



RETAIL, DINING AND ARTS COLLECTIVE



21 W. STUART AVENUE, REDLANDS, CA



FOR LEASE

CBRE

HIGHLIGHTS

RE-IMAGINE THE MOST
ICONIC HISTORIC BUILDING
IN DOWNTOWN REDLANDS
INTO A ONE-STOP SHOPPING,
DINING AND ARTS COLLECTIVE
FOR LOCALS AND VISITORS.

21 W STUART REDLANDS IS PRIMED
FOR REDEVELOPMENT IN THE
DINING AND RETAIL DESTINATION
OF THE INLAND EMPIRE.



±7,200 SF Main Building
with a ±7,200 SF Climate
Controlled, full height
basement and a
±1,892 SF annex building



Excellent
surface level
and street
parking



Within walking
distance of restaurants,
retail, banking,
entertainment, nightlife
and more



Adjacent to
Metrolink train
station



Within ± 1Mile
of both the
210 and I-10
Freeways



High daytime
population
and household
income within a
10-minute drive

A COLLECTION OF GOOD EATS, CRAFT DRINKS,
AND ARTISTIC CELEBRATION.



THE DINING DESTINATION OF THE INLAND EMPIRE

REDLAND'S MOST ICONIC BUILDING
21
WEST
Stuart
Avenue



Downtown Redlands
(5 MINS WALK)

Redlands Downtown
Metrolink Station

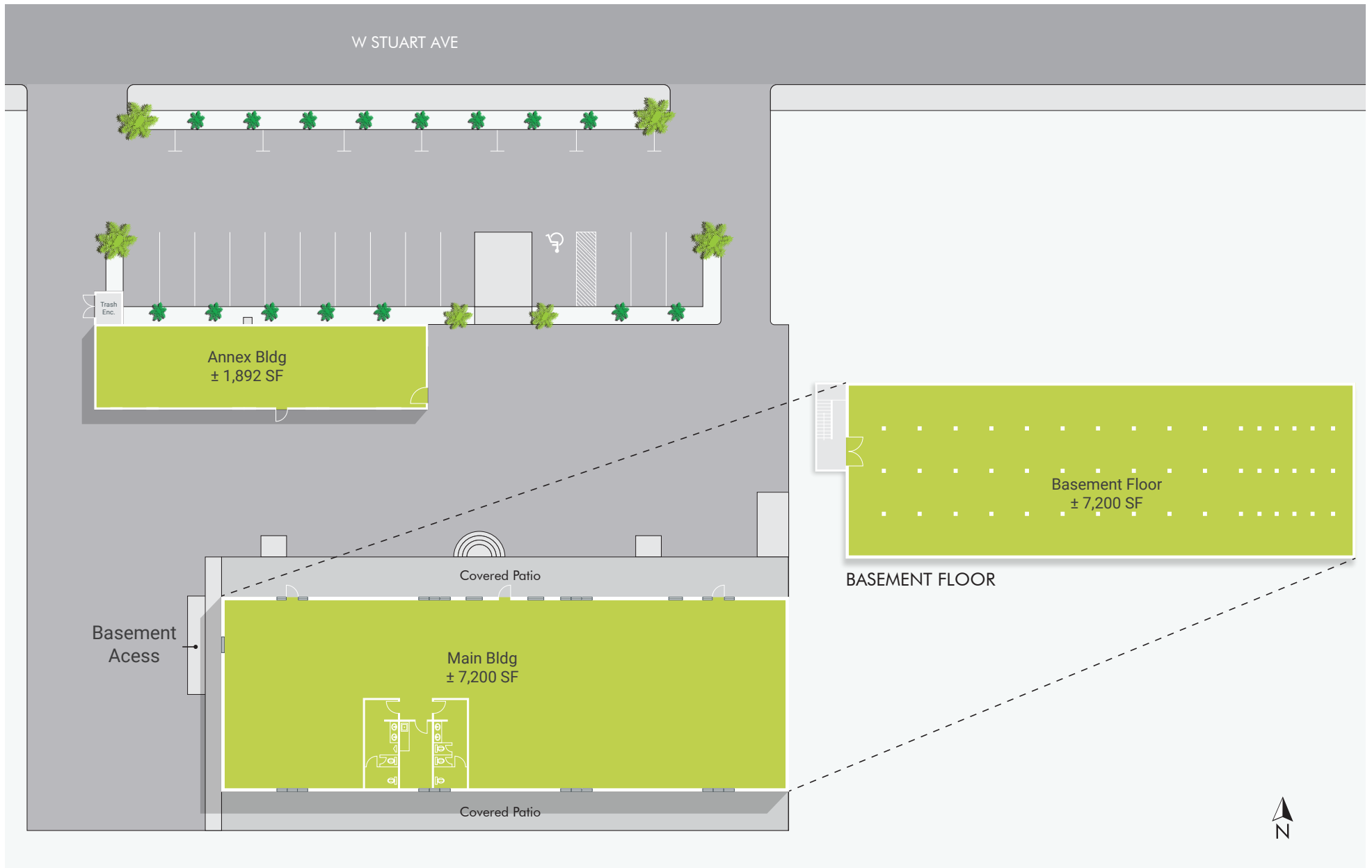
Orange St.



THE MOST *ICONIC* BUILDING IN REDLANDS



SITE PLAN



PARKING MAP

21
WEST
Stuart
Avenue

ORANGE PLAZA
2 MIN WALK

101 W STUART
(385 Spaces)
2 MIN WALK

STUART AVE



LOOK CINEMA
5 MIN WALK

AL HARRIS LN

ORANGE ST
4 MIN WALK

ORANGE ST

REDLANDS BLVD

ROOTED IN REDLANDS HISTORY *AND READY FOR THE FUTURE*

THIS HISTORIC BUILDING, CONSTRUCTED IN 1889 BY W.N. CHAMBLIN, SERVED AS A WAREHOUSE AND SALES FACILITY FOR HAY AND GRAIN, LEAVING AN INDELIBLE MARK ON HISTORIC DOWNTOWN REDLANDS. PROUDLY STANDING AS ONE OF THE CITY'S OLDEST STRUCTURES, IT IS A CHERISHED REMNANT OF REDLANDS' BYGONE ERA. FROM 1899 TO 1923, IT WAS HOME TO GRAHAM-COPE COMMERCIAL COMPANY, HELMED BY LOCAL BUSINESSPERSON AND PHILANTHROPIST EDWARD M. COPE. WITHIN ITS WALLS, THE COMPANY OPERATED A BUSTLING GRAIN WAREHOUSE AND BARLEY MILL. IN 1943, COPE HANDED OVER THE REINS TO OTTO AND SUE KNUDSEN, ESTEEMED FIGURES IN TRUCKING, MOVING, STORAGE, AND THE YUCAIPA VALLEY FRUIT COMPANY. THE BUILDING THEN CHANGED HANDS AGAIN IN 1958, FINDING ITS NEW OWNERS IN JOHN AND ALMA GRIGSBY. IN 1986,

THE GRIGSBYS PASSED ON THEIR BUSINESS TO VICTORIA AND MICHAEL HARGRAVE, WHO TRANSFORMED IT INTO THE BELOVED GRIGSBY GARDEN CENTER. IN 1988, THE HARGRAVES BECAME THE PROPERTY'S PROUD OWNERS. THE NURSERY THRIVED UNTIL 1997 WHEN THEY EMBARKED ON A NEW VENTURE, TRANSFORMING THE SPACE INTO A VIBRANT SKATE PARK THAT OPERATED UNTIL 2003. THROUGHOUT THE PAST 19 YEARS, STATISTICAL RESEARCH DILIGENTLY CARRIED OUT EXTENSIVE RENOVATIONS, PAYING HOMAGE TO THE PROPERTY'S EXTRAORDINARY HISTORY WHILE REVITALIZING ITS BUILDINGS AND GROUNDS. THE CURRENT OWNERSHIP IS LOOKING TO ENHANCE THE PROPERTY WHILE BEING MINDFUL TO THE HISTORIC NATURE OF THE ASSET. THIS IS A ONCE IN A GENERATION OPPORTUNITY FOR POTENTIAL USERS TO ENJOY THE ADAPTIVE REUSE OF THIS HISTORIC PROPERTY.



\$119,194

AVERAGE HOUSEHOLD INCOME
(10 MINUTES)

\$4,451

AVERAGE HH EATING OUT SPENDING PER YEAR

LIFE IN REDLANDS

WITH ITS ENCHANTING BLEND OF SMALL-TOWN ALLURE AND CONTEMPORARY CONVENIENCES, REDLANDS SPARKLES AS A VIBRANT CITY. STEEPED IN A CAPTIVATING HISTORY, ADORNED WITH BREATHTAKING ARCHITECTURE, AND EMBELLISHED BY EXPANSES OF CITRUS GROVES, REDLANDS INSPIRES AND ENTHRALLS VISITORS WHO OFTEN FIND THEMSELVES BECOMING LIFELONG RESIDENTS.

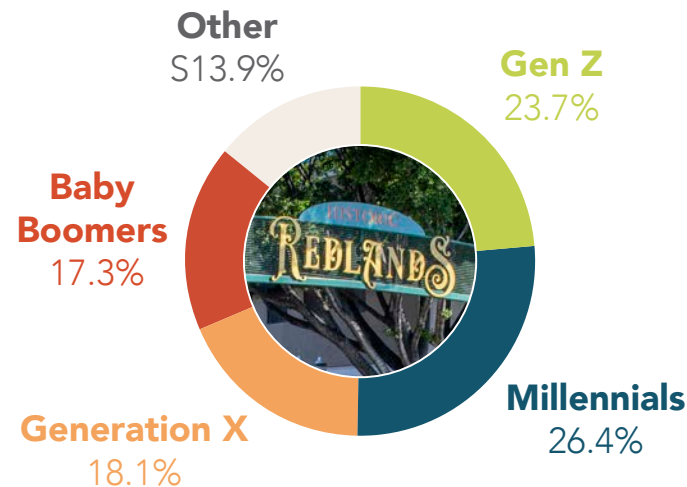
43%

BACHELOR'S DEGREE OR HIGHER
(10 MINUTES)

9%

WORK FROM HOME

GENERATIONS (10 MINUTES)



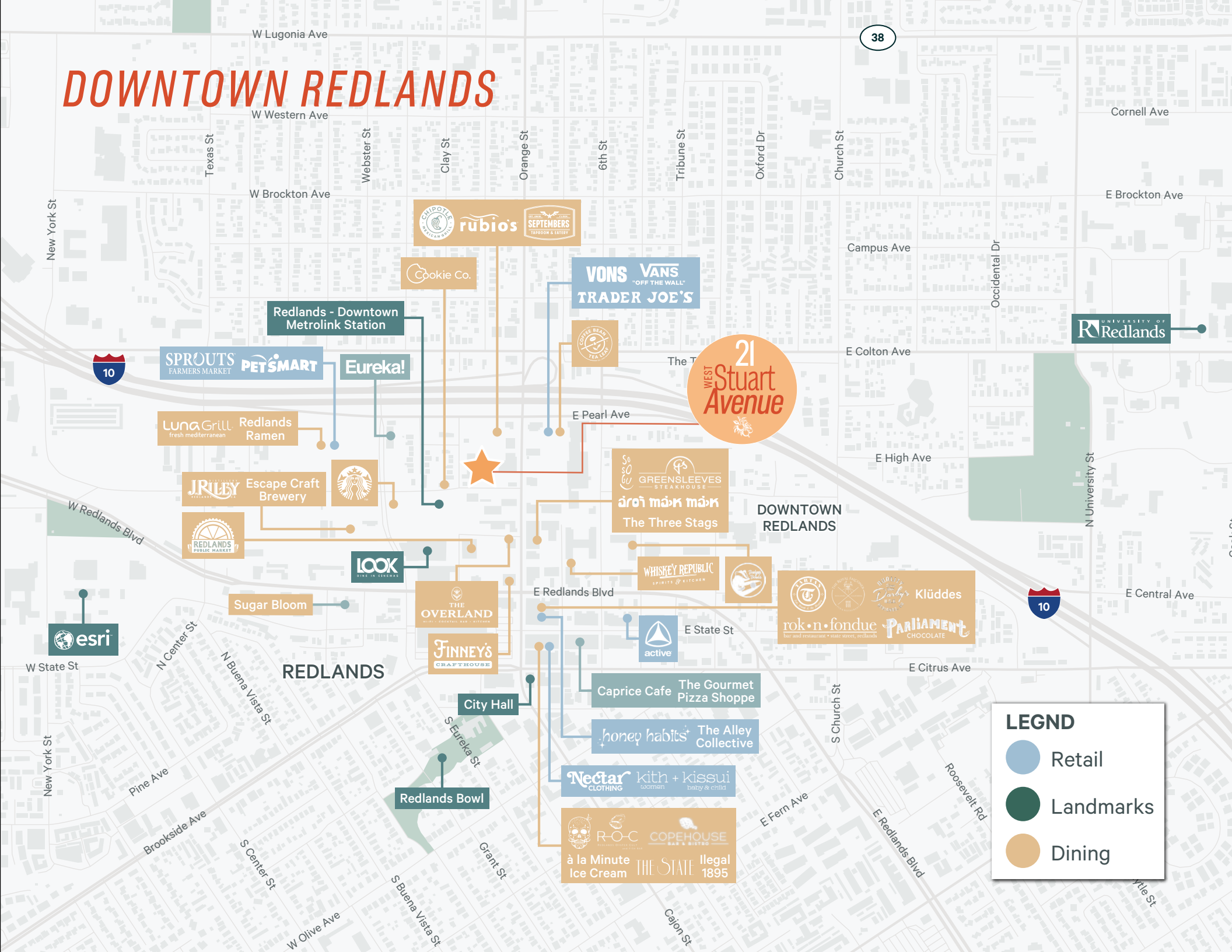
2023	5 MINUTES	10 MINUTES	15 MINUTES
Population	36,203	122,625	362,918
Households	13,739	43,326	115,554
Daytime Population	48,822	164,004	415,571

6,000

EMPLOYEES AT ESRI, GIS SOFTWARE COMPANY HEADQUARTERED IN REDLANDS



DOWNTOWN REDLANDS



21 WEST Stuart Avenue

LEGND

- Retail
- Landmarks
- Dining

FOR MORE INFORMATION, PLEASE CONTACT :

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21 W. STUART AVENUE, REDLANDS, CA

REDLAND'S MOST
21
WEST Stuart Avenue
ICONIC BUILDING



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