



COMMERCIAL REAL ESTATE SERVICES

IS NOW REPRESENTING



NOW AVAILABLE



FOR LEASE

1786 EAST LUGONIA AVENUE, REDLANDS

PROPERTY HIGHLIGHTS:

- ± 14,553 SF Co-Anchor Space Available
- Captive trade area with existing residential base
- Highway 38 (Lugonia Ave.) leads to Mountain Communities
- Busy Intersection with New Stater Bros. and CVS anchored center across the street

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average HH Income	\$78,778	\$80,913	\$87,813
Population	12,166	57,850	112,772

TRAFFIC COUNTS

24,000 CPD

on E. Lugonia Ave. and Wabash Ave.

*Combined Count Source: Regis Online



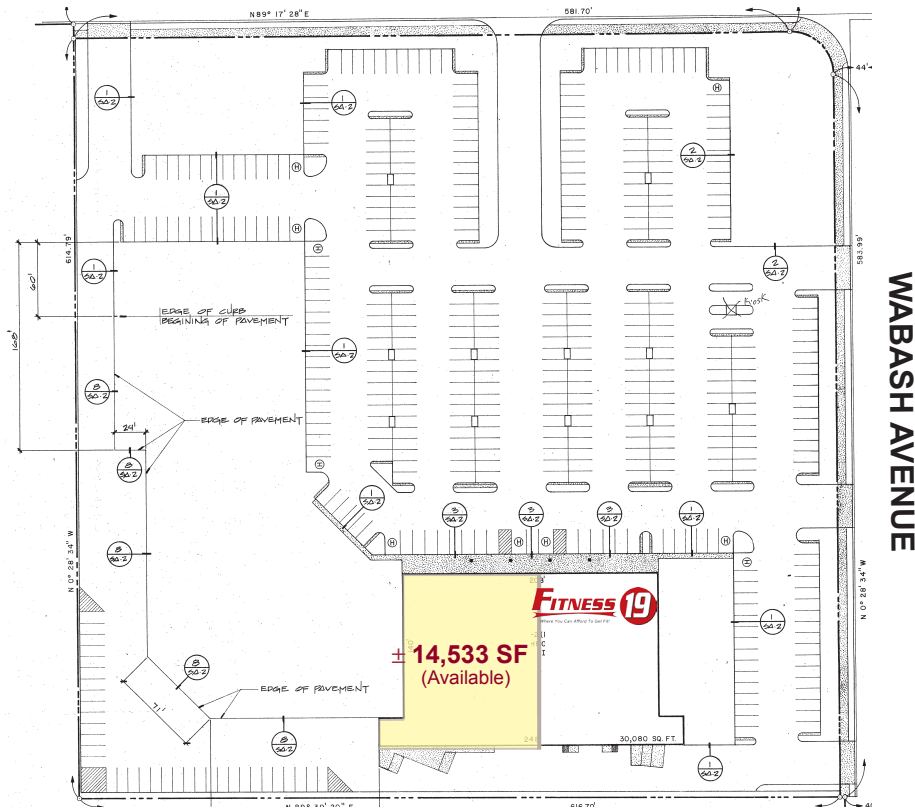
JON FRIESEN
 951.276.3603
 jfriesen@lee-associates.com
 License #00913077

JEFF STANLEY
 951.276.3612
 jstanley@lee-associates.com
 License #01016436

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 ID# 01048055

AERIAL & SITE PLAN

LUGONIA AVENUE



WABASH AVENUE

