

FOR LEASE: OFFICE/RETAIL SPACE

±1,839 - ±4,762 SF AVAILABLE

1740-1770 & 1765-1795 Orange Tree Lane, Redlands, CA 92374



PROPERTY HIGHLIGHTS

- Located in the Orange Tree Lane Business District
- Excellent access to the I-10 Freeway from Alabama and California Street off-on ramps
- Freeway visibility
- Traffic count in excess of 145,000 cars per day on the I-10 Freeway



DEMOGRAPHICS

3 MILE RADIUS

Population	72,128
Households	26,221
Average HH Income	\$83,208

*2019 Demos - Source: RegisOnline



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055

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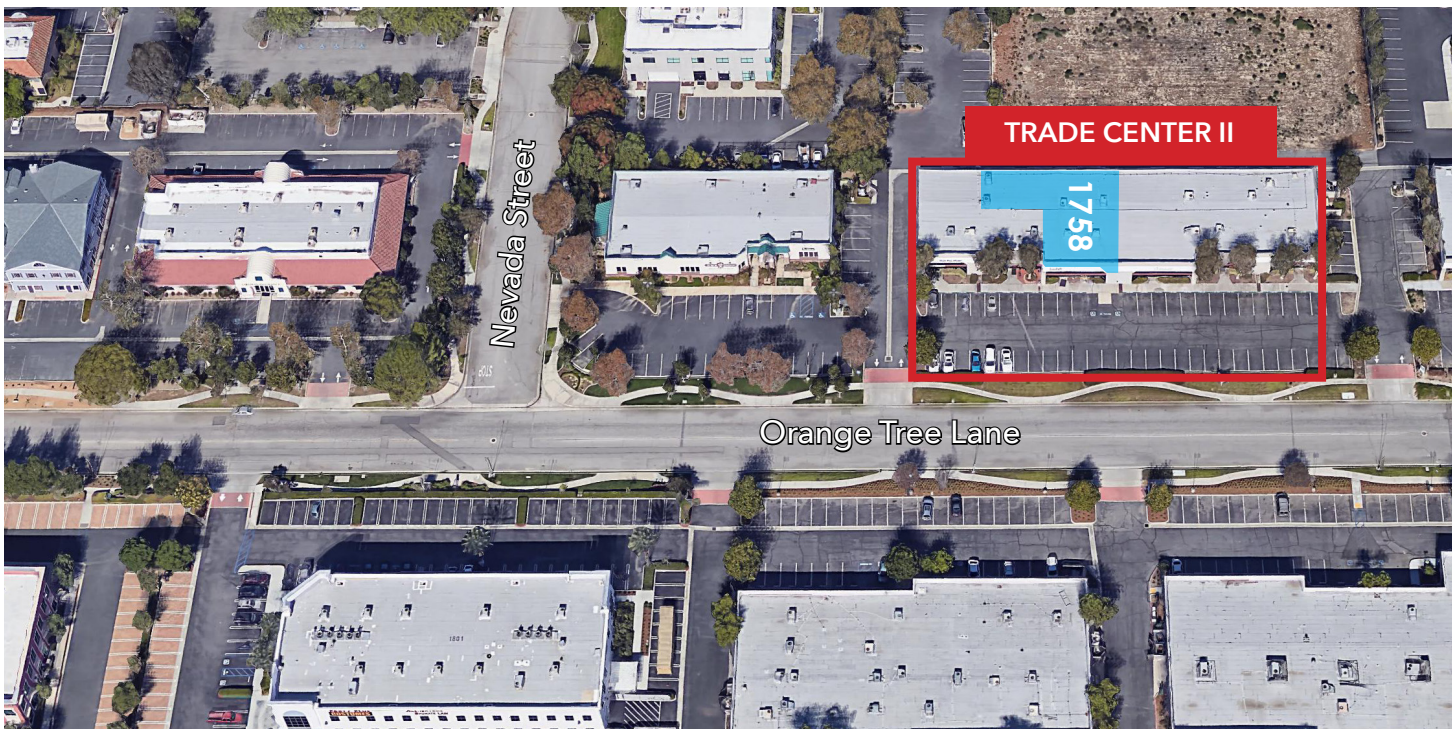
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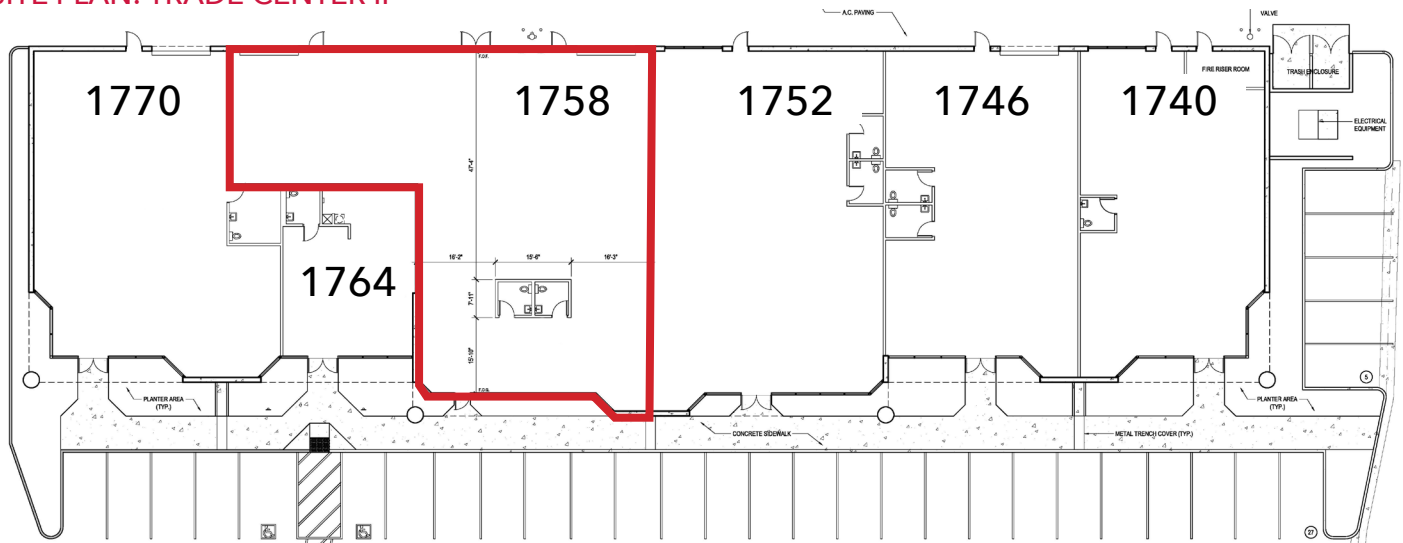


TRADE CENTER II

ADDRESS	RENTABLE SF	RATE PSF	SUITE DESCRIPTION
1758 Orange Tree Lane	±4,762 SF Space can be divided Suite A is ±2,923 SF and Suite B is ±1,839 SF	\$1.25 NNN	Several private offices and an open area



SITE PLAN: TRADE CENTER II



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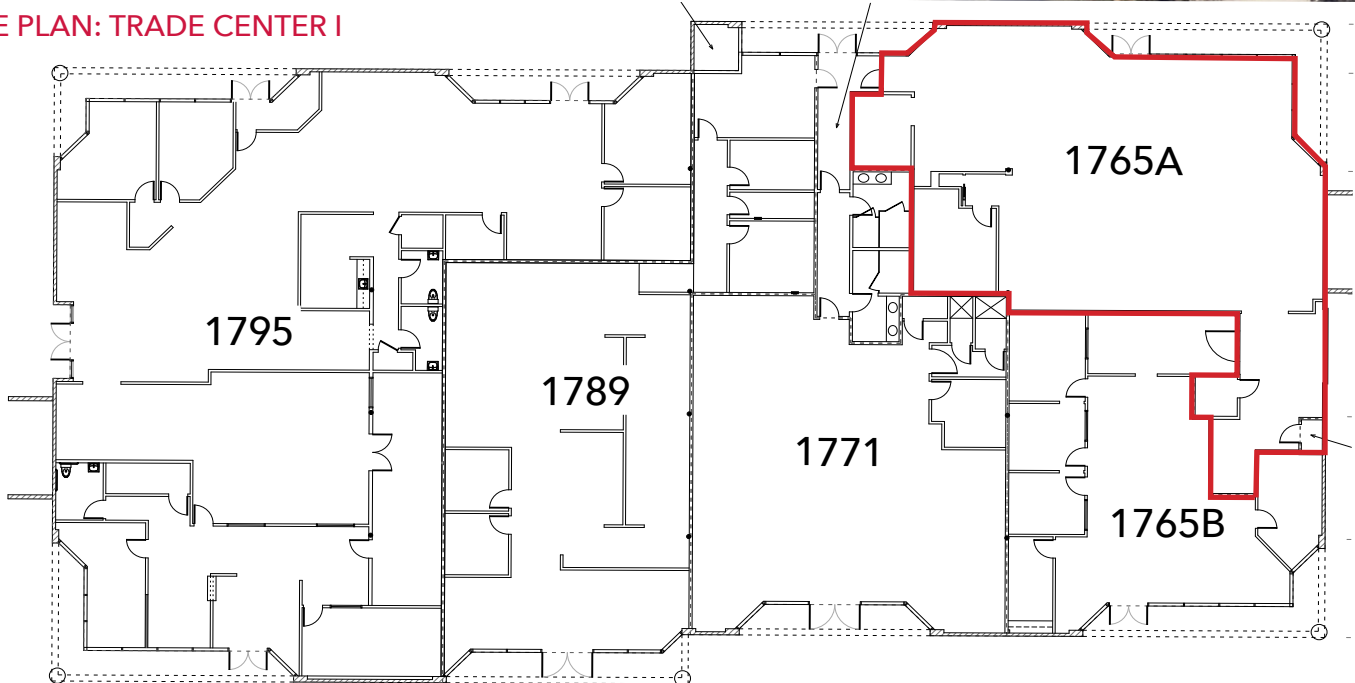
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TRADE CENTER I

ADDRESS	RENTABLE SF	RATE PSF	SUITE DESCRIPTION
1765A Orange Tree Lane	±2,923 SF	\$1.25 NNN	End cap unit with truck door and one restroom. Large showroom.



SITE PLAN: TRADE CENTER I



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