

TRI-CITY CENTER

JR. ANCHOR & SHOP SPACE AVAILABLE FOR LEASE

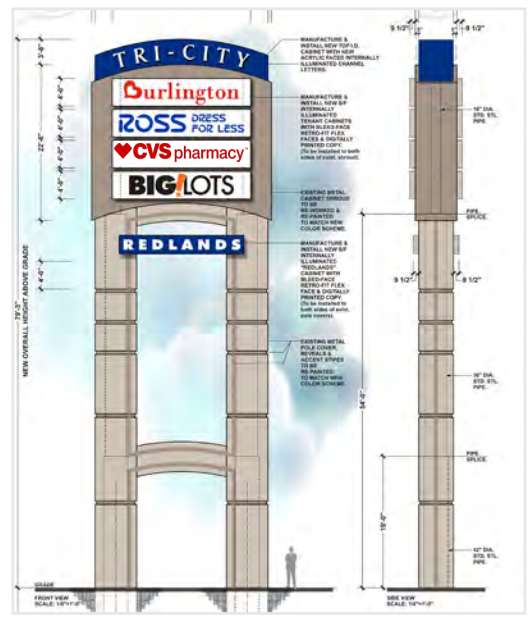


SEC ALABAMA STREET & I-10 FREEWAY | REDLANDS, CA



FEATURES:

- Located Off Alabama Street, A Major Freeway On And Off-Ramp.
- Anchored By High Volume Burlington Coat Factory.
- Located Along Planned Commuter Rail Route That Runs Between San Bernardino and Downtown Redlands.
- Convenient Access To Both The 210 & 10 Freeways.
- Exposure To Approximately 300,000 Cars Per Day (210/10 Interchange).
- Located At The Retail Hub Of The Trade Area.



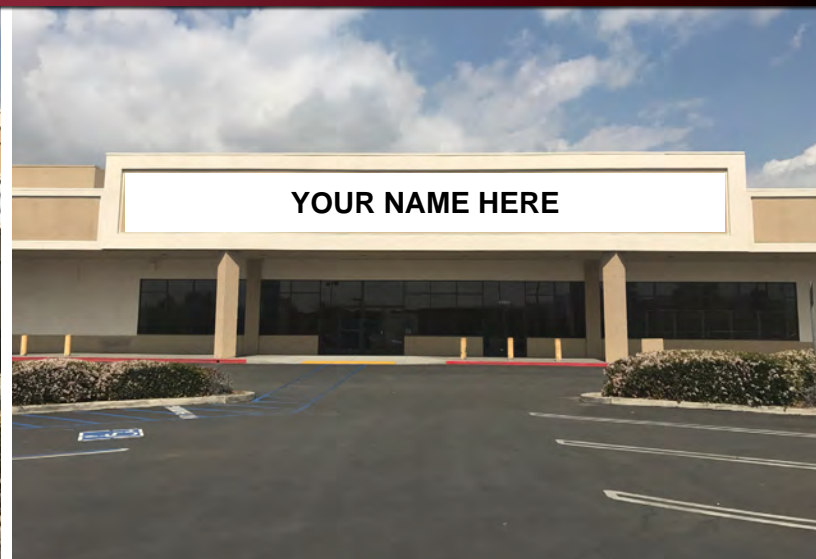
Nick Wirick
 BRE#: 01304661 // 951.276.3636
 nwirick@lee-associates.com

Jay Nichols
 BRE#: 01905191 // 951.276.3656
 jnichols@lee-associates.com

Chris Beauchamp
 BRE#: 01982753 // 951.276.3675
 cbeauchamp@lee-associates.com

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Nick Wirick

BRE#: 01304661 // 951.276.3636
nwirick@lee-associates.com

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Unit	Tenant	SF (±)
1370	VACANT	1,800
1380A	VACANT	5,974
1380B	IN NEGOTIATIONS	7,000
1392	IN NEGOTIATIONS	3,790
1398	VACANT	2,400
1468	MTM	820
1474	VACANT	880
1478	VACANT	3,463
801	VACANT	9,148
803	VACANT	2,911
819	IN NEGOTIATIONS	918
823	VACANT	1430



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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0659/-117.2082

RS1

SEC Alabama St & I-10 Freeway		1 mi radius	5 mi radius	10 mi radius
Redlands, CA 92374				
POPULATION	2018 Estimated Population	1,856	190,839	682,671
	2023 Projected Population	1,917	197,120	710,386
	2010 Census Population	1,318	182,557	649,664
	2000 Census Population	1,180	163,356	569,183
	Projected Annual Growth 2018 to 2023	0.7%	0.7%	0.8%
	Historical Annual Growth 2000 to 2018	3.2%	0.9%	1.1%
2018 Median Age	31.7	34.6	32.3	
HOUSEHOLDS	2018 Estimated Households	738	63,273	206,446
	2023 Projected Households	760	65,285	213,844
	2010 Census Households	470	59,706	194,776
	2000 Census Households	429	55,885	180,573
	Projected Annual Growth 2018 to 2023	0.6%	0.6%	0.7%
	Historical Annual Growth 2000 to 2018	4.0%	0.7%	0.8%
RACE AND ETHNICITY	2018 Estimated White	52.2%	52.5%	48.4%
	2018 Estimated Black or African American	8.1%	9.9%	12.3%
	2018 Estimated Asian or Pacific Islander	14.5%	12.7%	7.9%
	2018 Estimated American Indian or Native Alaskan	0.8%	0.9%	1.1%
	2018 Estimated Other Races	24.5%	23.9%	30.4%
	2018 Estimated Hispanic	44.9%	41.9%	53.8%
INCOME	2018 Estimated Average Household Income	\$53,250	\$83,395	\$70,352
	2018 Estimated Median Household Income	\$47,005	\$67,854	\$57,428
	2018 Estimated Per Capita Income	\$21,197	\$27,941	\$21,495
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	4.5%	8.2%	11.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	10.8%	9.9%	13.1%
	2018 Estimated High School Graduate	27.1%	22.7%	26.1%
	2018 Estimated Some College	25.6%	21.8%	22.7%
	2018 Estimated Associates Degree Only	6.3%	8.2%	7.7%
	2018 Estimated Bachelors Degree Only	13.7%	16.5%	11.7%
	2018 Estimated Graduate Degree	11.9%	12.7%	7.6%
BUSINESS	2018 Estimated Total Businesses	1,282	7,917	21,225
	2018 Estimated Total Employees	17,790	103,091	244,748
	2018 Estimated Employee Population per Business	13.9	13.0	11.5
	2018 Estimated Residential Population per Business	1.4	24.1	32.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.