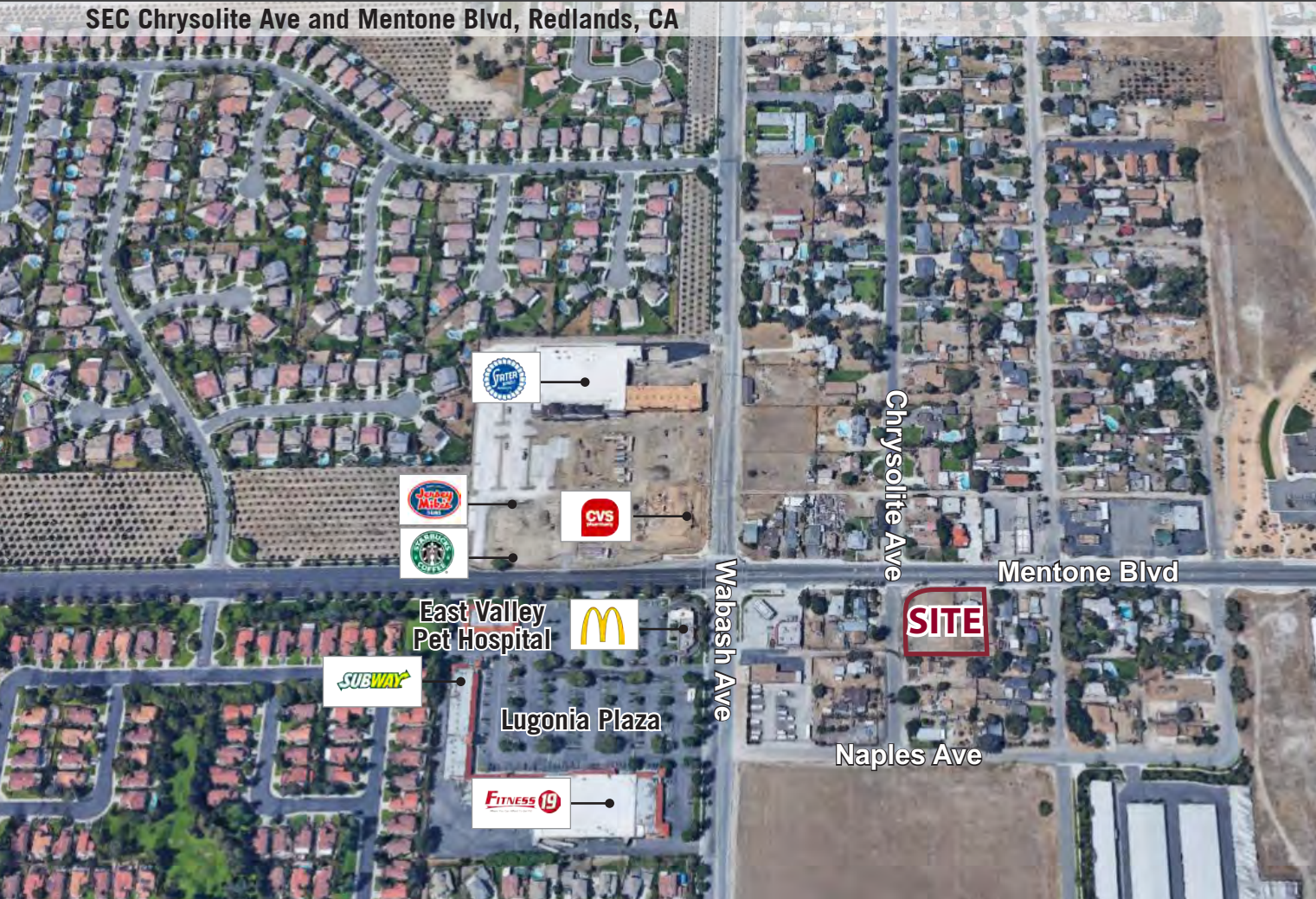


FOR SALE

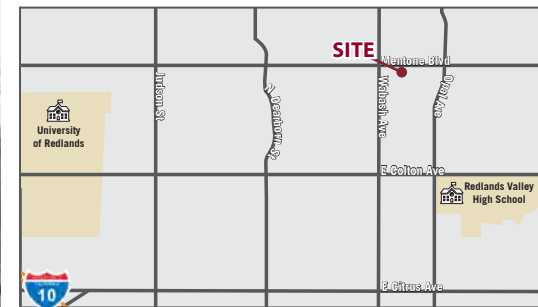
±14,810 SF VACANT LAND IN MENTONE / REDLANDS

SEC Chrysolite Ave and Mentone Blvd, Redlands, CA



FEATURES:

- ±14,810 SF (0.34 Acres) available for development
- Located less than a mile away from Redlands East Valley High School which currently has over 2,400 students
- Traffic counts over 29,000 CPD at Orange St. and Lugonia Ave.
- Major development opportunity with frontage on Mentone (an extension of main street Lugonia Ave)
- Less than a mile away from Stater Bros., Subway, Starbucks, Jersey Mikes, and Mcdonalds



ESTIMATED 2015 POPULATION

3 Mile Radius
56,457



DAYTIME POPULATION

3 Mile Radius
11,036



MEDIAN HOUSEHOLD INCOME

3 Mile Radius
\$88,089



TRAFFIC COUNTS

On Orange St & Lugonia Ave
29K CPD

*Source: Regis

FOR SALE

**±14,810 SF VACANT LAND
IN MENTONE / REDLANDS**

