

LEASING BROCHURE

# ORANGE STREET PLAZA

402-550 N. ORANGE STREET, REDLANDS, CA 92374



Orange Street - approx. 18,000 cpd

FOR LEASE  
GROCER ANCHORED CENTER

2,170 SF  
RETAIL PAD AVAILABLE

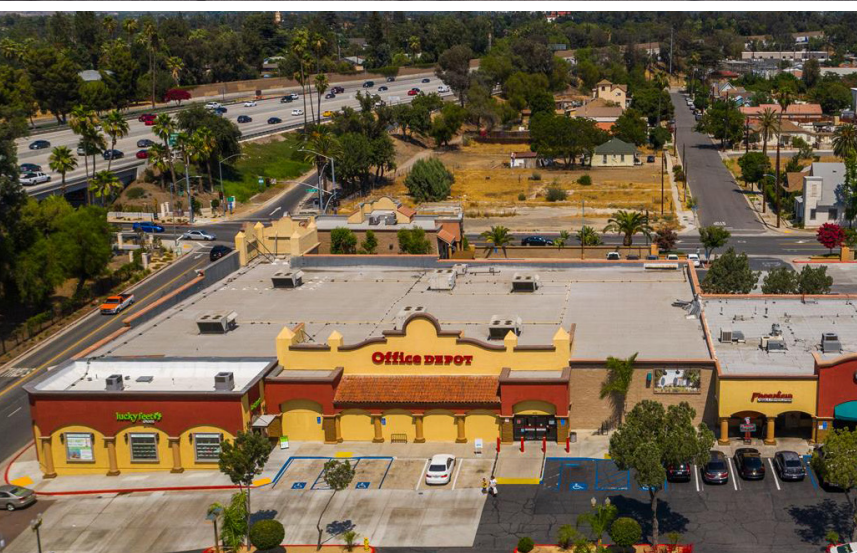


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## PROPERTY HIGHLIGHTS



- Orange Street Plaza is a premier community center located in Downtown Redland's, the retail hub for the City of Redlands
- Join Vons, Trader Joe's, Vans, Anytime Fitness, HearX, Schools First Credit Union, Van's Shoes, Supercuts, OneMain Financial, Coffee Bean, Schools First Credit Union and Shake Shack
- The center boast exceptional co-tenancy with high performing stores across multiple categories for retail, restaurant, and service based users
- Strategically located immediately adjacent the I-10 Fwy (193k CPD) with easy freeway access
- Excellent residential and daytime population densities within a 3-mile radius!
- Less than 1-mile from the University of Redlands which has an average total enrollment of ±5,000 students
- Future retail station under construction, with connection to the center



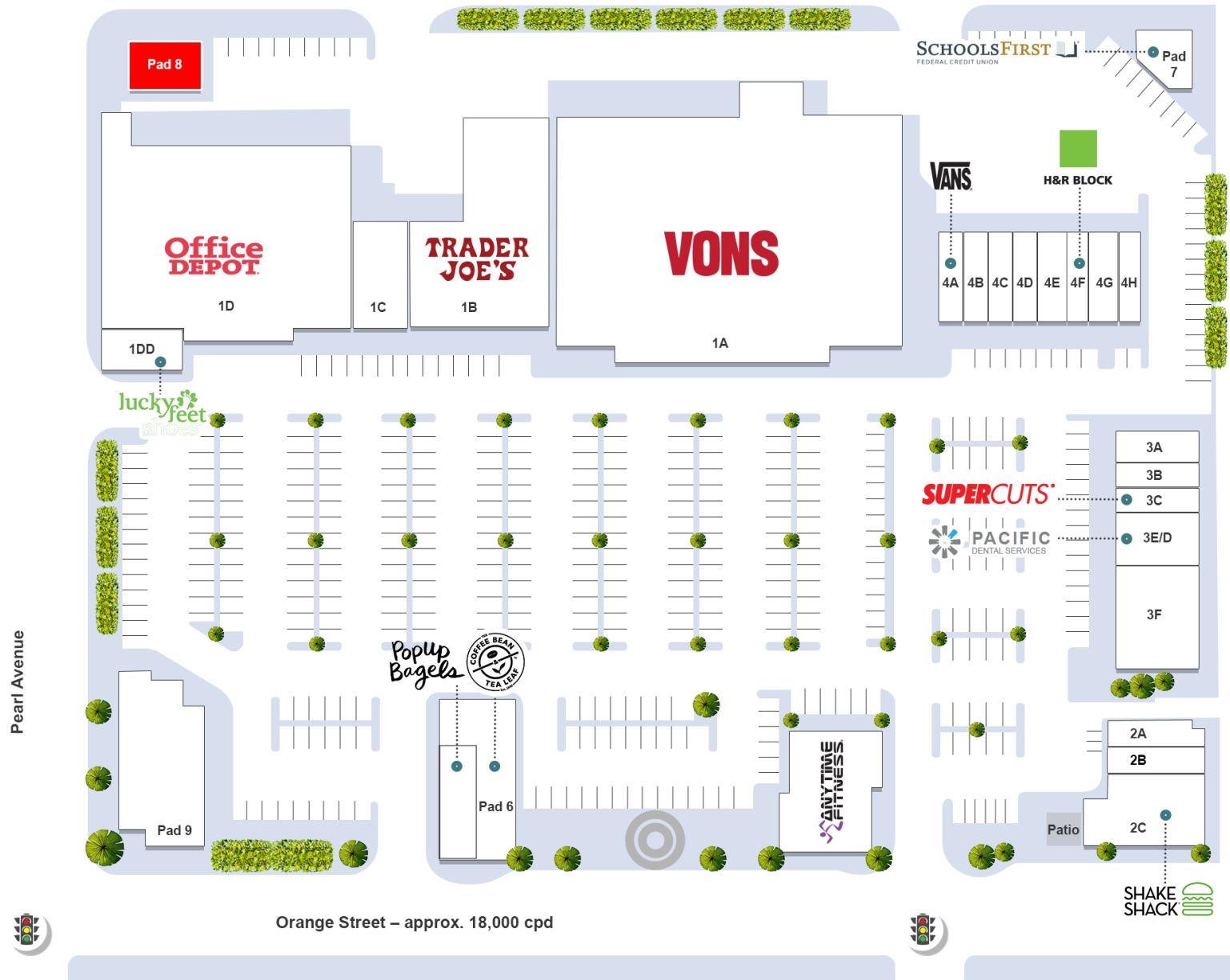
SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

**PAD 8** Pad 8: 2,170 SF AVAILABLE

# DIRECTORY

NO.	TENANT	(SF)
1A	VONS	
1B	TRADER JOE'S	
1C	PHOENICIA RESTAURANT	
1D	OFFICE DEPOT	
1DD	LUCKY FEET SHOES	
2A	CHALOOBY'S BURGERS	
2B	DEAL PENDING	
2C	SHAKE SHACK	
3A	S&J MEN'S SUITS AND ALTERATIONS	
3B	AMETT'S SMOKE SHOP	
3C	SUPERCUTS	
3D	FIVE POINT NAILS	
3E/F	PACIFIC DENTAL	
4A/B	VANS	
4C	SACHI SUSHI	
4D	ORANGE PLAZA DENTISTRY	
4E	ONEMAIN FINANCIAL	
4F	H&R BLOCK	
4G	ORANGE PLAZA OPTOMETRY	
4H	HEAR X	
PAD 5	ANYTIME FITNESS	
PAD 6	POP UP BAGELS COFFEE BEAN MASSAGE	
PAD 7	SCHOOLS FIRST FEDERAL CREDIT UNION	
<b>PAD 8</b>	<b>AVAILABLE</b>	<b>2,170</b>
PAD 9	US BANK	



## SITE PLAN

ORANGE STREET PLAZA • 402-550 N. ORANGE STREET, REDLANDS, CA 92374

**ESTIMATED 2025 DEMOGRAPHICS**

\* SOURCE: ESRI & COSTAR

**1 MILE**

17,664  
POPULATION

\$90,526  
AVG HOUSEHOLD INCOME

13,916  
DAYTIME POPULATION

**3 MILE**

79,824  
POPULATION

\$120,862  
AVG HOUSEHOLD INCOME


39,577  
DAYTIME POPULATION

**5 MILE**

155,466  
POPULATION

\$121,106  
AVG HOUSEHOLD INCOME

78,823  
DAYTIME POPULATION

**Site**  
 402-550 N. Orange Street  
 Redlands, CA 92374



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TRADE AREA SUMMARY  
 ORANGE STREET PLAZA · 402-550 N. ORANGE STREET, REDLANDS, CA 92374



  
I-10 Freeway  
approx. 193,000 cpd

**Office  
DEPOT**

**TRADER  
JOE'S**

**VONS**

**VANS**

**H&R BLOCK**

**SPIN  
CYCLE**

**ANYTIME  
FITNESS**

**SHAKE  
SHACK**

**CHIPOTLE**  
MEXICAN GRILL

**JUICE IT UP**  
SMOOTHIES • BOWLS • JUICES

**verizon**

**O'Reilly  
AUTO PARTS**

Orange Street - approx. 18,000 cpd

**LEASING INFORMATION**



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