

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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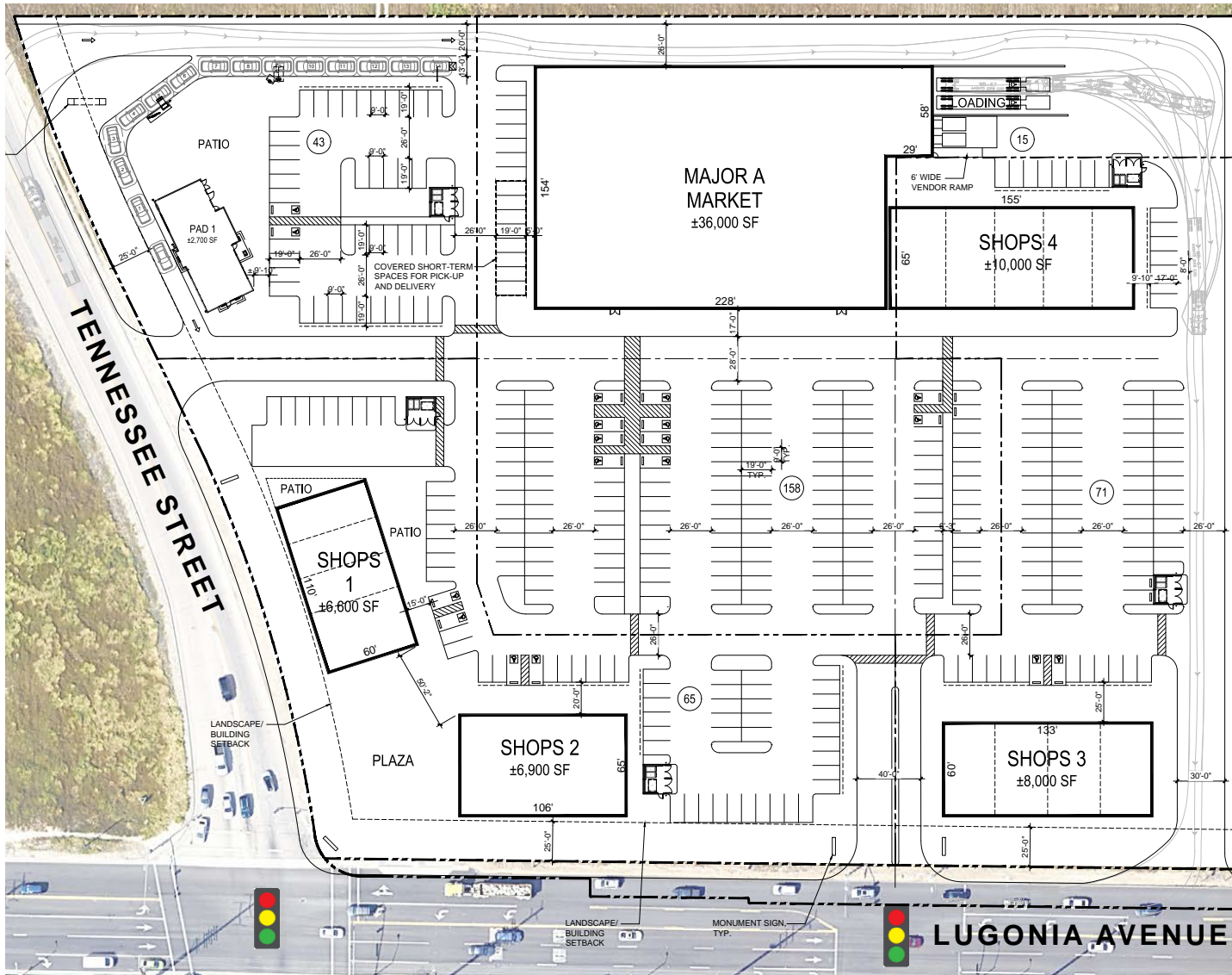
Area Retailers:



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



NORDSTROM
rack **buybuy BABY.** **ROSS** **HOBBY LOBBY**
 DRESS FOR LESS
WaBa Grill **MOD** **Habit.** **TJ-maxx**
 BURGER GRILL
 Yogurtland
OLD NAVY
HomeGoods **CHIPOTLE**
 MEXICAN GRILL
TILLY'S **Justice** **KIRKLAND'S**
BUCK'S **ULTA** **BANANA REPUBLIC**
 Original Shaved Ice Company **LANE BRYANT**

petco **BevMo!** **theVitamin Shoppe**
Michaels **BOB'S FURNITURE** **Sprint**
KOHL'S **Burlington** **Jamba Juice** **76** **Chick-fil-ck**
DSW **verizon** **Pier 1 imports**
FAMOUS footwear **WORLD MARKET** **BARNES & NOBLE**
Party City **COST PLUS** **BOOKSELLERS**
BED BATH & BEYOND **CATHERINES**
COLD STONE **Cafe Rio** **Famous Dates**
 CREAMERY MEXICAN GRILL

chili's **EoS FITNESS**
 GHEE & SAE **FIVE GUYS**
 MEXICAN GRILL **FAMOUS**
 BURGERS and FRIES
M **T-Mobile**

San Bernardino Ave

Harkins Theatres
ULTIMATE MOVIEGOING

TARGET

JCPenney

Alabama St

Lugonia Ave

Tennessee St

SITE

210

210

Marshall's **STARBUCKS**
JOANN **COFFEE**
 fabric and craft stores

RED ROBIN **WELLS FARGO** **ROMANO'S**
Macaroni GRILL

THE HOME DEPOT

Tuesday Morning
BIG LOTS **CVS**
DOLLAR TREE

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

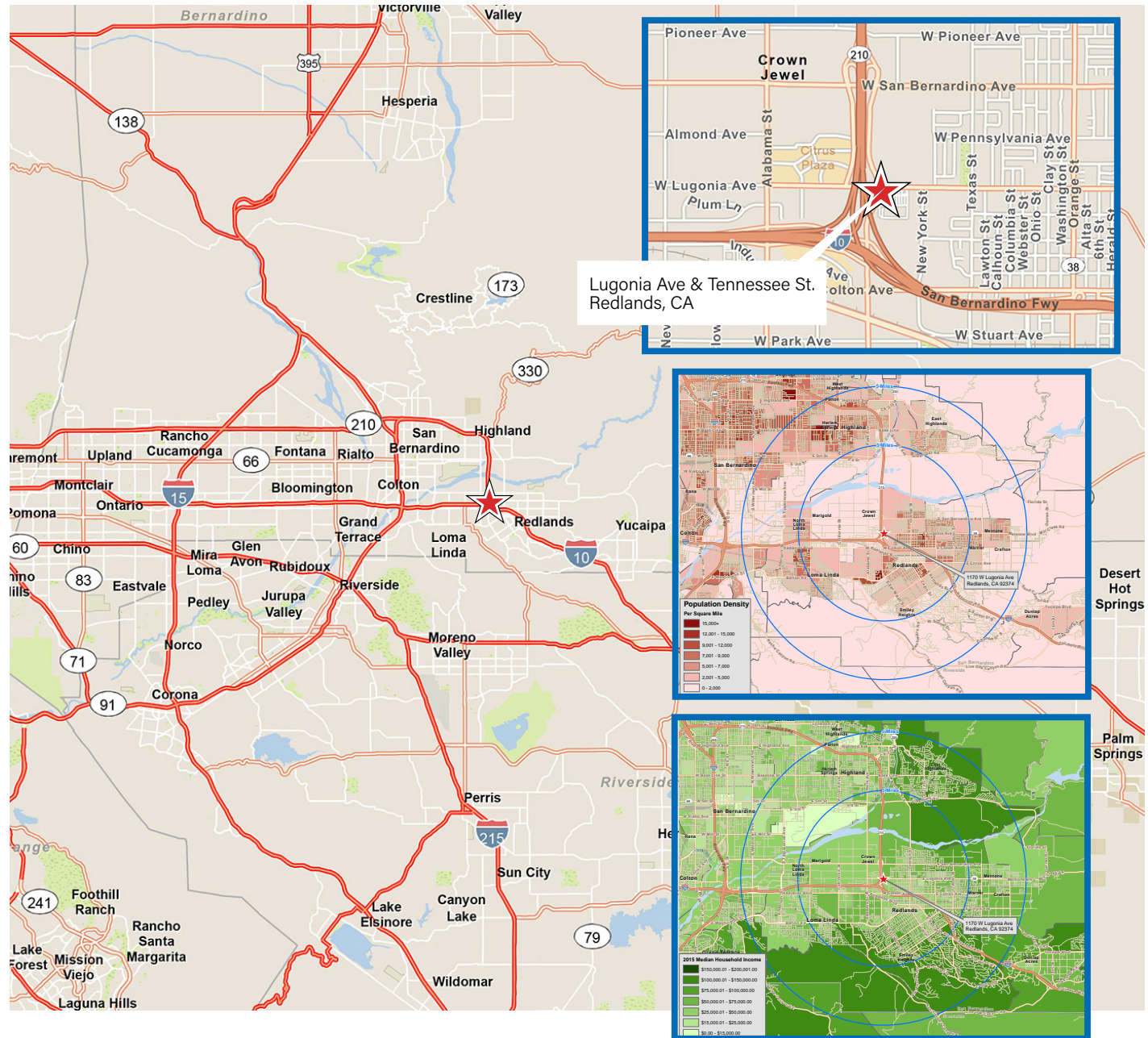
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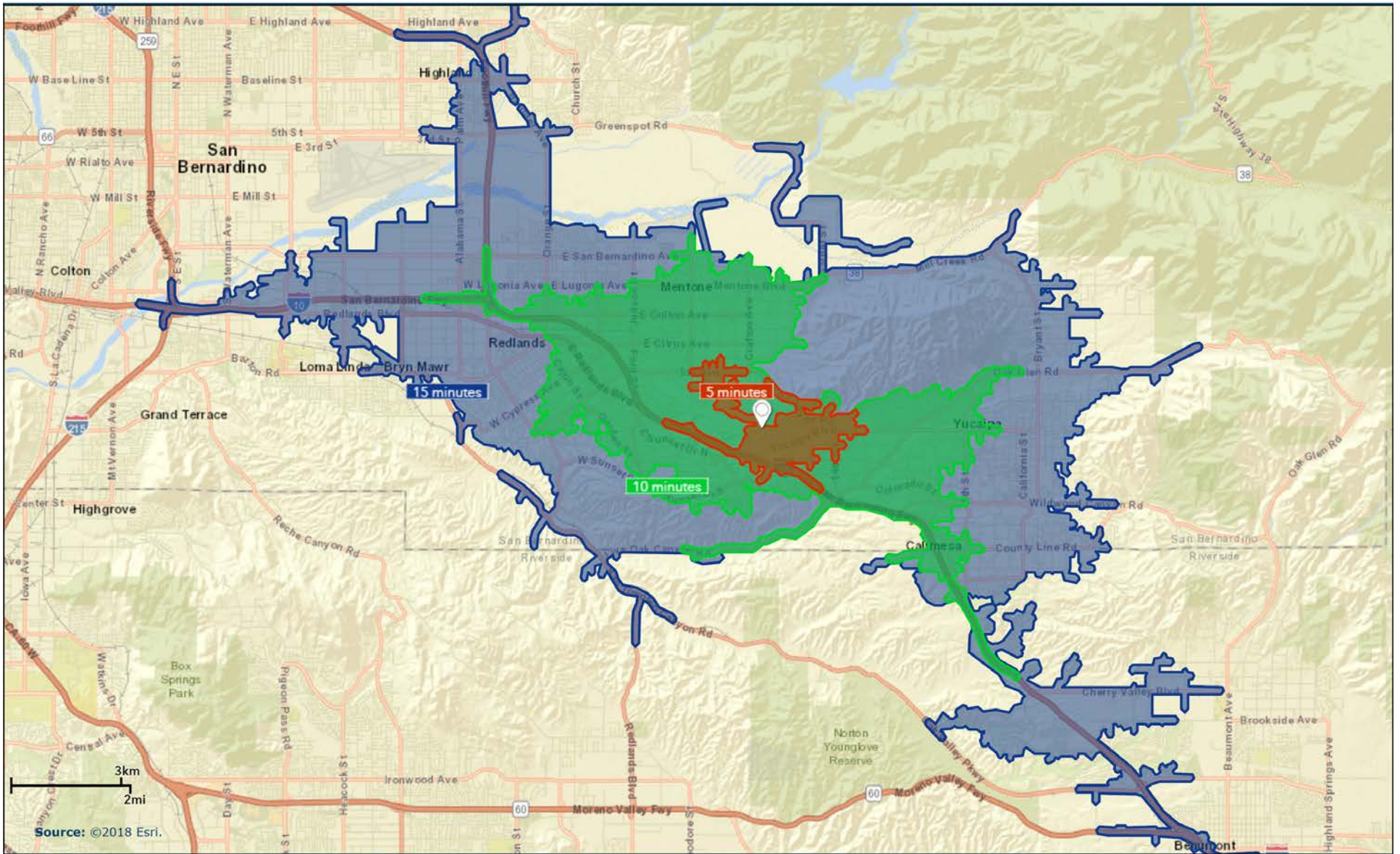
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DRIVE TIMES



AERIAL



Redlands Marketplace

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