



## FOR LEASE

### HIGH PROFILE GROUND LEASE OPPORTUNITY IN DOWNTOWN REDLANDS

### 1.57 ACRE PARCEL AVAILABLE

#### Property Highlights

- 1.57 Acre Parcel Available for Ground Lease
- Adjacent to Studio Movie Grill
- Located in Historic Downtown Redlands
- Vibrant Trade Area within steps of the newly reactivated Downtown Train Depot, 385 Car Parking Structure (under construction), Major Tenants & Proposed Food Hall Project.

#### Traffic Counts

- Redlands Blvd.: 19,865 ADT
- Eureka Street: 12,000 ADT

#### Demographics

	1 MILE	3 MILES	5 MILES
Pop (2020)	17,371	76,223	151,698
AHH Income	\$76,165	\$106,609	\$104,924
Daytime Pop.	14,906	38,340	78,946

#### Tenants In Area

**CHASE**  
**TRADER JOE'S**

**SPROUTS**  
FARMERS MARKET

**STUDIO**  
MOVIE GRILL  
EAT · DRINK · MOVIES







Retail Division

FOR LEASE

EUREKA ST. & ORIENTAL AVE.  
REDLANDS, CA 92374



## Downtown Redlands



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## Aerial





# Retail Division

# FOR LEASE

EUREKA ST. & ORIENTAL AVE.  
REDLANDS, CA 92374



## Demographics

Oriental Ave & N Eureka St, Redlands, California, 92374 Ring: 1 mile radius				Prepared by Esri Latitude: 34.05854 Longitude: -117.18629	
Summary		Census 2010	2020	2025	
Population		16,616	17,371	17,771	
Households		6,223	6,470	6,593	
Families		3,850	4,014	4,099	
Average Household Size		2.62	2.64	2.65	
Owner Occupied Housing Units		2,237	2,140	2,227	
Renter Occupied Housing Units		3,986	4,330	4,366	
Median Age		31.7	33.5	34.2	
Trends: 2020-2025 Annual Rate		Area	State	National	
Population		0.46%	0.55%	0.72%	
Households		0.38%	0.50%	0.72%	
Families		0.42%	0.50%	0.64%	
Owner HHS		0.80%	0.65%	0.72%	
Median Household Income		1.12%	1.81%	1.60%	
Households by Income			2020	2025	
		Number	Percent	Number	Percent
<\$15,000		870	13.4%	820	12.4%
\$15,000 - \$24,999		733	11.3%	692	10.5%
\$25,000 - \$34,999		584	9.0%	566	8.6%
\$35,000 - \$49,999		733	11.3%	715	10.8%
\$50,000 - \$74,999		1,178	18.2%	1,219	18.5%
\$75,000 - \$99,999		855	13.2%	913	13.8%
\$100,000 - \$149,999		754	11.7%	836	12.7%
\$150,000 - \$199,999		440	6.8%	488	7.4%
\$200,000+		322	5.0%	344	5.2%
Median Household Income		\$54,888		\$58,033	
Average Household Income		\$76,165		\$82,358	
Per Capita Income		\$28,420		\$30,613	
Population by Age		Census 2010	2020	2025	
		Number	Percent	Number	Percent
0 - 4		1,242	7.5%	1,220	7.0%
5 - 9		1,163	7.0%	1,133	6.5%
10 - 14		1,249	7.5%	1,088	6.3%
15 - 19		1,362	8.2%	1,144	6.6%
20 - 24		1,406	8.5%	1,484	8.5%
25 - 34		2,715	16.3%	3,029	17.4%
35 - 44		2,153	13.0%	2,299	13.2%
45 - 54		2,086	12.6%	1,922	11.1%
55 - 64		1,606	9.7%	1,819	10.5%
65 - 74		839	5.0%	1,348	7.8%
75 - 84		543	3.3%	606	3.5%
85+		252	1.5%	278	1.6%
Race and Ethnicity		Census 2010	2020	2025	
		Number	Percent	Number	Percent
White Alone		9,948	59.9%	9,620	55.4%
Black Alone		1,332	8.0%	1,338	7.7%
American Indian Alone		218	1.3%	231	1.3%
Asian Alone		858	5.2%	1,048	6.0%
Pacific Islander Alone		67	0.4%	75	0.4%
Some Other Race Alone		3,301	19.9%	4,005	23.1%
Two or More Races		892	5.4%	1,055	6.1%
Hispanic Origin (Any Race)		7,203	43.3%	8,726	50.2%
				9,552	53.8%

Oriental Ave & N Eureka St, Redlands, California, 92374 Ring: 3 mile radius				Prepared by Esri Latitude: 34.05854 Longitude: -117.18629			
Summary		Census 2010		2020		2025	
Population		71,674		76,223		79,520	
Households		25,860		27,488		28,713	
Families		17,590		18,607		19,358	
Average Household Size		2.68		2.69		2.69	
Owner Occupied Housing Units		15,014		15,221		15,669	
Renter Occupied Housing Units		10,846		12,266		13,044	
Median Age		35.2		36.9		37.8	
Trends: 2020-2025 Annual Rate		Area		State		National	
Population		0.85%		0.55%		0.72%	
Households		0.88%		0.50%		0.72%	
Families		0.79%		0.50%		0.64%	
Owner HHs		0.58%		0.65%		0.72%	
Median Household Income		1.24%		1.81%		1.60%	
Households by Income				2020		2025	
				Number	Percent	Number	Percent
<\$15,000				2,140	7.8%	2,029	7.1%
\$15,000 - \$24,999				1,826	6.6%	1,703	5.9%
\$25,000 - \$34,999				1,702	6.2%	1,638	5.7%
\$35,000 - \$49,999				2,491	9.1%	2,443	8.5%
\$50,000 - \$74,999				5,045	18.4%	5,082	17.7%
\$75,000 - \$99,999				3,704	13.5%	3,898	13.6%
\$100,000 - \$149,999				5,005	18.2%	5,472	19.1%
\$150,000 - \$199,999				2,493	9.1%	2,906	10.1%
\$200,000+				3,082	11.2%	3,542	12.3%
Median Household Income				\$77,822		\$82,770	
Average Household Income				\$106,609		\$116,490	
Per Capita Income				\$38,558		\$42,177	
		Census 2010		2020		2025	
Population by Age		Number	Percent	Number	Percent	Number	Percent
0 - 4		4,468	6.2%	4,452	5.8%	4,672	5.9%
5 - 9		4,480	6.3%	4,481	5.9%	4,565	5.7%
10 - 14		4,855	6.8%	4,555	6.0%	4,680	5.9%
15 - 19		5,767	8.0%	4,991	6.5%	5,054	6.4%
20 - 24		6,092	8.5%	5,947	7.8%	5,777	7.3%
25 - 34		9,998	13.9%	11,697	15.3%	11,532	14.5%
35 - 44		8,999	12.6%	9,910	13.0%	11,527	14.5%
45 - 54		9,862	13.8%	8,895	11.7%	8,961	11.3%
55 - 64		8,307	11.6%	9,160	12.0%	8,718	11.0%
65 - 74		4,426	6.2%	7,036	9.2%	7,799	9.8%
75 - 84		2,917	4.1%	3,438	4.5%	4,485	5.6%
85+		1,505	2.1%	1,662	2.2%	1,750	2.2%
Race and Ethnicity		Census 2010		2020		2025	
		Number	Percent	Number	Percent	Number	Percent
White Alone		47,657	66.5%	46,553	61.1%	46,489	58.5%
Black Alone		3,995	5.6%	4,297	5.6%	4,480	5.6%
American Indian Alone		620	0.9%	681	0.9%	708	0.9%
Asian Alone		6,845	9.6%	8,938	11.7%	10,443	13.1%
Pacific Islander Alone		245	0.3%	290	0.4%	312	0.4%
Some Other Race Alone		8,726	12.2%	11,006	14.4%	12,216	15.4%
Two or More Races		3,585	5.0%	4,459	5.8%	4,871	6.1%
Hispanic Origin (Any Race)		21,879	30.5%	27,805	36.5%	31,636	39.8%

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## Demographics

Oriental Ave & N Eureka St, Redlands, California, 92374 Ring: 5 mile radius				Prepared by Esri Latitude: 34.05854 Longitude: -117.18629			
<b>Summary</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>		
Population	143,599		151,698		156,756		
Households	49,093		51,734		53,469		
Families	34,911		36,643		37,770		
Average Household Size	2.85		2.87		2.87		
Owner Occupied Housing Units	29,418		29,570		30,448		
Renter Occupied Housing Units	19,675		22,164		23,020		
Median Age	34.6		36.1		37.2		
<b>Trends: 2020-2025 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>		
Population	0.66%		0.55%		0.72%		
Households	0.66%		0.50%		0.72%		
Families	0.61%		0.50%		0.64%		
Owner HHs	0.59%		0.65%		0.72%		
Median Household Income	1.17%		1.81%		1.60%		
<b>Households by Income</b>			<b>2020</b>		<b>2025</b>		
	Number	Percent	Number	Percent			
<\$15,000	4,220	8.2%	4,011	7.5%			
\$15,000 - \$24,999	3,730	7.2%	3,472	6.5%			
\$25,000 - \$34,999	3,487	6.7%	3,307	6.2%			
\$35,000 - \$49,999	4,907	9.5%	4,771	8.9%			
\$50,000 - \$74,999	8,667	16.8%	8,691	16.3%			
\$75,000 - \$99,999	7,051	13.6%	7,305	13.7%			
\$100,000 - \$149,999	9,403	18.2%	10,063	18.8%			
\$150,000 - \$199,999	4,658	9.0%	5,321	10.0%			
\$200,000+	5,613	10.8%	6,529	12.2%			
Median Household Income		\$77,331		\$81,965			
Average Household Income		\$104,924		\$115,175			
Per Capita Income		\$35,911		\$39,423			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	9,532	6.6%	9,427	6.2%	9,799	6.3%	
5 - 9	9,706	6.8%	9,491	6.3%	9,569	6.1%	
10 - 14	10,349	7.2%	9,594	6.3%	9,765	6.2%	
15 - 19	11,576	8.1%	9,805	6.5%	9,748	6.2%	
20 - 24	11,475	8.0%	11,172	7.4%	10,499	6.7%	
25 - 34	19,918	13.9%	24,165	15.9%	23,730	15.1%	
35 - 44	18,378	12.8%	19,126	12.6%	22,363	14.3%	
45 - 54	20,072	14.0%	17,732	11.7%	17,398	11.1%	
55 - 64	15,946	11.1%	18,328	12.1%	17,270	11.0%	
65 - 74	8,513	5.9%	13,228	8.7%	14,915	9.5%	
75 - 84	5,409	3.8%	6,473	4.3%	8,340	5.3%	
85+	2,725	1.9%	3,159	2.1%	3,362	2.1%	
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	88,308	61.5%	85,504	56.4%	84,784	54.1%	
Black Alone	9,864	6.9%	10,224	6.7%	10,377	6.6%	
American Indian Alone	1,255	0.9%	1,354	0.9%	1,395	0.9%	
Asian Alone	16,558	11.5%	20,714	13.7%	23,438	15.0%	
Pacific Islander Alone	545	0.4%	625	0.4%	659	0.4%	
Some Other Race Alone	19,713	13.7%	24,388	16.1%	26,576	17.0%	
Two or More Races	7,356	5.1%	8,888	5.9%	9,528	6.1%	
Hispanic Origin (Any Race)	47,657	33.2%	59,267	39.1%	66,178	42.2%	

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[View Site Specific COVID-19 Prevention Plan](#)

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