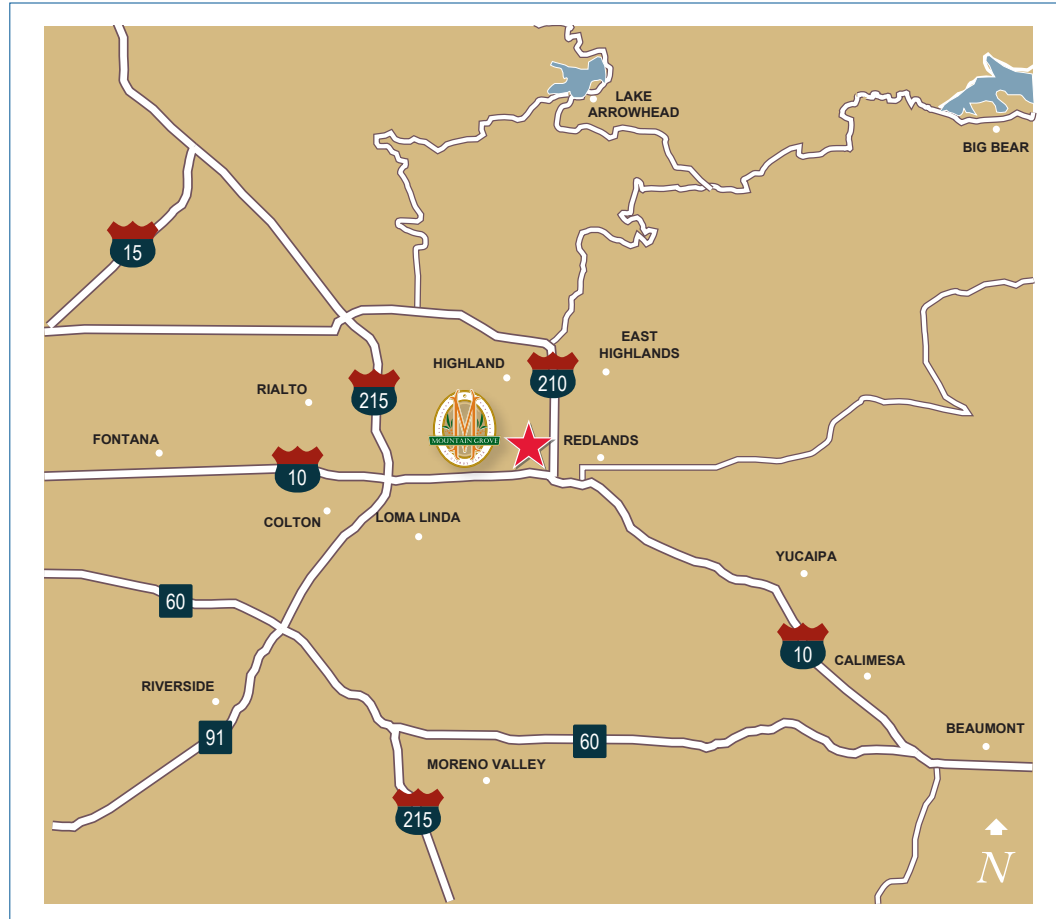


Regional Map



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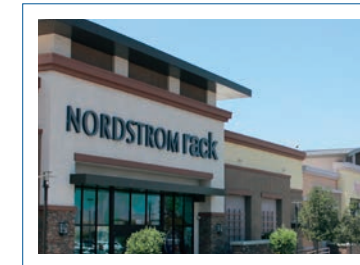
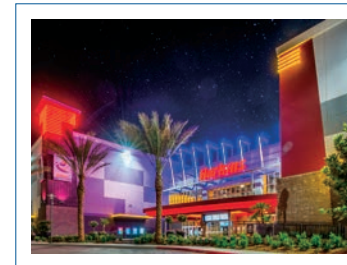


RETAIL FOR LEASE



MOUNTAIN GROVE

Redlands, California



The 50 acre, 470,000 square-foot Mountain Grove is contiguous to Majestic's highly successful 60 acre, 520,000 square-foot Citrus Plaza shopping center in Redlands, CA. Together, Mountain Grove and Citrus Plaza offer nearly 1 million square feet of retail, hospitality and entertainment uses in what industry leaders rank as the country's 10th-strongest retail market.



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Redlands, California

AVAILABLE FOR LEASE

SITE SUMMARY

Land Area 50.00 Acres

TRAFFIC COUNTS

I-10 at Alabama Street 186,000 ADT
 I-210 at San Bernardino Avenue 92,000 ADT
 Source: SitesUSA (2018)

REPRESENTATIVE TENANTS

Harkins Theatres	78,750 SF
Hobby Lobby	55,000 SF
TJ Maxx	46,000 SF
24 Hour Fitness	41,096 SF
Nordstrom Rack	35,045 SF
Ross Dress for Less	24,971 SF
Buy Buy Baby	22,047 SF
Nike Retail	20,537 SF
ALDI	16,000 SF
Old Navy	15,000 SF
Ulta Salon	10,007 SF
Kirkland's	8,020 SF
Tilly's	8,000 SF
AVAILABLE (Pad 1)	8,000 SF
AVAILABLE (Pad 2 or Shop Building)	8,000 SF
AVAILABLE (Pad 5)	8,000 SF
AVAILABLE (Pad 6)	8,000 SF
The GAP	7,500 SF
Banana Republic	7,500 SF
Skechers USA	6,000 SF
Lane Bryant	6,000 SF
Justice	6,000 SF
Shiki Restaurant	5,837 SF
Miguel's Jr.	3,000 SF
The Habit	2,640 SF
MOD Pizza	2,640 SF
Farmer Boy's	2,502 SF
CA Fish Grill	2,434 SF
Totally Nail's & Spa	2,430 SF
Chipotle Mexican Grill	2,210 SF
Kay Jewelers	2,200 SF
Nekter Juice	1,495 SF
Waba Grill	1,495 SF
Yogurtland	1,320 SF
Jimmy John's	1,320 SF
Bahama Buck's	1,320 SF
Ocean Pho	1,300 SF
ShareTea	1,230 SF
The Meek House	1,215 SF
JoJo's Grill-A-Dog	1,209 SF
Sport Clips Haircuts	1,200 SF
<i>Total</i>	<i>484,470</i>

DEMOGRAPHICS

Estimated Population	
3 Mile	76,600
5 Mile	203,200
10 Mile	647,900
Est. Average H.H. Income	
3 Mile	\$83,500
5 Mile	\$85,850
10 Mile	\$72,700
Source: SitesUSA (2018)	

