

Redlands Marketplace

JR ANCHOR, PADS, AND SHOP SPACE AVAILABLE



Property Features:

- Located in immediate proximity to Citrus Plaza and Mountain Grove Shopping Center
- Project sits adjacent to a recently approved Walmart anchored development
- Top performing retail submarket in the Inland Empire
- Excellent regional access and identity provided from the San Bernardino (10) and Foothill (210) Freeways
- Outstanding demographic characteristics in the trade area

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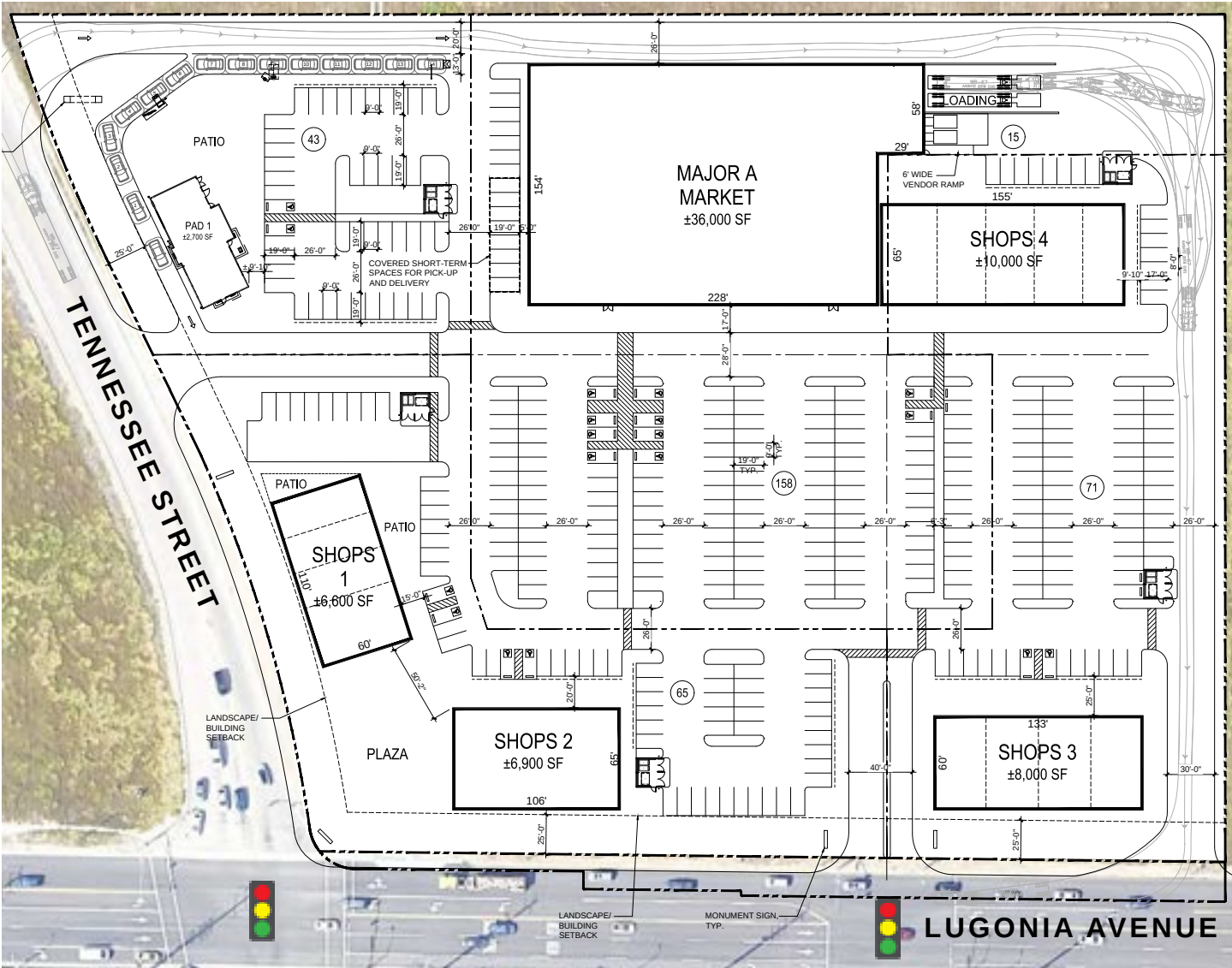
Area Retailers:



REDLANDS MARKETPLACE



SITE PLAN



SITE SUMMARY

Net Land Area:	±354,384 (±8.14 AC)
Building Area:	±70,200 SF
Coverage:	19.7%
Parking Required:	350 Stalls*
Parking Provided:	352 Stalls
Parking Ratio:	5.0/1,000

*Based on City of Redlands Municipal Code, Section 18.164.240: Neighborhood Center: 1/200

RENDERINGS

View of Corner Pylon



View from Left-Turn Lane



NEIGHBORING RETAIL



DEMOGRAPHICS

Population

1 Mile	8,711
3 Mile	76,750
5 Mile	189,652

Daytime Population

1 Mile	13,589
3 Mile	45,107
5 Mile	101,096

Household Income

1 Mile	\$107,010
3 Mile	\$131,307
5 Mile	\$124,709

Median Age

1 Mile	33.4
3 Mile	36.4
5 Mile	34.8

Traffic Count

Intersection	18,426 CPD
210 Freeway	77,000 CPD

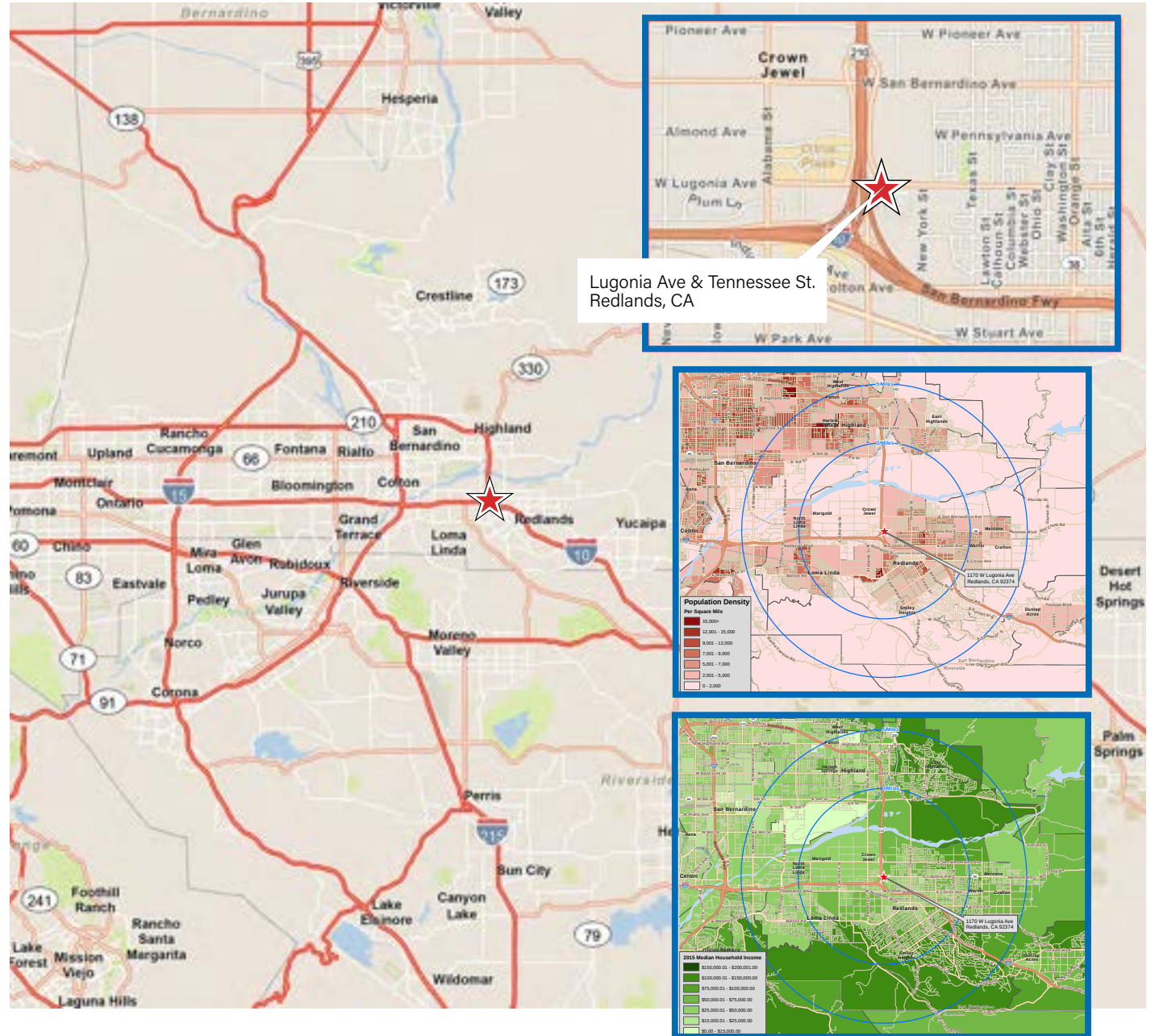
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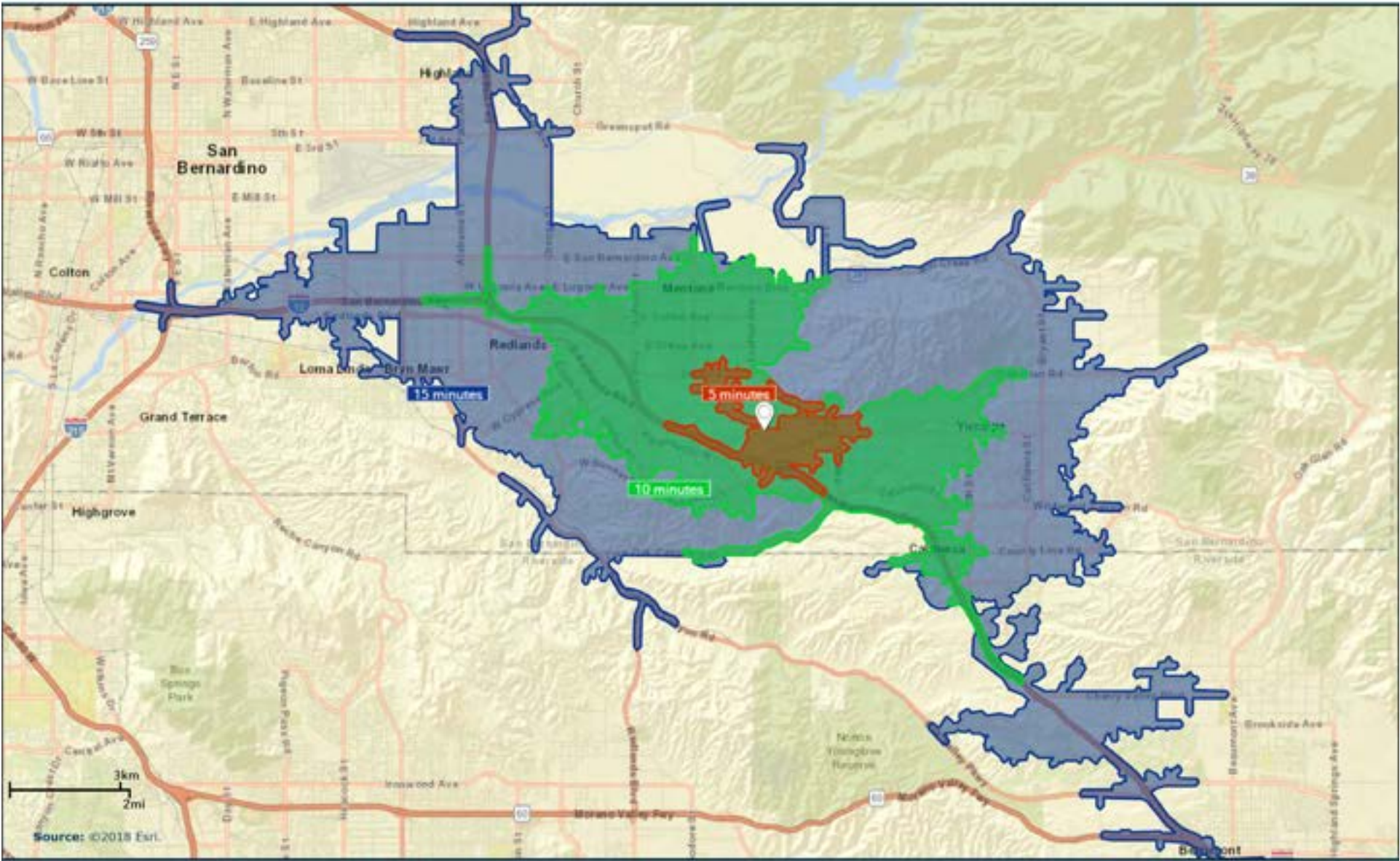
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DRIVE TIMES





Redlands Marketplace

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