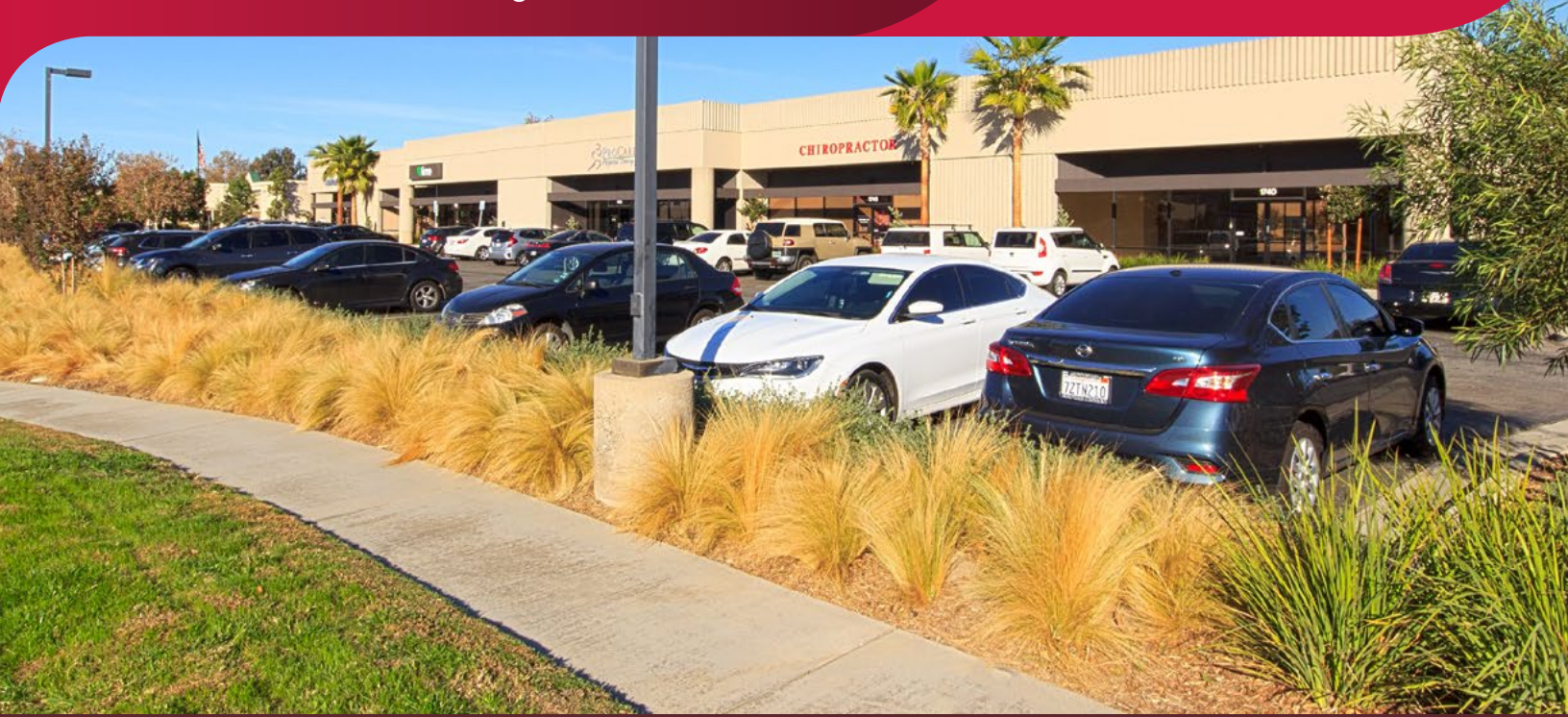


# FOR LEASE: OFFICE/RETAIL SPACE ±2,108 to 3,898 SF AVAILABLE

1740-1770 & 1765-1795 Orange Tree Lane, Redlands, CA 92374



## PROPERTY HIGHLIGHTS

- Located in the Orange Tree Lane Business District
- Excellent access to the I-10 Freeway from Alabama and California Street off-on ramps
- Freeway visibility
- Traffic count in excess of 195,000 cars per day on the I-10 Freeway



### DEMOGRAPHICS

### 3 MILE RADIUS

Population	77,215
Households	25,951
Average HH Income	\$119,981

\*2024 Demos - Source: RegisOnline



**RICK LAZAR**  
951.276.3652  
rlazar@leeriverside.com  
DRE#: 00549349

**SPENCER HULL**  
951.276.3651  
shull@leeriverside.com  
DRE#: 01507542

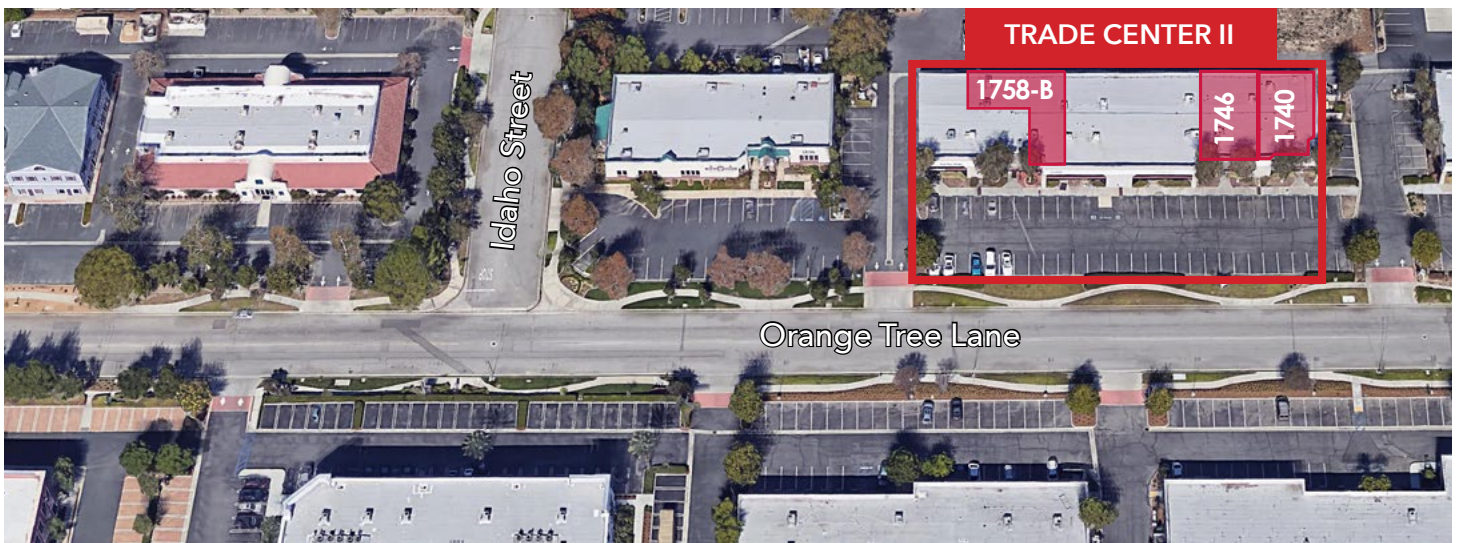
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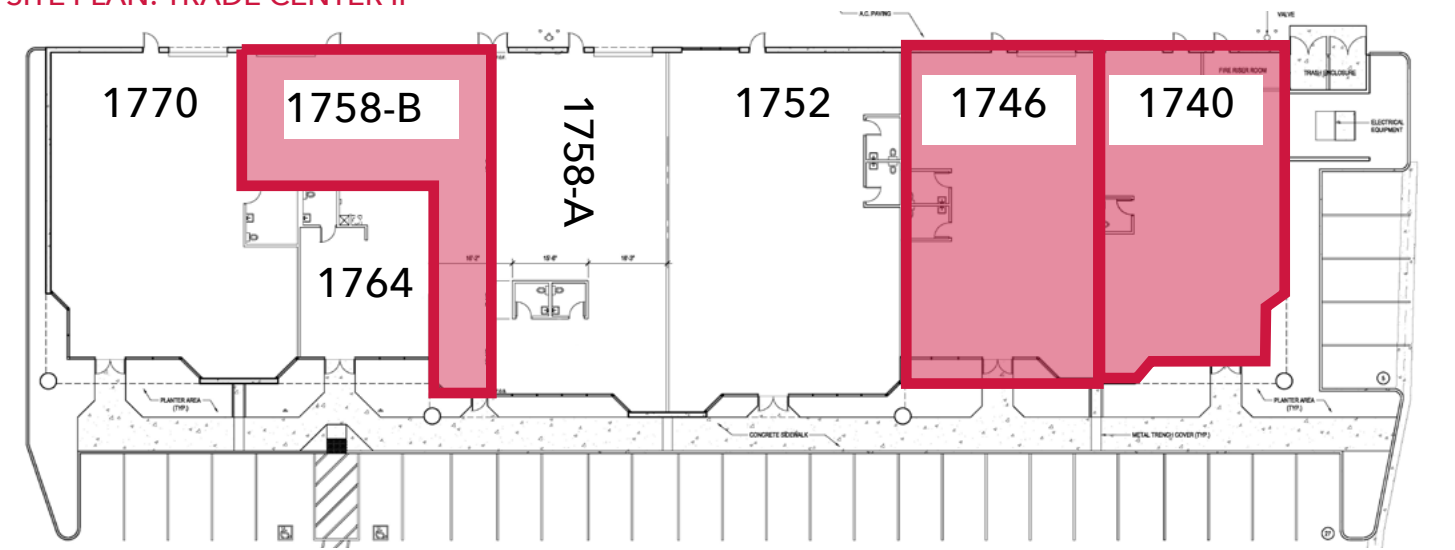


## TRADE CENTER II

ADDRESS	RENTABLE SF	RATE PSF	SUITE DESCRIPTION
1740 Orange Tree Lane	±2,654 SF	\$1.35 PSF	NNN Lease
1746 Orange Tree Lane	±2,474 SF	\$1.35 PSF	Available for SubLease
1758-B Orange Tree Lane	±2,923 SF	\$1.35 PSF	NNN Lease



## SITE PLAN: TRADE CENTER II



**RICK LAZAR**  
951.276.3652  
rlazar@leeriverside.com  
DRE#: 00549349

**SPENCER HULL**  
951.276.3651  
shull@leeriverside.com  
DRE#: 01507542

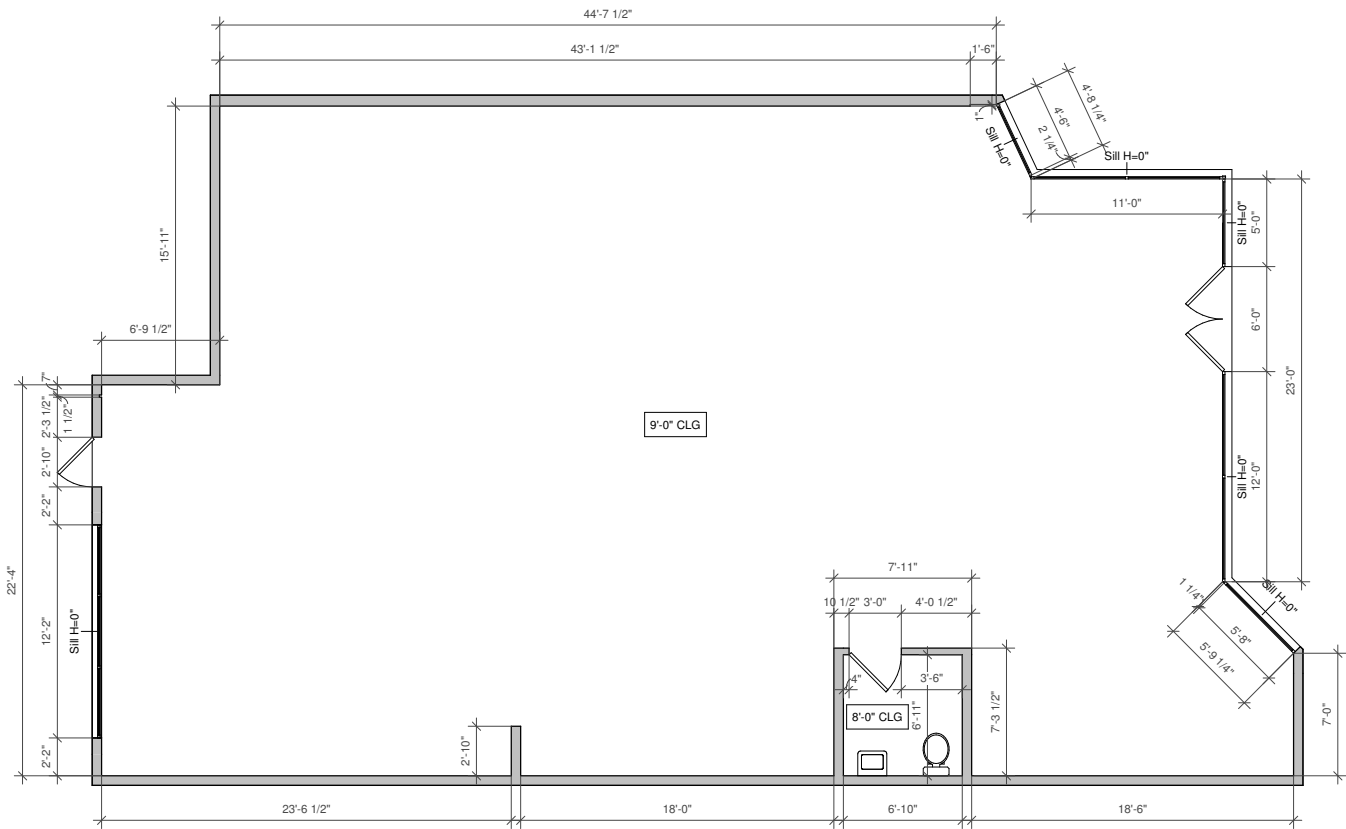
# FOR LEASE: OFFICE/RETAIL SPACE

## ±2,108 to 3,898 SF AVAILABLE

1740-1770 & 1765-1795 Orange Tree Lane, Redlands, CA 92374

### FLOOR PLAN

### 1740 ORANGE TREE LANE



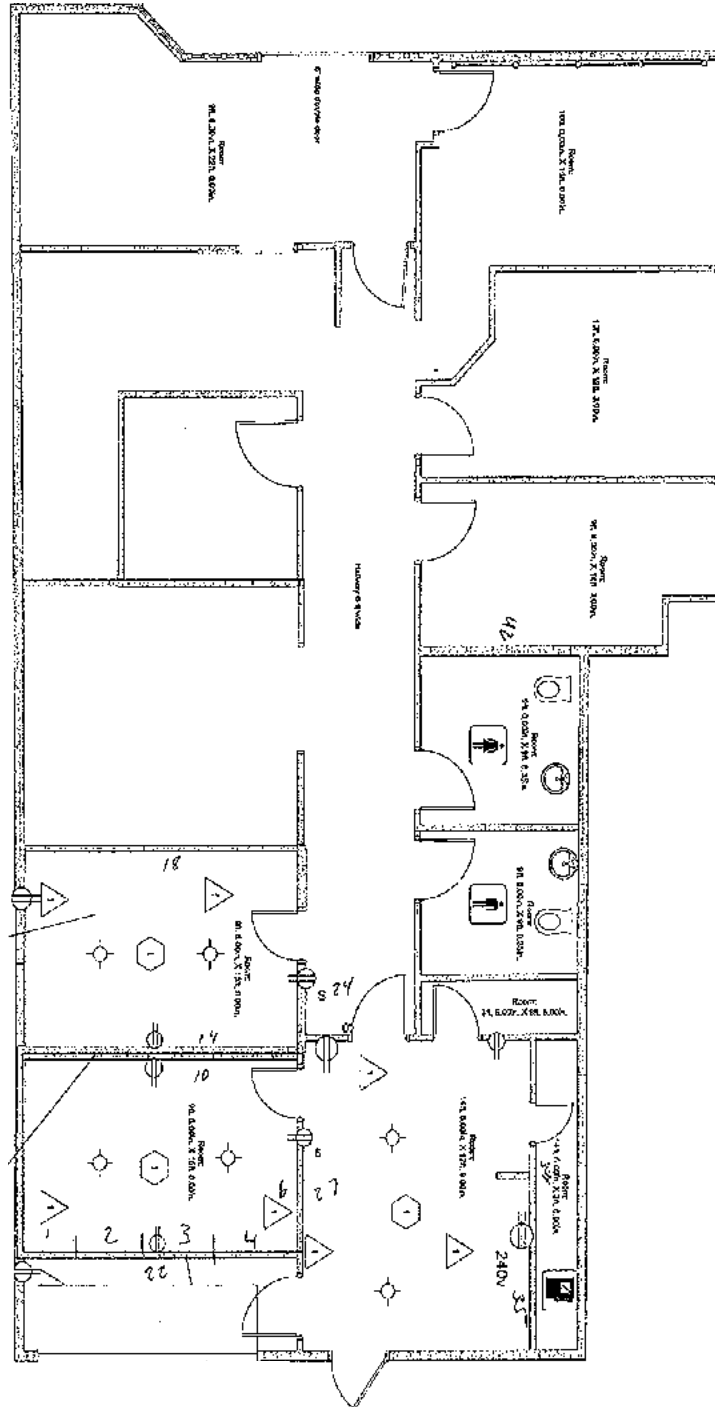
# FOR LEASE: OFFICE/RETAIL SPACE

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1740-1770 & 1765-1795 Orange Tree Lane, Redlands, CA 92374

### FLOOR PLAN

### 1746 ORANGE TREE LANE



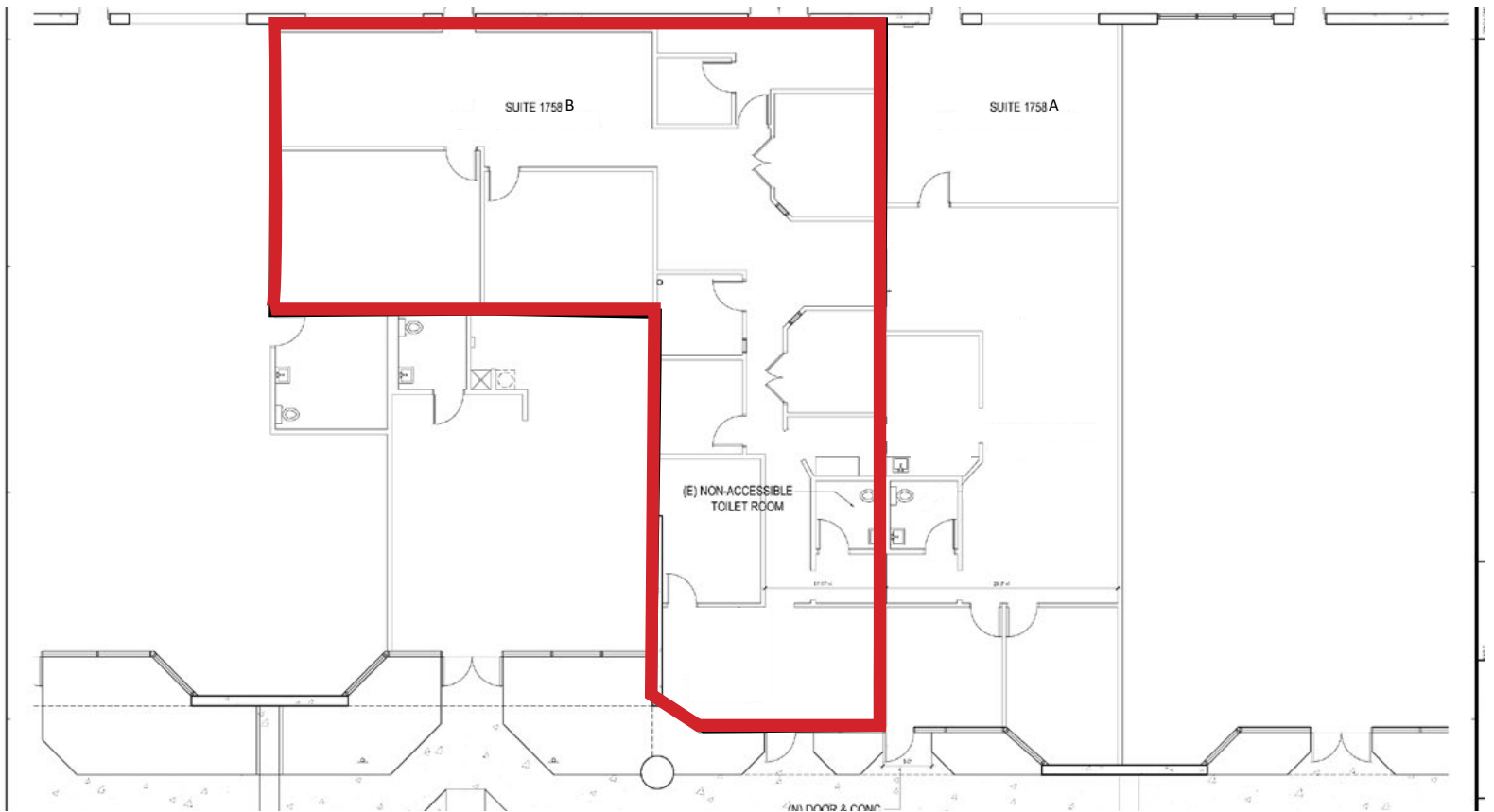
# FOR LEASE: OFFICE/RETAIL SPACE

## ±2,108 to 3,898 SF AVAILABLE

1740-1770 & 1765-1795 Orange Tree Lane, Redlands, CA 92374

### FLOOR PLAN

### 1758-B ORANGE TREE LANE



# FOR LEASE: OFFICE/RETAIL SPACE

## ±2,108 to 3,898 SF AVAILABLE

1740-1770 & 1765-1795 Orange Tree Lane, Redlands, CA 92374

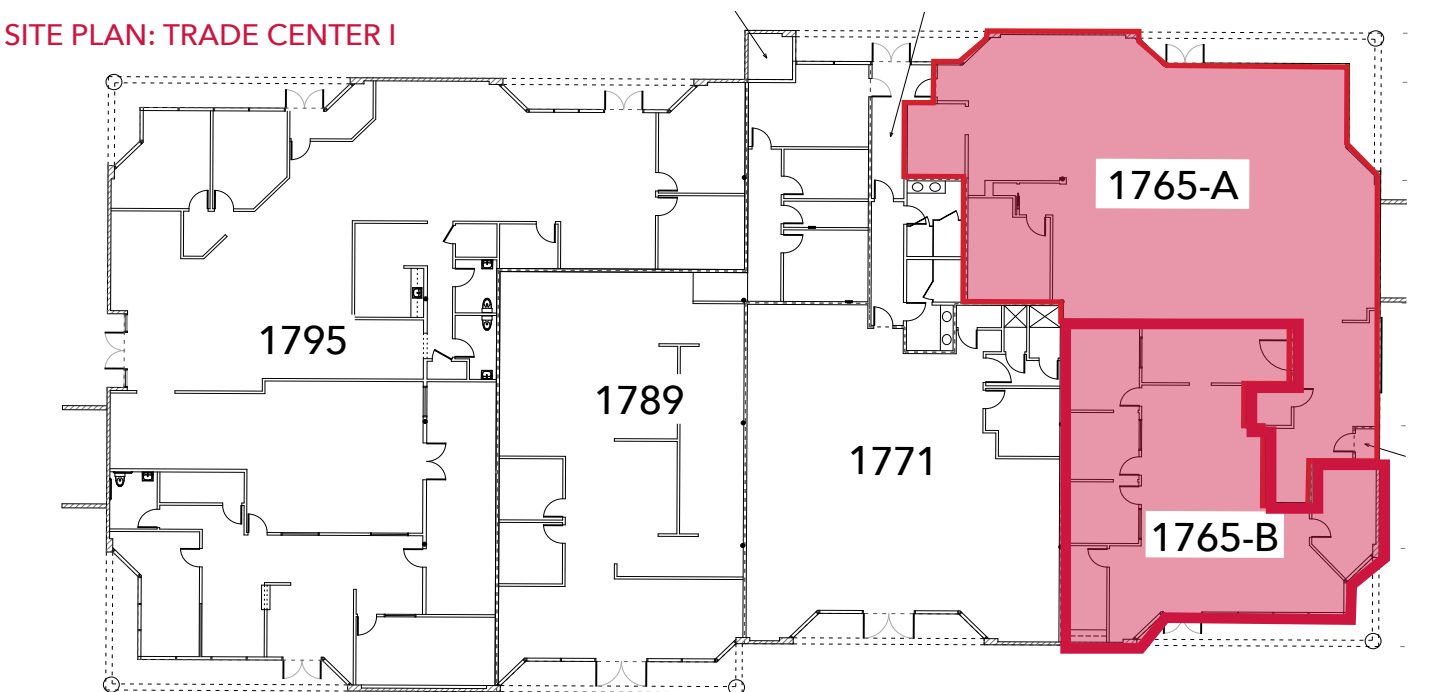


### TRADE CENTER I

ADDRESS	RENTABLE SF	RATE PSF	SUITE DESCRIPTION
1765-A Orange Tree Lane	±2,773 SF	\$1.35 PSF	NNN Lease - Available February 1, 2026
1765-B Orange Tree Lane	±2,108 SF	\$1.35 PSF	NNN Lease



### SITE PLAN: TRADE CENTER I



**RICK LAZAR**  
 951.276.3652  
 rlazar@leeriverside.com  
 DRE#: 00549349

**SPENCER HULL**  
 951.276.3651  
 shull@leeriverside.com  
 DRE#: 01507542

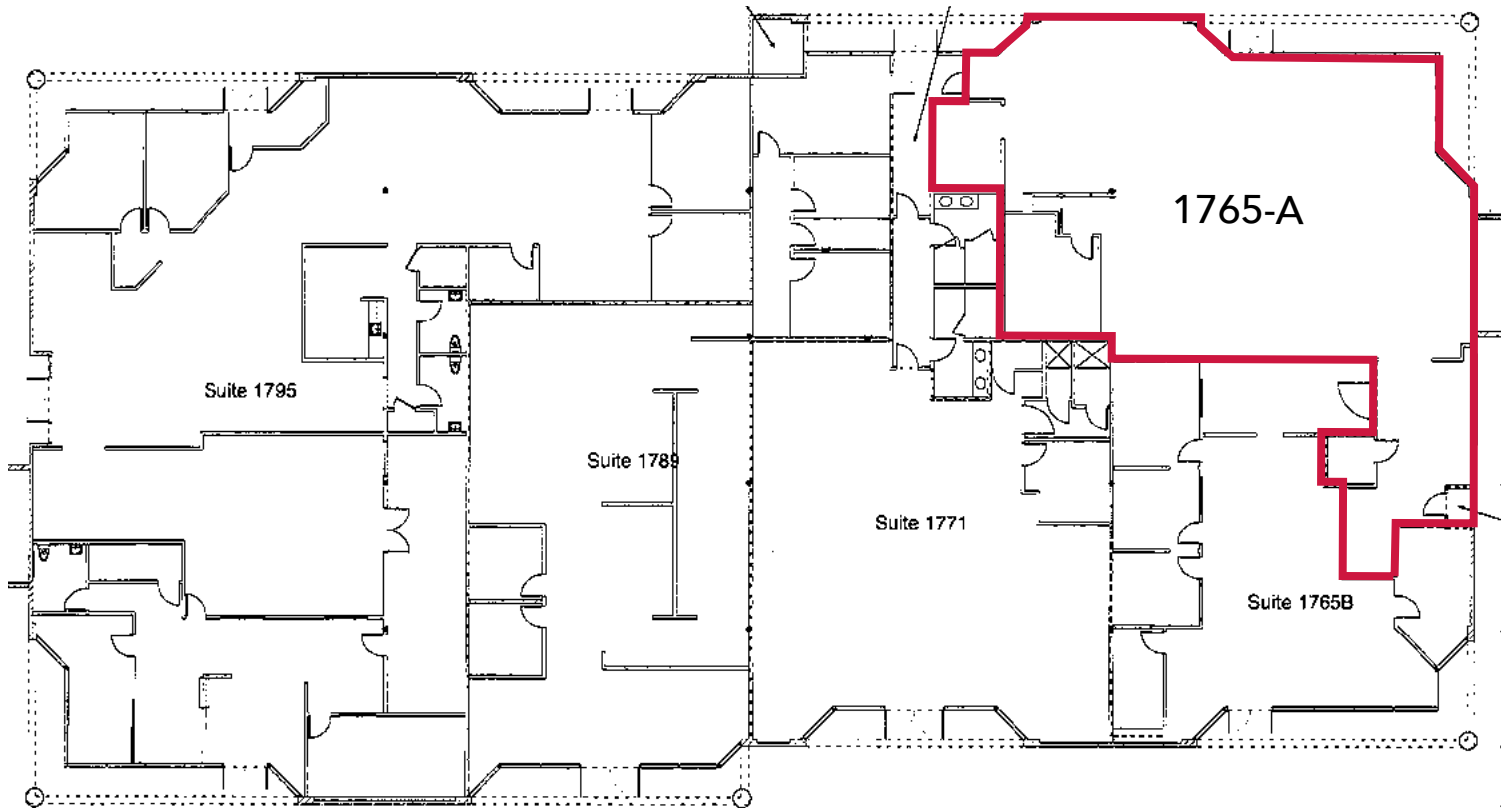
# FOR LEASE: OFFICE/RETAIL SPACE

## ±2,108 to 3,898 SF AVAILABLE

1740-1770 & 1765-1795 Orange Tree Lane, Redlands, CA 92374

### FLOOR PLAN

### 1765-A ORANGE TREE LANE

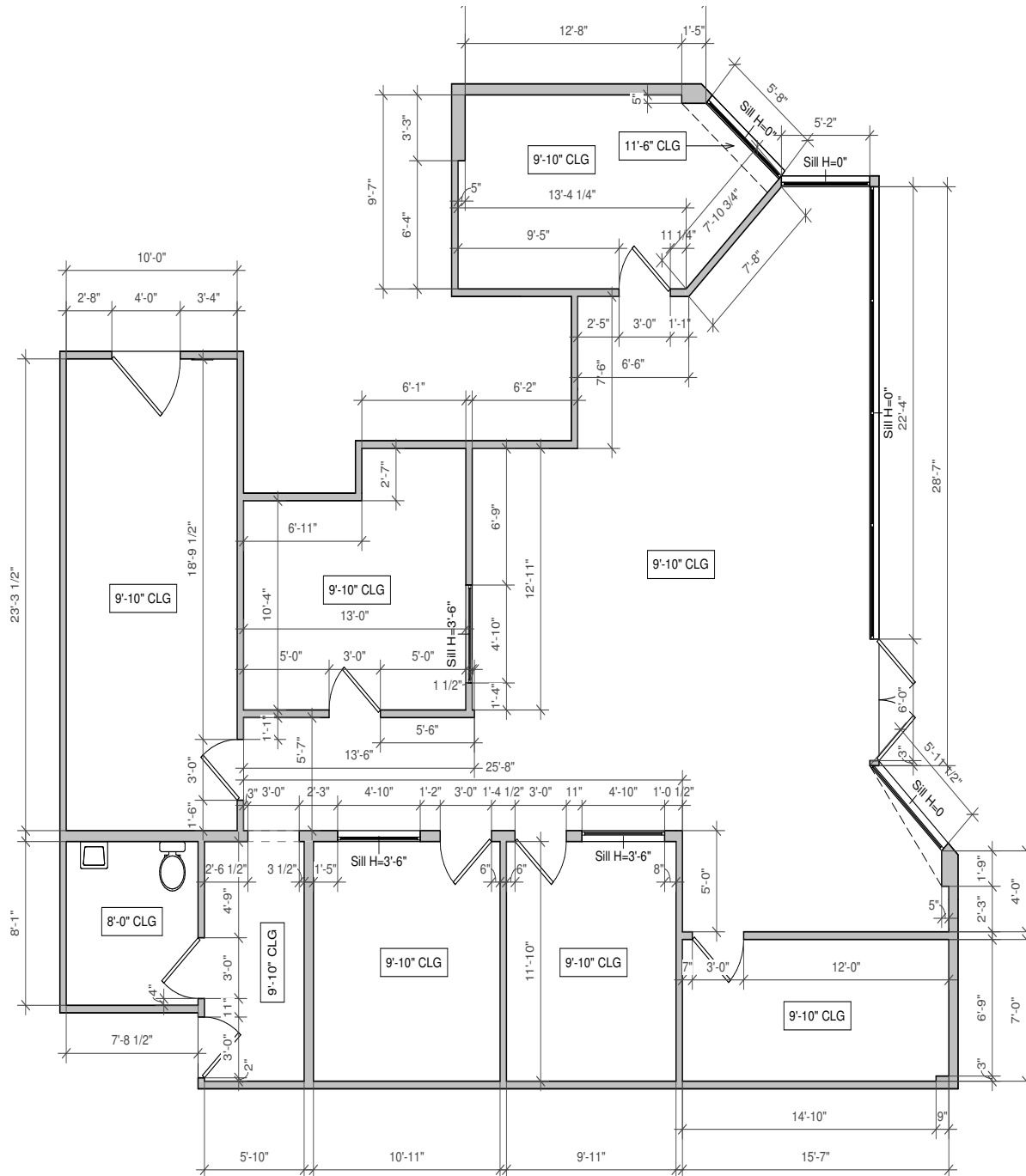


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## FLOOR PLAN

### 1765-B ORANGE TREE LANE



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