Households	4,650	20,096	76,911
2027 Projected Households	4,834	20,952	81,421
2020 Census Households	4,889	19,871	75,864
2010 Census Households	4,103	17,993	70,212
Projected Annual Growth 2022 to 2027	0.8%	0.9%	1.2%
Historical Annual Growth 2010 to 2022	1.1%	1.0%	0.8%
Race and Ethnicity			
2022 Estimated White	30.2%	35.4%	33.3%
2022 Estimated Black or African American	9.4%	10.2%	10.7%
2022 Estimated Asian or Pacific Islander	25.1%	20.7%	10.4%
2022 Estimated American Indian or Native Alaskan	1.0%	1.2%	1.7%
2022 Estimated Other Races	34.3%	32.5%	43.9%
2022 Estimated Hispanic	42.9%	41.0%	56.7%
Income			
2022 Estimated Average Household Income	\$79,758	\$80,282	\$75,450
2022 Estimated Median Household Income	\$69,143	\$71,160	\$65,030
2022 Estimated Per Capita Income	\$25,592	\$28,468	\$24,120
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	7.6%	5.4%	9.3%
2022 Estimated Some High School (Grade Level 9 to 11)	6.6%	7.4%	11.6%
2022 Estimated High School Graduate	24.3%	19.1%	24.6%
2022 Estimated Some College	18.1%	19.0%	20.4%
2022 Estimated Associates Degree Only	10.6%	8.1%	7.4%
2022 Estimated Bachelors Degree Only	21.5%	23.8%	15.6%
2022 Estimated Graduate Degree	11.2%	17.2%	11.2%
Business			
2022 Estimated Total Businesses	363	3,912	9,334
2022 Estimated Total Employees	4,859	55,634	109,661
2022 Estimated Employee Population per Business	13.4	14.2	11.7
2022 Estimated Residential Population per Business	40.1	14.6	26.0

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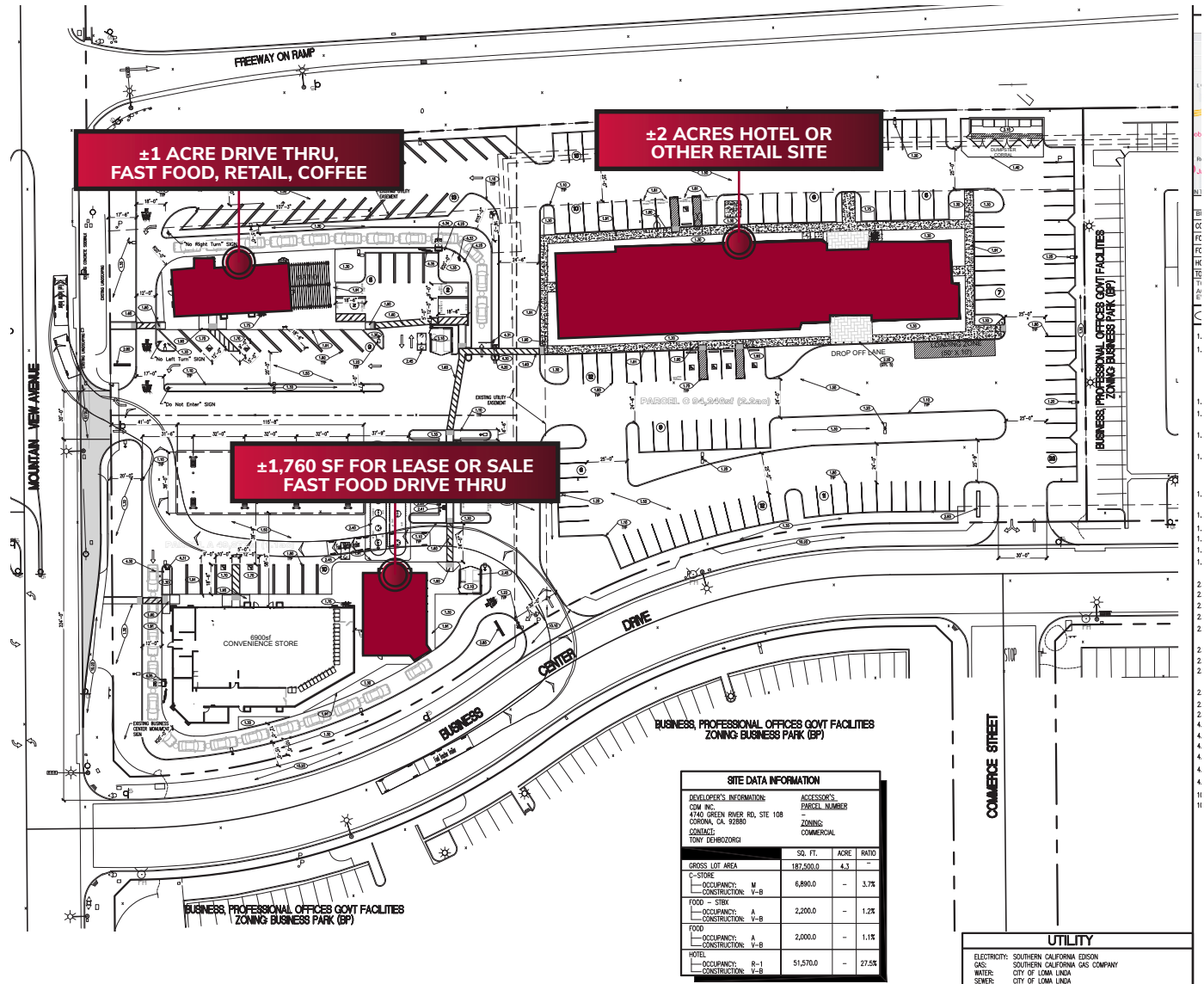


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SITE PLAN



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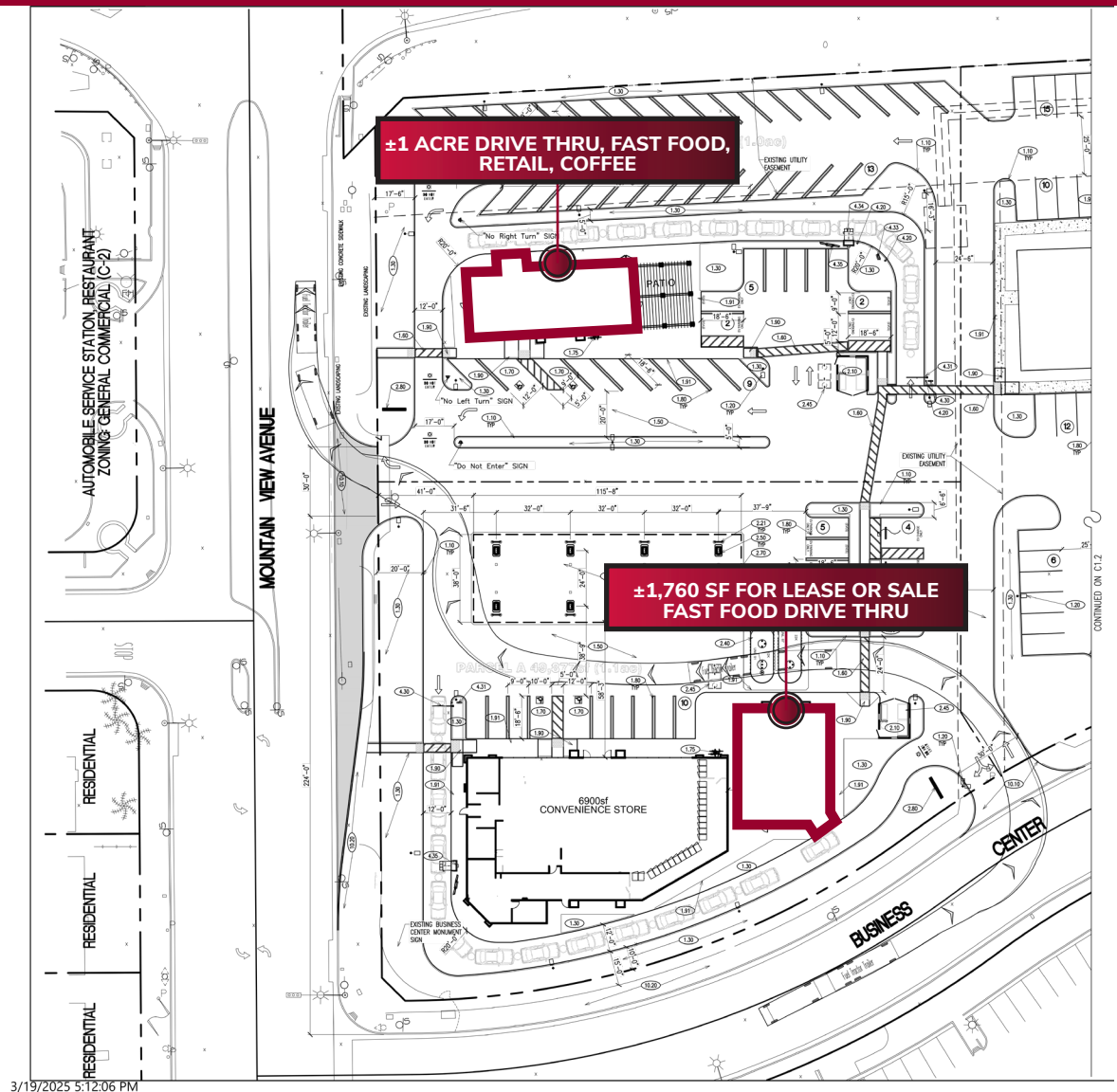
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**PARTIAL SITE PLAN
WEST**



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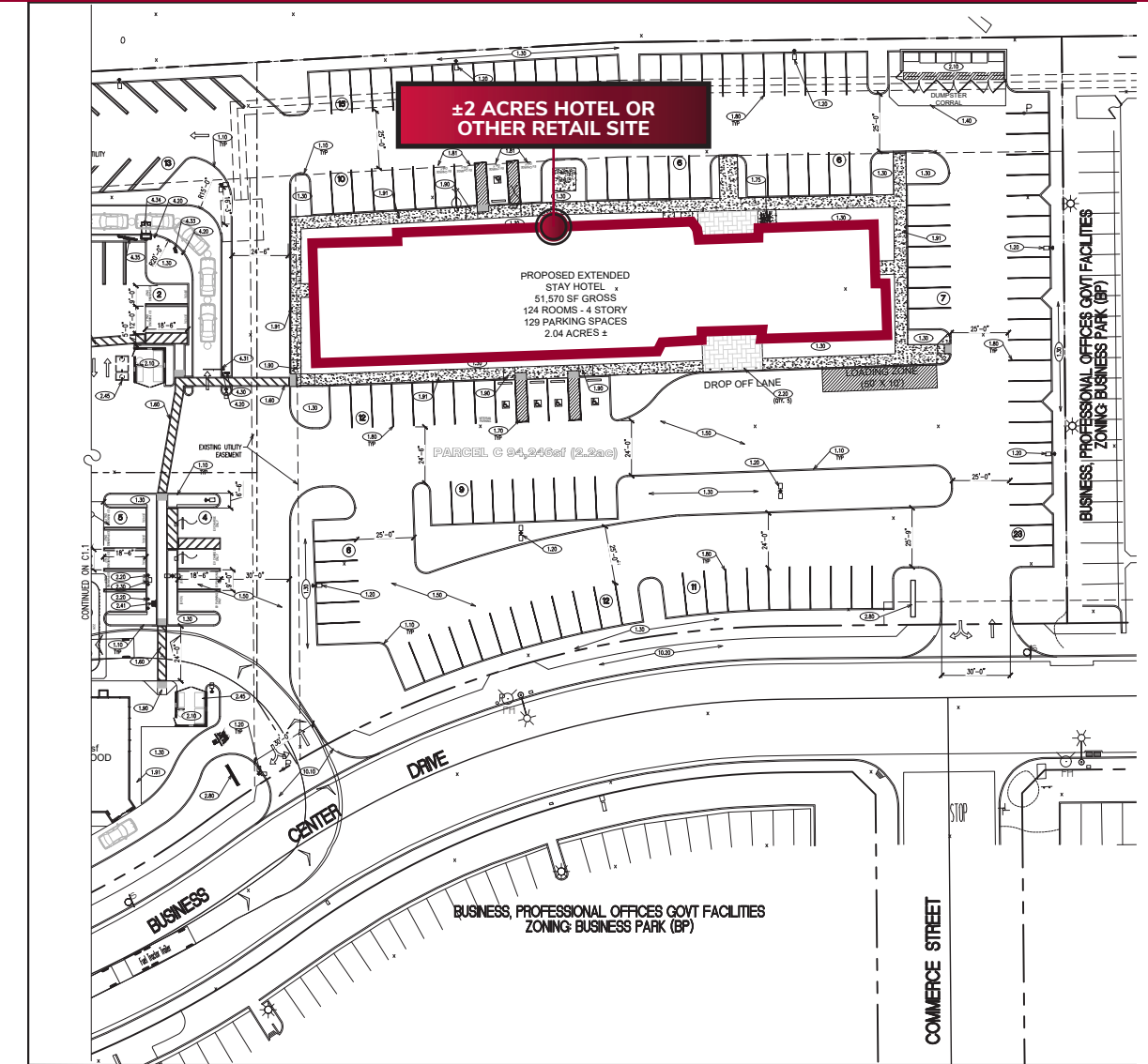
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**PARTIAL SITE PLAN
EAST**



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FOR MORE INFORMATION

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