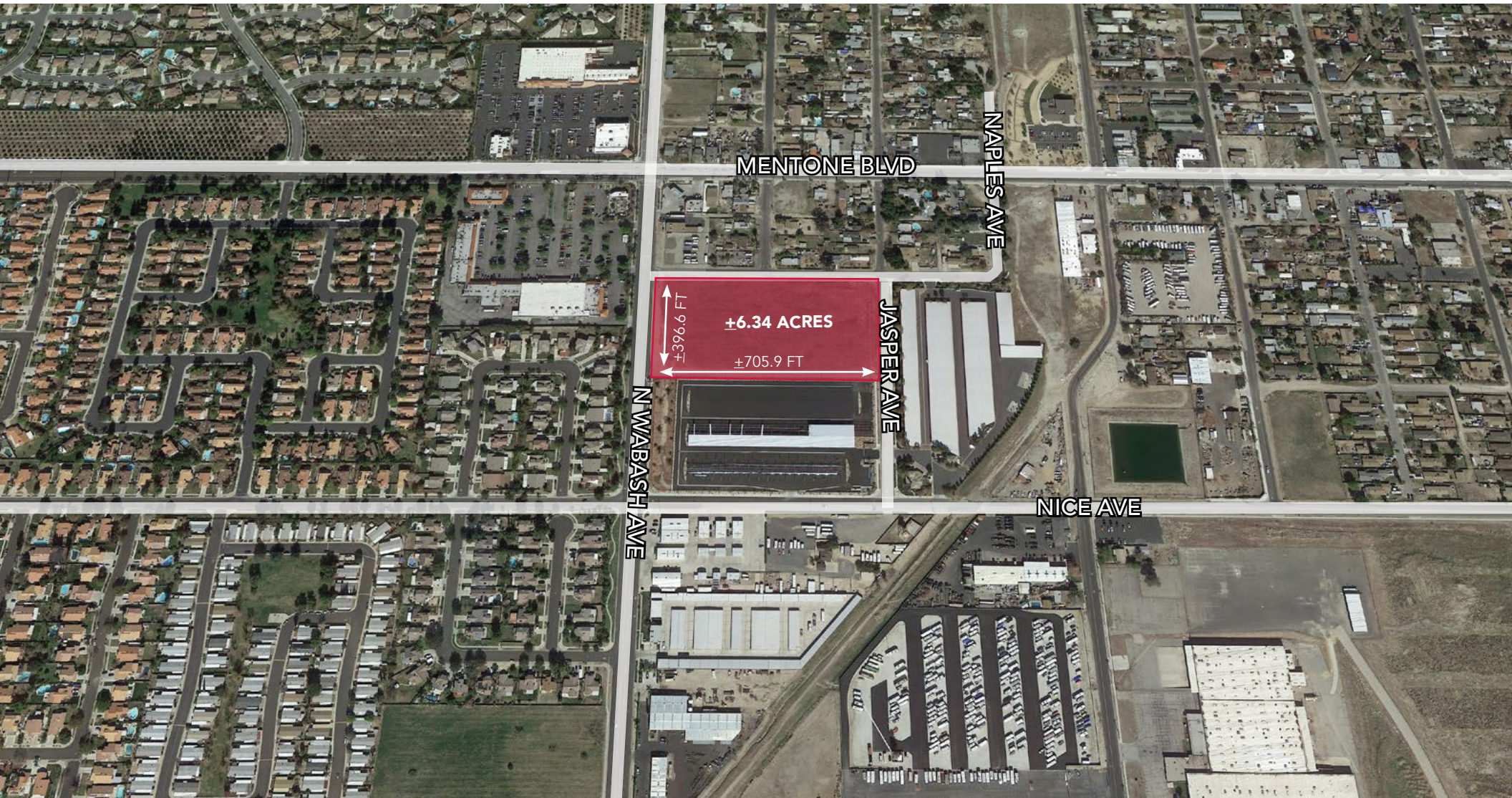


VACANT LAND FOR SALE

+6.34 Acres

Wabash Avenue | Redlands, CA 92359



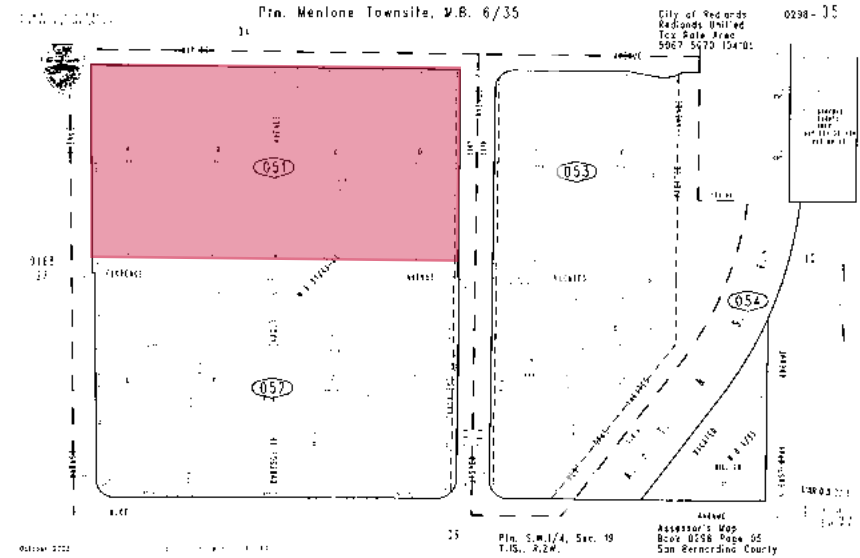
VACANT LAND FOR SALE

+6.34 Acres

Wabash Avenue | Redlands, CA 92359

PROPERTY OVERVIEW

- » Available for Sale ±6.34 Acres Vacant Land
- » APN 0298-051-07
- » Located on the Southeast Corner of Wabash Avenue and Naples Avenue
- » Street Frontage on three streets: Wabash Avenue, Naples Avenue and Jasper Avenue
- » All Utilities are Available to the Site:
 - Water/Sewer: City of Redlands
 - Electric: Southern California Edison
 - Gas: Southern California Gas
 - Refuse: City of Redlands
- » Zoned C-4 (Highway Commercial District)
- » Permitted Uses:
 - Uses permitted in the C-1, C-2 and C-3 zones
 - Hotels, Personal Services, Retail Stores
 - Service Stations
- » Asking Price: \$12.95 PSF / \$3,576,790.00



UTILITIES

- » 20" water line in Wabash
- » 18" sewer line in Wabash at a depth of 10.5 ft
- » 8" water line in Jasper
- » No water or sewer on Naples
- » Required under grounding or moving of electrical pole on Naples

REQUIRED STREET DEDICATIONS

- » Wabash 4 ft
- » Naples 2 ft
- » Jasper possible 2 ft

IMPROVEMENTS REQUIRED

- » Curb, gutter, sidewalks on all 3 streets

VACANT LAND FOR SALE

+6.34 Acres

Wabash Avenue | Redlands, CA 92359

1202 Chrysler Ave Mentone, CA 92359				
		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	12,128	57,659	114,656
	2023 Projected Population	12,551	59,691	118,694
	2010 Census Population	11,833	55,331	109,832
	2000 Census Population	10,638	49,970	94,463
	Projected Annual Growth 2018 to 2023	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2018	0.8%	0.9%	1.2%
	2018 Median Age	34.8	36.3	37.4
HOUSEHOLDS	2018 Estimated Households	4,179	20,102	40,758
	2023 Projected Households	4,264	20,504	41,571
	2010 Census Households	3,988	18,882	38,255
	2000 Census Households	3,695	17,471	33,929
	Projected Annual Growth 2018 to 2023	0.4%	0.4%	0.4%
Historical Annual Growth 2000 to 2018	0.7%	0.8%	1.1%	
RACE AND ETHNICITY	2018 Estimated White	66.7%	63.5%	64.7%
	2018 Estimated Black or African American	6.1%	6.3%	6.1%
	2018 Estimated Asian or Pacific Islander	7.0%	8.2%	9.5%
	2018 Estimated American Indian or Native Alaskan	1.3%	1.1%	0.9%
	2018 Estimated Other Races	18.9%	20.9%	18.8%
	2018 Estimated Hispanic	36.9%	39.2%	35.6%
INCOME	2018 Estimated Average Household Income	\$98,784	\$100,104	\$105,255
	2018 Estimated Median Household Income	\$80,562	\$79,985	\$85,866
	2018 Estimated Per Capita Income	\$34,251	\$35,167	\$37,602
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.6%	4.7%	3.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.2%	6.5%	5.6%
	2018 Estimated High School Graduate	28.8%	23.7%	22.4%
	2018 Estimated Some College	25.1%	22.8%	24.0%
	2018 Estimated Associates Degree Only	10.2%	9.6%	9.3%
	2018 Estimated Bachelors Degree Only	16.1%	19.3%	19.4%
2018 Estimated Graduate Degree	12.0%	13.5%	15.7%	
BUSINESS	2018 Estimated Total Businesses	205	1,755	4,272
	2018 Estimated Total Employees	1,784	14,733	44,217
	2018 Estimated Employee Population per Business	8.7	8.4	10.4
	2018 Estimated Residential Population per Business	59.2	32.9	26.8

