

# REDLAND'S SQUARE RETAIL SPACES FOR LEASE

1748-1756 LUGONIA AVENUE | REDLANDS, CA



## PROPERTY HIGHLIGHTS:

- Join Fitness 19
- Captive trade area with heavy residential
- New CVS and Stater Bros. anchored center across the street
- High traffic intersection
- \$80,000+ Average HH income area
- NNNs: Estimated at \$0.48 PSF



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$88,387	\$89,623	\$95,698
Population	12,141	59,877	113,730
Daytime Population	1,221	13,569	34,476

## TRAFFIC COUNTS

**16,000 CPD** Mentone Blvd  
**6,000 CPD** Wabash Ave

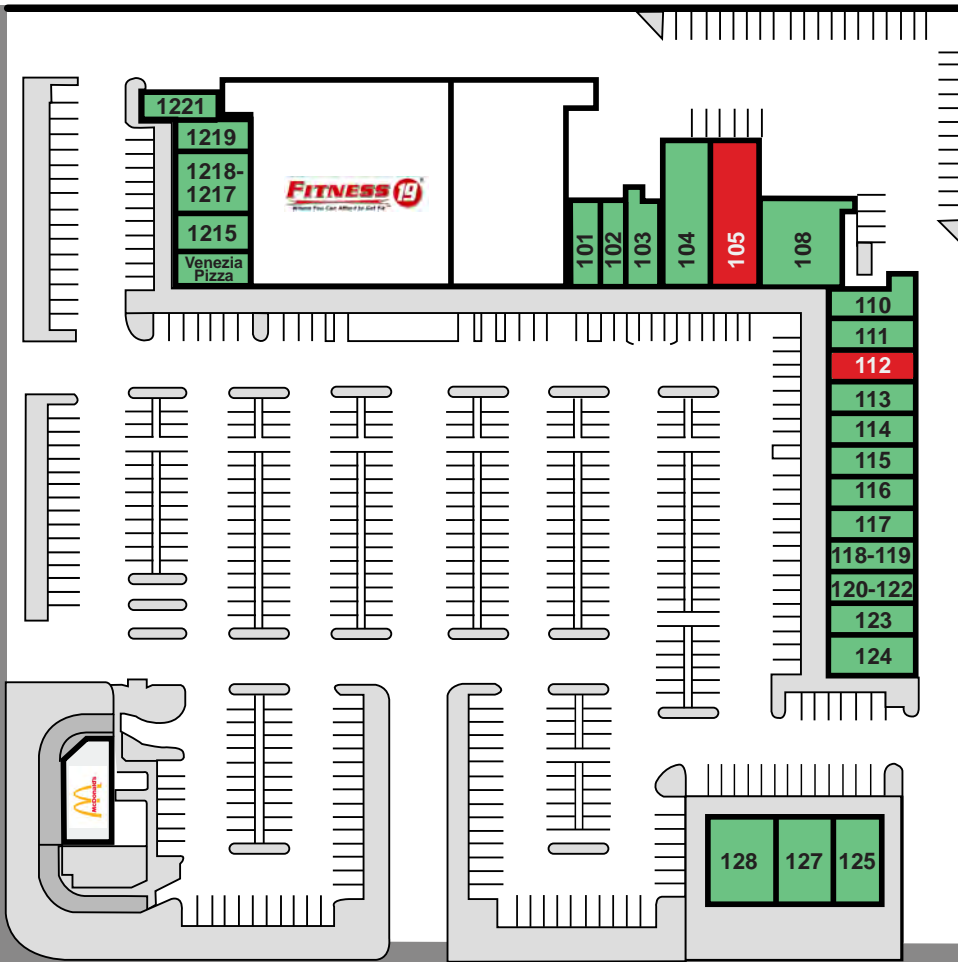
\*Source: Regis Online

# REDLAND'S SQUARE

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WABASH AVENUE



LUGONIA AVENUE



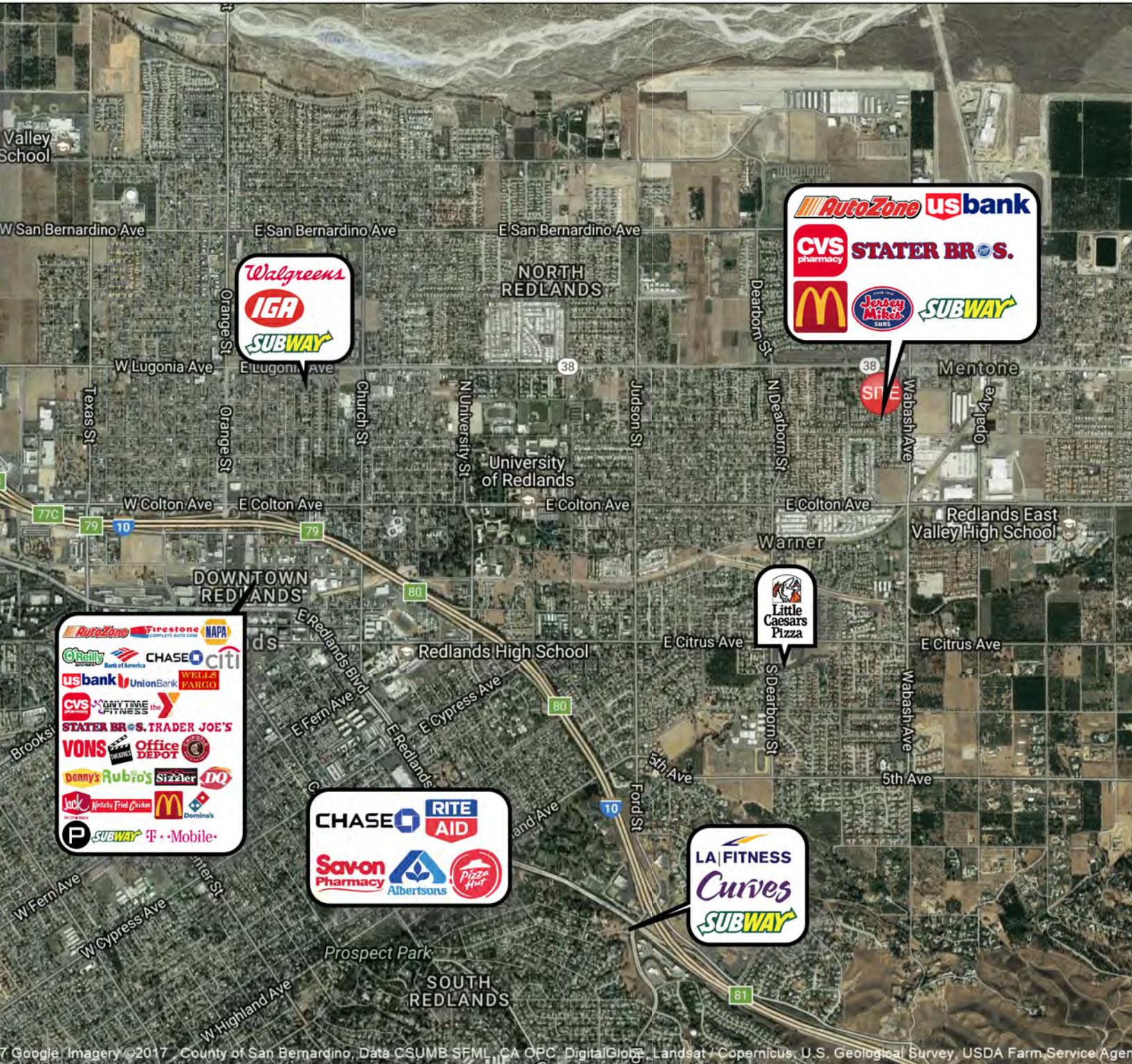
SUITE	TENANT
1221	VAPE ATTIC
1219	COIN LAUNDRY
1218-1217	FAMILY PRACTICE
1215	PANDA BOWL CHINESE FOOD
101	SMOKE SHOP
102	H & R BLOCK
103	NAILS LUGONIA
104	GARDEN THAI CUISINE
105	±3,000 SF AVAILABLE
108	JOHNNY'S TACOS & SPORTS
110	ACUPUNCTURE
111	EMPANADA PLANET
112	±900 SF AVAILABLE

SUITE	TENANT
113	THE BARBERS
114	M NUTRITION
115	CLEANERS
116	SPA
117	1 STOP MAIL
118-119	TANNING
120-122	CUCA'S MEXICAN FOOD & CANTINA
123	SUBWAY
124	KAREN'S DONUTS
125	JOE'S LIQUOR
127	RDC DENTIST
128	K-9 REHAB CENTER/PET HOSPITAL



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### 1748-1756 LUGONIA AVENUE | REDLANDS, CA

1756 E Lugonia Ave		1 mi radius	3 mi radius	5 mi radius
Redlands, CA 92374				
POPULATION	2016 Estimated Population	12,141	59,877	113,730
	2021 Projected Population	12,570	62,072	117,748
	2010 Census Population	11,985	57,869	110,237
	2000 Census Population	10,896	52,358	94,985
	Projected Annual Growth 2016 to 2021	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2016	0.7%	0.9%	1.2%
	2016 Median Age	34.8	36	37.2
HOUSEHOLDS	2016 Estimated Households	4,165	20,845	40,274
	2021 Projected Households	4,337	21,730	41,925
	2010 Census Households	4,043	19,790	38,345
	2000 Census Households	3,776	18,348	34,057
	Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	0.6%	0.9%	1.1%
RACE AND ETHNICITY	2016 Estimated White	68.5%	64.3%	65.5%
	2016 Estimated Black or African American	5.9%	6.1%	5.9%
	2016 Estimated Asian or Pacific Islander	6.5%	8.1%	9.5%
	2016 Estimated American Indian or Native Alaskan	1.3%	1.0%	0.9%
	2016 Estimated Other Races	17.8%	20.4%	18.2%
	2016 Estimated Hispanic	34.6%	38.1%	34.1%
INCOME	2016 Estimated Average Household Income	\$88,387	\$89,623	\$95,698
	2016 Estimated Median Household Income	\$75,482	\$73,187	\$80,337
	2016 Estimated Per Capita Income	\$30,520	\$31,434	\$34,064
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	3.1%	5.2%	4.1%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.1%	6.8%	6.2%
	2016 Estimated High School Graduate	28.3%	24.0%	23.1%
	2016 Estimated Some College	26.8%	24.7%	24.7%
	2016 Estimated Associates Degree Only	8.8%	8.1%	7.9%
	2016 Estimated Bachelors Degree Only	16.3%	17.4%	18.5%
	2016 Estimated Graduate Degree	11.5%	13.8%	15.5%
BUSINESS	2016 Estimated Total Businesses	183	1,761	3,857
	2016 Estimated Total Employees	1,221	13,569	34,476
	2016 Estimated Employee Population per Business	6.7	7.7	8.9
	2016 Estimated Residential Population per Business	66.4	34.0	29.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.