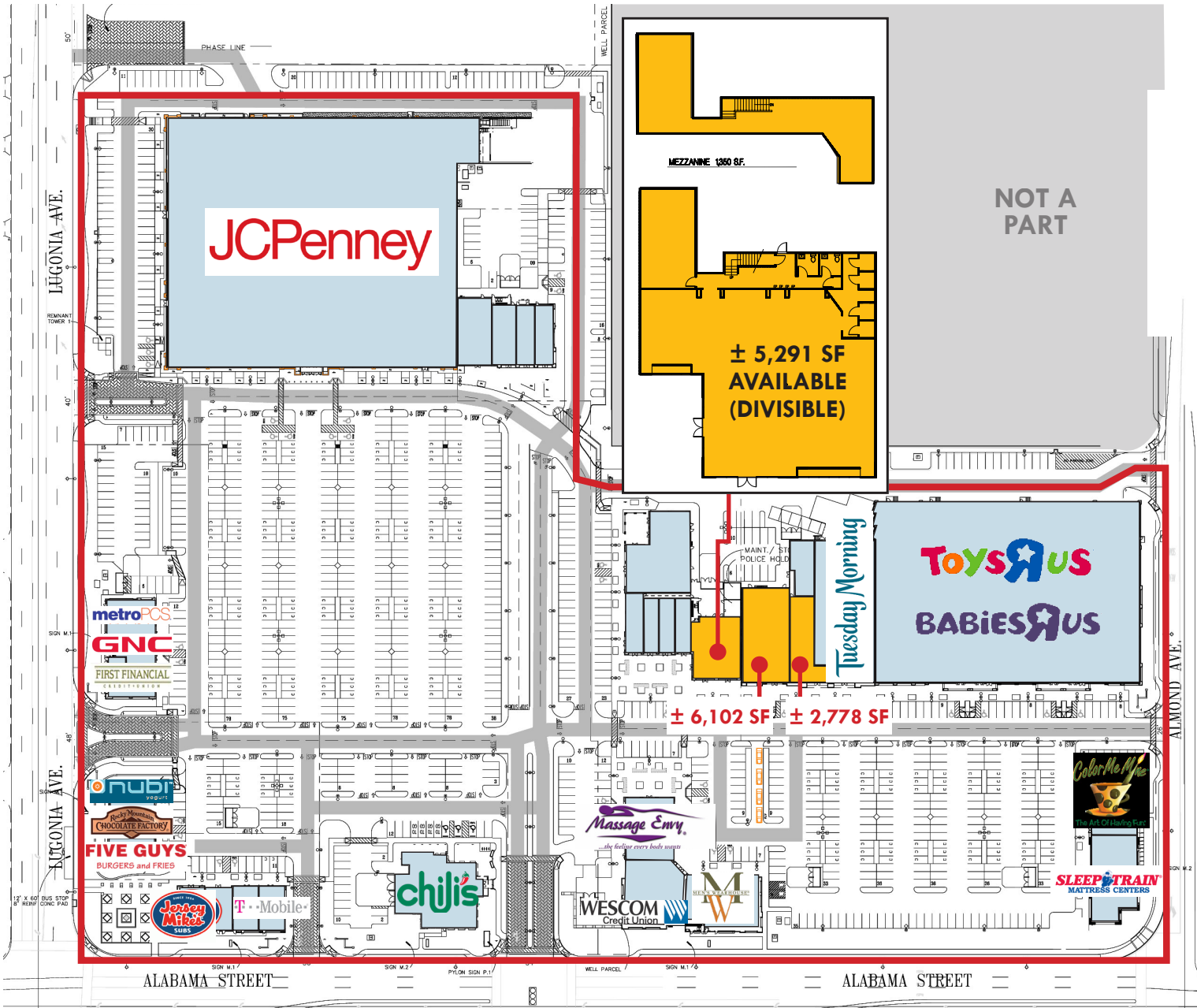


# Redlands Town Center

±1,184 - 6,102 SF SPACE AVAILABLE

NWC ALABAMA ST & LUGONIA AVE, REDLANDS



### Surrounding Tenants

Neighboring Tenants include: Target, Kohl's, Harkins Theater, Cost Plus, BevMo, Macaroni Grill, Famous Dave's, Petco, and many more.

### JOIN:



**LEE & ASSOCIATES** COMMERCIAL REAL ESTATE SERVICES  
**JEFF STANLEY** 951.276.3612 jstanley@lee-associates.com License ID# 01016436  
**NICK WIRICK** 951.276.3636 nwirick@lee-associates.com License ID# 01304661  
**CHRIS BEAUCHAMP** 951.276.3675 cbeauchamp@lee-associates.com License ID# 01982753

TRAFFIC COUNTS	CPD (±)
Alabama St.	21,000
Lugonia Ave.	14,000
10 FWY	186,000

\*Source County of San Bernardino

### FEATURES:

- Power Center Anchored by JC Penney, Toys'R'Us, and Babies'R'Us
- Rare Retail Opportunity in the Premier Regional Center located in the Affluent Redlands Area with Over 1 Million Square Feet of Retail Anchors, Shops, and Restaurants in Dynamic Trade Area
- ±1,184 SF - ±6,102 SF Spaces Available

### JOIN:



### DEMOGRAPHICS:

<p><b>ESTIMATED 2015 POPULATION</b> 3 Mile Radius <b>75,202</b></p>	<p><b>ADJ. DAYTIME DEMOGRAPHICS</b> 3 Mile Radius <b>73,293</b></p>
<p><b>MEDIAN HOUSEHOLD INCOME</b> 3 Mile Radius <b>\$76,718</b></p>	<p><b>TRAFFIC COUNTS</b> On Alabama St. at Lugonia Ave. <b>35K CPD</b></p>

\*Source County of San Bernardino & Regis Online

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