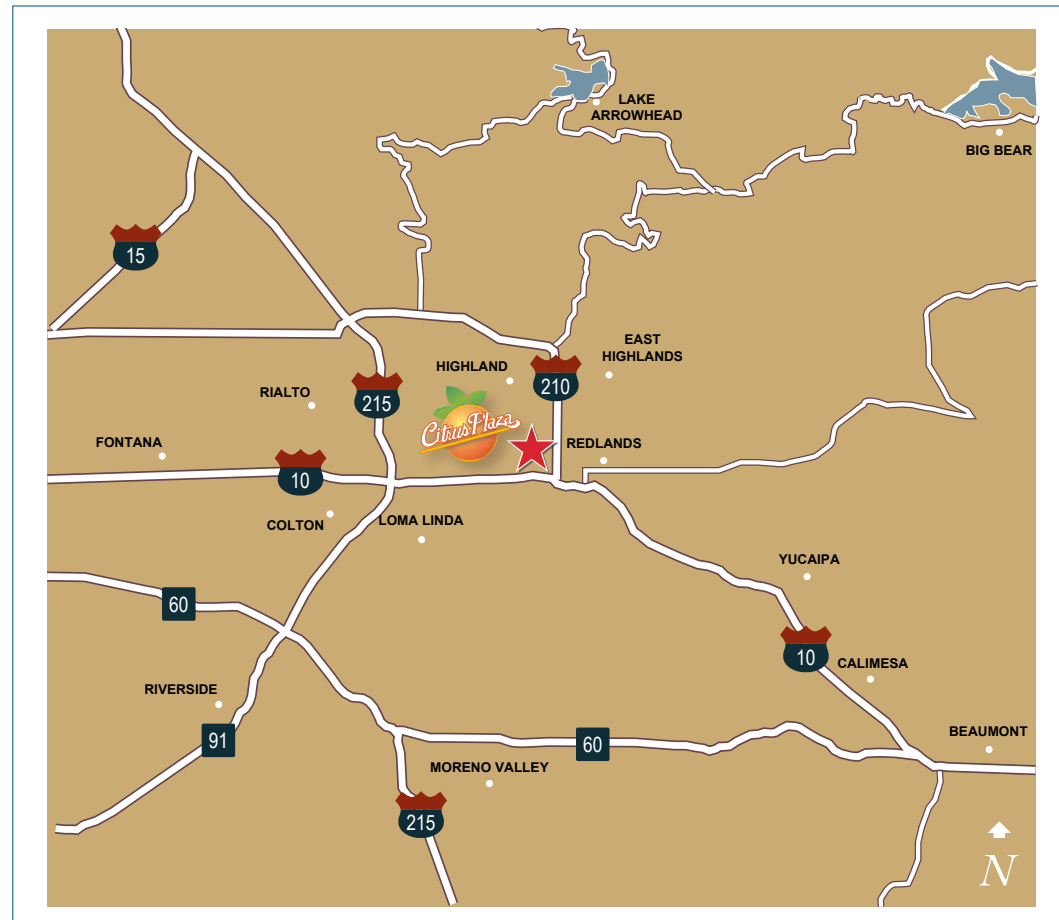


Regional Map



CITRUS PLAZA

Redlands, California

SPACE FOR LEASE
2,000 TO 8,044 SF



Pictured: 4,001 SF Unit

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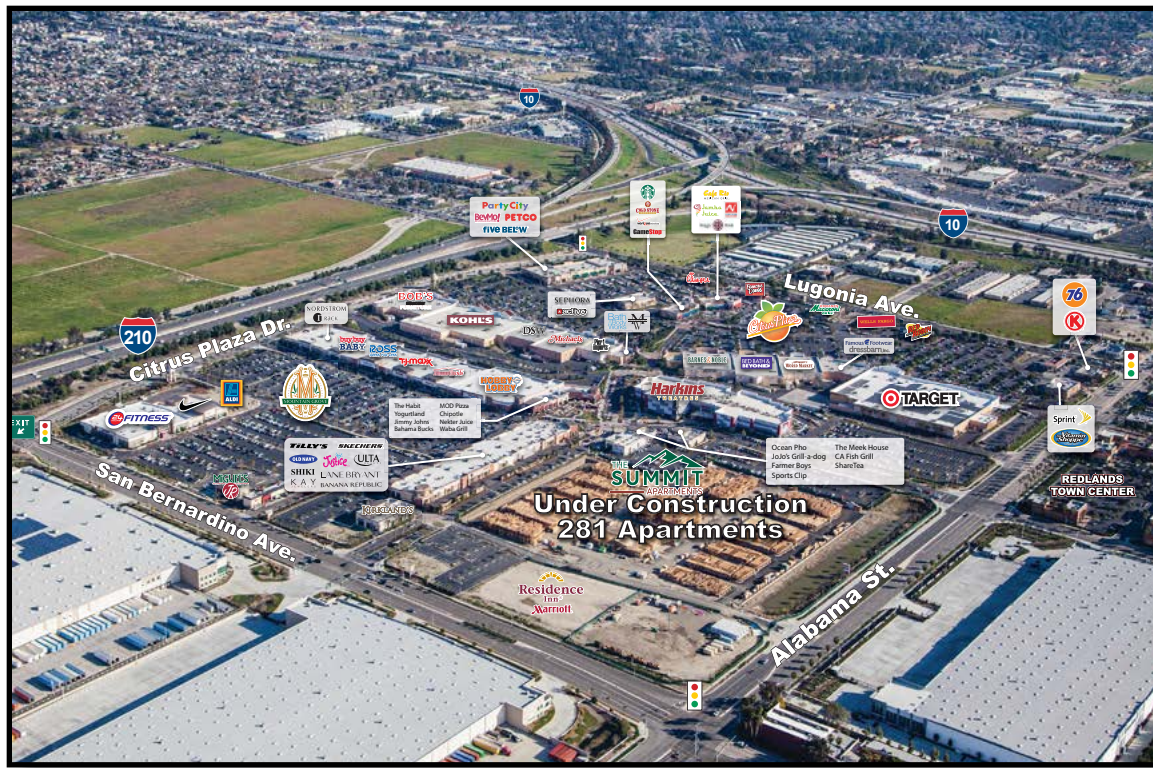
Citrus Plaza is a ±520,000 S.F. regional power center located on the northwest quadrant of Interstate 10 and Interstate 210 in Redlands, California. Anchored by Target and Kohl's the center benefits from direct access to both freeways. A central location in a growing trade area and an outstanding mix of prominent national retail tenants has contributed to Citrus Plaza's continuing success.



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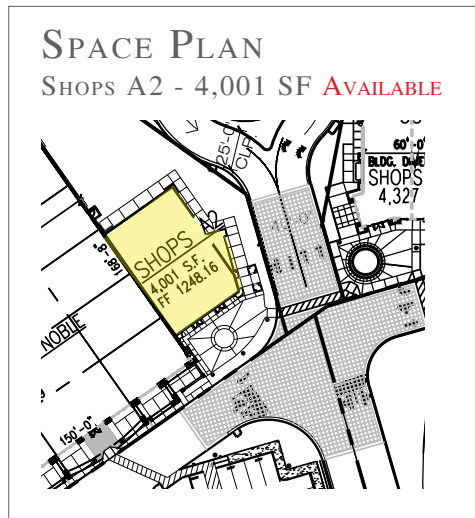
Redlands, California

AVAILABLE FOR LEASE

SITE SUMMARY	
Land Area	2,308,680 SF 53.00 Acres

TRAFFIC COUNTS	
I-10 at Alabama Street	186,000 ADT
I-210 at San Bernardino Avenue	92,000 ADT
Source: SitesUSA (2018)	

REPRESENTATIVE TENANTS	
Target	123,735 SF
Kohl's	88,642 SF
Bob's Discount Furniture	41,920 SF
Bed Bath & Beyond	28,445 SF
Barnes & Noble	25,008 SF
DSW	25,000 SF
Michaels	24,122 SF
Cost Plus	18,300 SF
PETCO	15,273 SF
Five Below	11,000 SF
Pier 1 Imports	10,754 SF
Beverages & More	10,000 SF
Party City	10,000 SF
AVAILABLE	8,044 SF
AVAILABLE	8,000 SF
Macaroni Grill	7,135 SF
Famous Dave's BBQ	6,400 SF
Red Robin	6,350 SF
Sephora	5,300 SF
Wells Fargo	5,140 SF
Conoco 76 / Circle K	4,545 SF
Chick-fil-A	4,232 SF
AVAILABLE	4,001 SF
Verizon	3,700 SF
Vitamin Shoppe	4,000 SF
Bath & Body Works	3,027 SF
Cafe Rio Mexican Grill	2,744 SF
Active Ride	2,700 SF
AVAILABLE	2,000 SF
Magic Wok	2,000 SF
Starbucks	1,600 SF
Jamba Juice	1,560 SF
Niko Niko Roll & Sushi	1,511 SF
GameStop	1,500 SF
Men's Warehouse	1,348 SF
Cold Stone Creamery	1,200 SF
Total	520,236 SF



DEMOGRAPHICS	
Estimated Population	
3 Mile	76,600
5 Mile	203,200
10 Mile	647,900
Est. Average H.H. Income	
3 Mile	\$83,500
5 Mile	\$85,850
10 Mile	\$72,700
Source: SitesUSA (2018)	