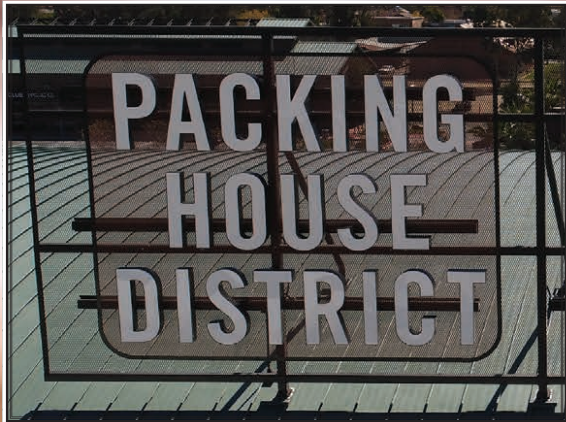


PACKING HOUSE DISTRICT

REDLANDS



CBRE



We are pleased to announce the creation of a unique and special community shopping experience. Located at the entrance to Downtown Redlands for all Eastbound freeway traffic, with exceptional freeway visibility.

Project Highlights:

- Anchored by a new Sprouts Farmers Market & PetSmart
- Located at the entrance to Downtown Redlands
- Excellent freeway prominence and visibility
- Distinctive architecture, featuring one-of-a-kind historic packing house design
- Excellent demographics - strong daytime and nighttime population density
- Proximate to ESRI campus, University of Redlands, Loma Linda Hospital and Studio Movie Grill

For Leasing Inquiries



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LIMITED SPACE
REMAINING

Demographics

	3 Mile	5 Mile
Total Population	72,799	152,927
Day Time Population	69,086	144,575
Average Growth	0.82%	0.90%
Households	26,036	51,666
Median Age	35.6	34.6
Median Household Income	\$61,365	\$59,507
Average Household Income	\$84,243	\$82,798
Achieved Higher Education	37.0%	32.4%
Percentage White Collar	68.3%	64.0%

Community Info

- ESRI Campus (0.5 Miles South West)
Approx. 3,000 Employees
- University of Redlands (1.3 Miles East)
Approx. 4,500 Students & 304 Employees
- Loma Linda University (3.5 Miles South West)
Approx. 4,500 Staff & Students, 500,000
Outpatient Visits per year.
- Two Redlands Rail Project stops just to the East
(University of Redlands Station) & West (New York .
Street / ESRI Station), connecting Metrolink lines
from Orange County & Los Angeles County.



I-10 FREEWAY

I-10 OFF-RAMP

PEARL ST

EUREKA STREET

STUART AVENUE

SPROUTS
FARMERS MARKET
A100
29,896 SF

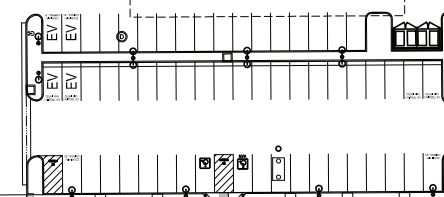
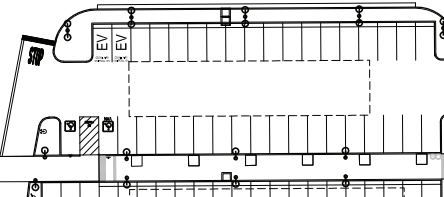
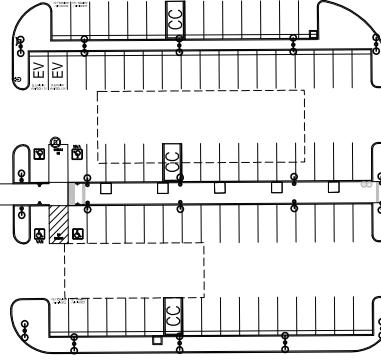
TRUCK WELL

1,607 SF
DUGIE'S
1,079 SF
lusk
1, SF

PETSMART
C100
18,268 SF

TRUCK WELL

BERKSHIRE HATHAWAY
HomeServices
6,000 SF



AVAILABLE RETAIL
D100
1,273 SF

Orangetheory
FITNESS
D110
2,910 SF

CLUB MOUNTAIN
D120
1,270 SF

PLANT & POWER
FAST FOOD
D130
2,478 SF

Mountain View
KAZ RAMEN
G100
±2,026 SF
±2,615 SF

CHASE
F100
4,812 SF

Luna Grill
fresh mediterranean
F120
2,363 SF

E100
±1,462 SF
Ketchikan
Dental

E105
±1,236 SF

E110
±1,546 SF
Great Wall

E120
1,478 SF

Now Open

Signed Lease

Lease Negotiation

LOI Negotiation

Available

Trade Area Overview





CBRE

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