

FOR LEASE

CITRUS VILLAGE PLAZA

700 EAST REDLANDS BLVD., REDLANDS, CA 92373



CO-ANCHOR
SPACE AVAILABLE

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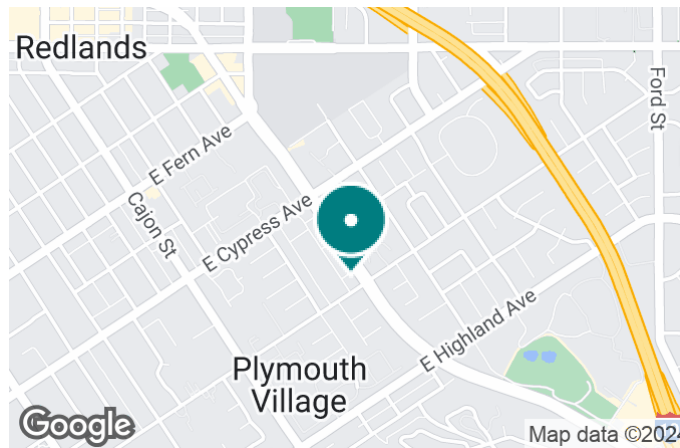
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Multiple Unit Available, Ranging From +/-1,260 - 29,522 SF
- Jr Anchor Space (Formerly Occupied by Rite Aid)
- Bustling, High-Traffic Albertsons Anchored Shopping Center
- High Street Visibility Along Busy Redlands Boulevard
- Multiple Entrances From Redlands Boulevard, Palm Avenue + Cypress Avenue
- Massive Onsite Parking Lot
- Join A+ Co-Tenants, Including Panera Bread, Chase Bank, Goodwill, UPS Store + More!

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,532	27,460	44,125
Total Population	13,388	74,950	122,239
Average HH Income	\$89,588	\$102,011	\$98,675

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Multiple units available, including a Jr Anchor space, in a sprawling Albertsons anchored shopping center. Stretching a full block along Redlands Boulevard, the property boasts exceptional street visibility, multiple entrances (from three streets), and tons of parking in a huge onsite lot. Additional A+ co-tenants include Panera Bread, Chase Bank, Goodwill, the UPS Store, and more!

LOCATION DESCRIPTION

Albertsons anchored community shopping center situated on Redlands Boulevard, stretching a full block between Palm Avenue and Cypress Avenue in prime Redlands.

OFFERING SUMMARY

Lease Rate:	\$1.25 - 1.50 SF/month (NNN; \$0.53 psf NNN)
Available SF:	850 - 29,522 SF
Building Size:	97,185 SF

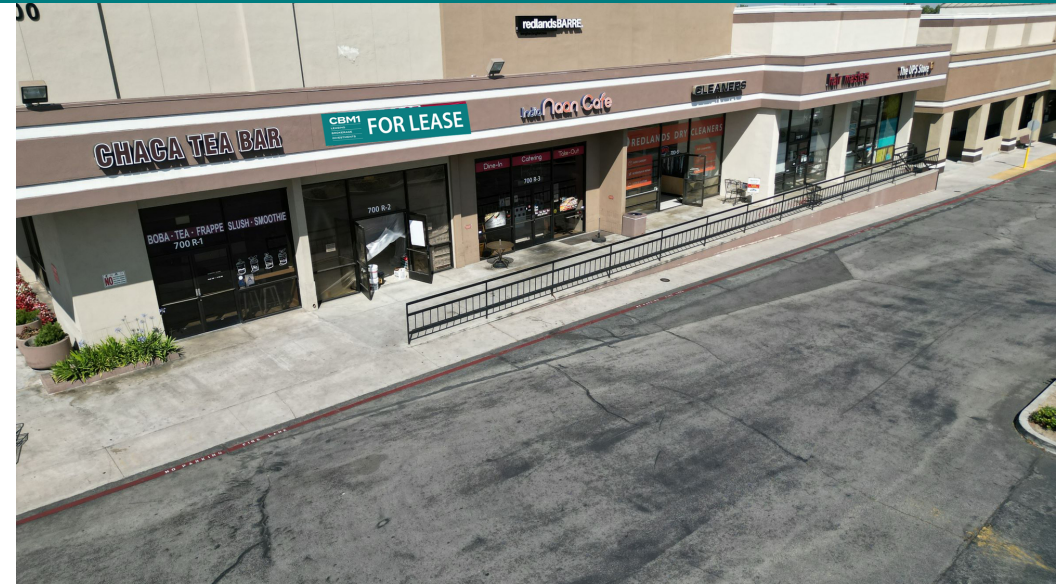
SPACES	LEASE RATE	SPACE SIZE
700A	Negotiable	17,700 - 29,522 SF
700AA	Negotiable	11,822 - 29,522 SF
700I	Negotiable	850 - 2,532 SF
700N	Negotiable	1,260 SF
7000	\$1.25 - 1.50 SF/month	2,458 SF

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ADDITIONAL PHOTOS

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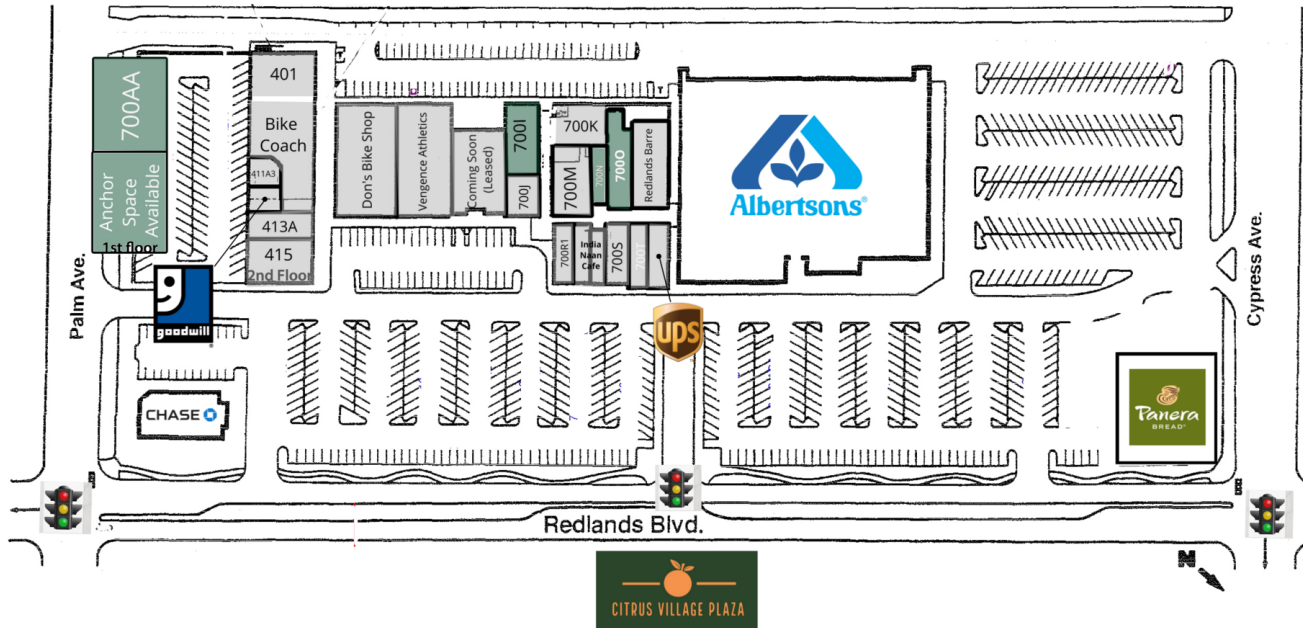
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SITE PLAN

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SUITE	TENANT	SIZE
700A	Available	17,700 - 29,522 SF
700AA	Available	11,822 - 29,522 SF
700B1	Don's Bike Shop	7,381 SF
700B3	Vengeance Athletics	6,940 SF
700G	Zoom Room (Coming Soon)	5,030 SF
700I	Available	850 - 2,532 SF
700J	Dental Gallery	1,548 SF
700K & L	VASA The Studio	2,788 SF
700M	(Leases Pending)	2,640 SF
700N	Available	1,260 SF
700O	Available	2,458 SF
700P	Redlands Barre	4,606 SF
700R1	Chaca Tea & Boba Cafe	1,100 SF
700R2-R3	India Naan Cafe	2,510 SF
700S	Redlands Cleaners	1,415 SF
700T	Serendipity Salon	1,338 SF
700U	The UPS Store	1,338 SF
401	Redlands Laundromat	1,400 SF
409	Bike Coach	8,000 SF
411	Goodwill	1,249 SF
411A3	Nail Salon	1,226 SF
413A	The Yellow Door	1,273 SF
415	Physical Therapy	3,937 SF

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RETAILER MAP

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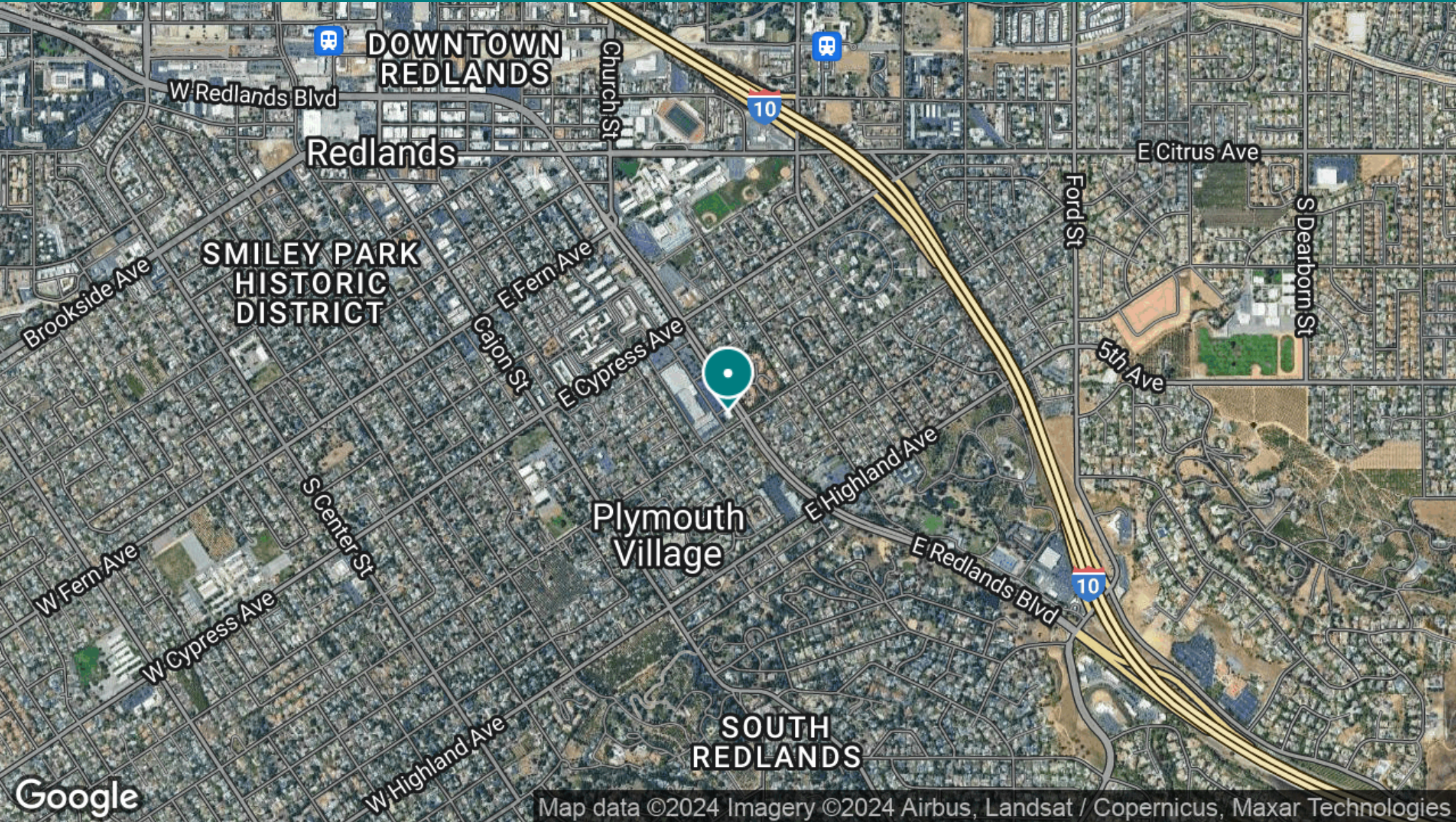


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LOCATION MAP

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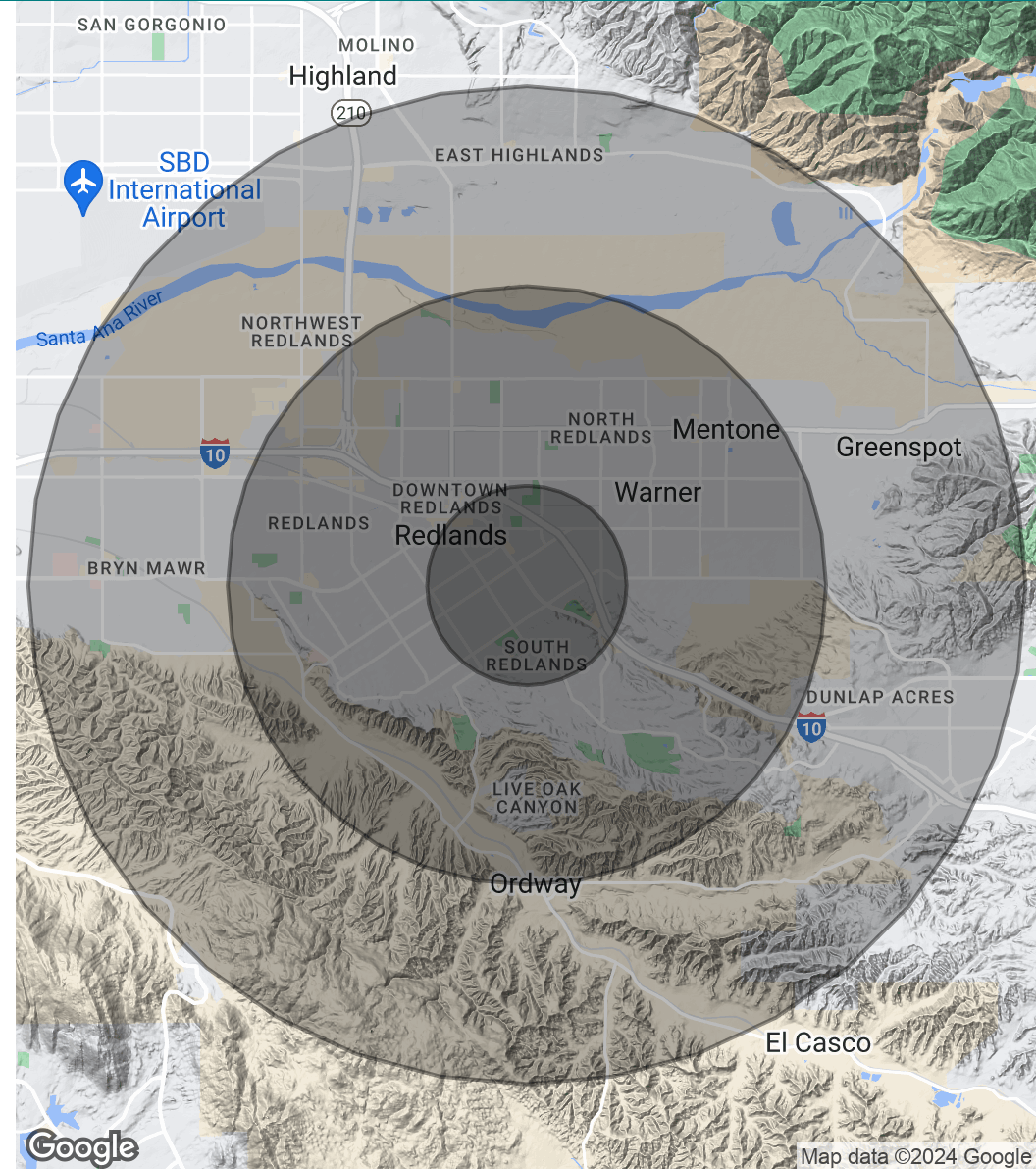
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,388	74,950	122,239
Average Age	39.3	37.0	37.3
Average Age (Male)	39.1	36.2	36.5
Average Age (Female)	39.6	38.4	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,532	27,460	44,125
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$89,588	\$102,011	\$98,675
Average House Value	\$354,032	\$371,130	\$361,588
RACE	1 MILE	3 MILES	5 MILES
% White	69.2%	68.3%	65.1%
% Black	11.3%	5.9%	5.7%
% Asian	3.7%	6.8%	10.9%
% Hawaiian	0.1%	0.2%	0.4%
% American Indian	0.1%	0.3%	0.5%
% Other	4.3%	8.6%	7.9%

* Demographic data derived from 2020 ACS - US Census



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