

Orange Street

Redlands Blvd.

116 Orange St Redlands CA +/- 3100 SE

Your New Restaurant Space Is Here For You



Fifth Street

West State Street
(Downtown Business District)

MICHALE G. RADEMAKER
CEO/Founder
DRE# 00556679
PH. 909.579.1340
MRADEMAKER@MGRREALESTATE.COM

TONY HERMOSILLO
Vice President
DRE# 01756910
PH. 909.579.1344
TONYH@MGRREALESTATE.COM

RAUL ALEJOS
Senior Commercial Associate
DRE# 01488335
PH. 909.556.3293
RALEJOS@MGRREALESTATE.COM

- Servicing
- The Inland Empire
 - High and Low Desert Areas
 - Riverside County
 - San Bernardino County
 - Orange County
 - San Diego County

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Position Your Self to be in front of this new development

**700 apartments, condos to go
with
new shops and restaurants**

Your Name Here



Corner of Orange St & Redlands Blvd.

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Nestled halfway between Los Angeles and Palm Springs, Downtown Redlands offers the perfect mix of small-town charm and modern convenience. With its ideal location, Redlands is the perfect place to escape the touristy trappings of a retirement community and the traffic jams of a big city. Residents from neighboring towns such as Loma Linda, Highland, Yucaipa, Beaumont, Mountain areas, and more are drawn to Downtown Redlands to shop and indulge in the diverse culinary scene.

We are thrilled to announce a unique opportunity for visionary entrepreneurs in the hospitality industry. Our prime location boasts an impressive 5500 SF of space, perfectly suited for a restaurant, lounge, or live music hall. We are seeking passionate individuals with great imagination and a drive to transform this space into something extraordinary.

Imagine the possibilities - an Eat Drink Listen concept or even something grander! With ample square footage, you have the freedom to create an immersive dining experience, a trendy lounge with a vibrant atmosphere, or a captivating music venue that will leave guests in awe. The choice is yours, and the potential is limitless.

Located in a highly desirable area, our Great location offers high foot traffic and great visibility, ensuring maximum exposure for your venture. The surrounding neighborhood is teeming with potential customers eager to explore new dining and entertainment options. This is your chance to establish a thriving business in a vibrant community.

Don't miss out on this exciting opportunity to unleash your imagination and create something truly remarkable. Join us at our Great location and let your entrepreneurial spirit shine. Contact us today to learn more and seize this chance to make your mark on the hospitality industry. Together, let's redefine the meaning of dining, entertainment, and inspiration.

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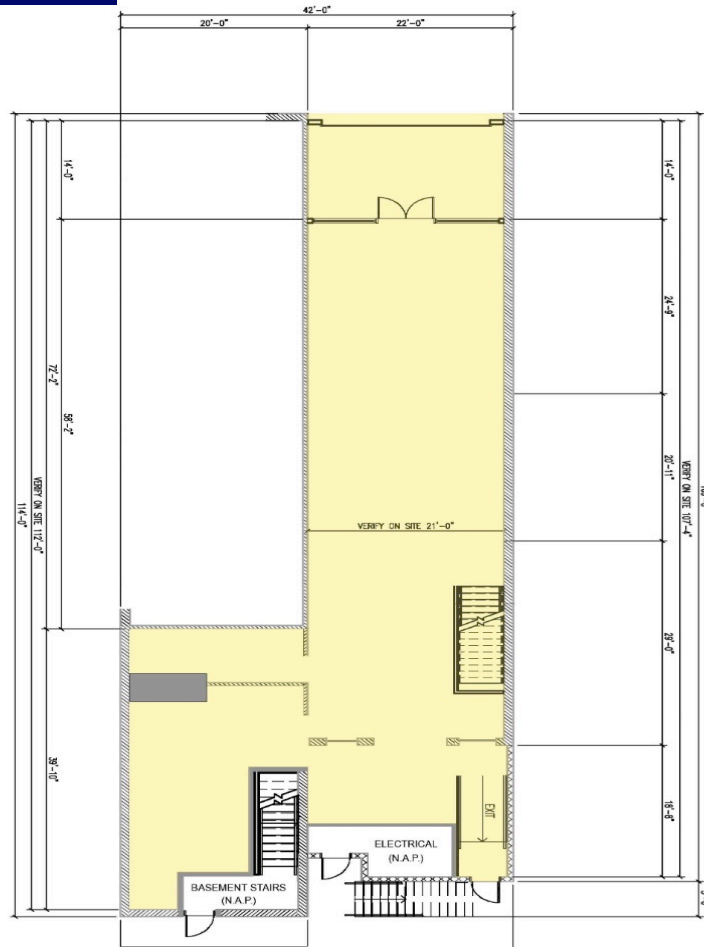
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Floor Plan and Concept Idea



Concept Picture

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SITE LOCATION

**Proposed New Development
Directly in front of you**



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Concept Ideas



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Basement Ideas



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Features and Demographic Information

Population	1 Mile	3 Miles	5 Miles
2010 Population	17,398	71,310	136,264
2023 Populations	18,638	79,863	147,689
2028 Population Projection	18,831	81,269	149,492
Households	1 Mile	3 Miles	5 Miles
2010 Households	7,006	28,780	51,177
2023 Households	6,946	28,368	50,646
2028 Household Projection	7,006	28,780	51,117
Income	1 Mile	3 Miles	5 Miles
AVG Household Income	\$85,540	\$104,110	\$101,931
Media, Household Income	\$59,042	\$81,793	\$79,447
Traffic			
Street	Cross Street	Traffic Volume	Count Year
Orange St	I-10 Fwy	21,756	2020
Redlands Blvd	State	18,632	2022
Orange St	Pearl St	16,191	2022

Features:

- Prime Historic Downtown Redlands Location
- New HVAC & Utility Connections to Premises
- Hood Exhaust System in Kitchen area
- In the heart of Redlands State Street
- Walking to Shopping, Office, Restaurants, Bars
- +/- 2500 SF Basement also available to enhance your concept or add event hall possibilities
- Proximity to I-10 & 210 Fwy Access
- Directly across the new 700+ Housing and Shops Old Redlands Mall Development braking ground soon

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Courtesy of Dave Card

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Meet The Team



MGR Real Estate Inc. 3800 Concours St. Suite 100, Ontario CA 91786 | Office (909) 981-4466 / Fax: (909) 981-6267

Commercial Brokerage * Residential Real Estate * Property Management
Ontario (909) 981-4466 Victorville (760) 955- 7888 Carlsbad (909) 683.-8102

WWW.MGRREALESTATE.COM



Michael G. Rademaker
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