

TRI-CITY CENTER

JR. ANCHOR & SHOP SPACE AVAILABLE FOR LEASE



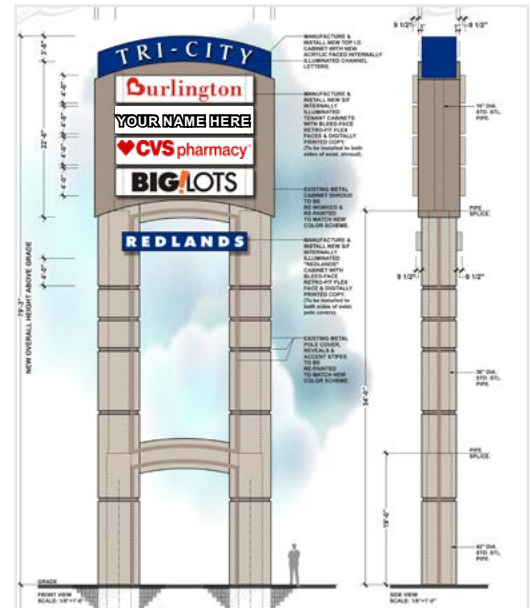
801-848 TRI CITY CENTER DR. & 1350-1515 INDUSTRIAL PARK AVE., REDLANDS, CA

JOIN:



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.



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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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AVAILABILITIES	
UNIT	SF (±)
801	9,148
803	2,911
819	918
821	2,084
823	1,430 MTM
835	5,700
836	822
837	4,802
839	18,000
840	2,455
1350	5,170 (2nd Generation Restaurant site)
1370	1,800 MTM
1392	3,830
1398	2,400



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Tri City Center Dr		1 mi radius	5 mi radius	10 mi radius
Redlands, CA 92374				
POPULATION	2019 Estimated Population	6,974	183,167	682,090
	2024 Projected Population	7,224	190,141	713,531
	2010 Census Population	5,884	175,538	648,309
	2000 Census Population	5,018	156,874	566,414
	Projected Annual Growth 2019 to 2024	0.7%	0.8%	0.9%
	Historical Annual Growth 2000 to 2019	2.1%	0.9%	1.1%
	2019 Median Age	29.9	34.9	32.5
HOUSEHOLDS	2019 Estimated Households	2,900	61,937	209,282
	2024 Projected Households	2,965	63,386	215,123
	2010 Census Households	2,342	57,830	194,707
	2000 Census Households	2,177	53,939	180,150
	Projected Annual Growth 2019 to 2024	0.4%	0.5%	0.6%
	Historical Annual Growth 2000 to 2019	1.7%	0.8%	0.9%
RACE AND ETHNICITY	2019 Estimated White	52.3%	52.5%	48.2%
	2019 Estimated Black or African American	9.4%	9.6%	12.0%
	2019 Estimated Asian or Pacific Islander	12.7%	13.2%	8.0%
	2019 Estimated American Indian or Native Alaskan	1.0%	0.9%	1.1%
	2019 Estimated Other Races	24.5%	23.8%	30.6%
	2019 Estimated Hispanic	43.7%	42.0%	54.4%
INCOME	2019 Estimated Average Household Income	\$56,431	\$85,140	\$71,256
	2019 Estimated Median Household Income	\$53,459	\$71,777	\$61,368
	2019 Estimated Per Capita Income	\$23,490	\$29,083	\$22,088
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.7%	6.9%	10.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.2%	9.1%	12.8%
	2019 Estimated High School Graduate	26.7%	22.4%	26.9%
	2019 Estimated Some College	24.8%	22.0%	22.5%
	2019 Estimated Associates Degree Only	6.6%	8.6%	7.9%
	2019 Estimated Bachelors Degree Only	17.0%	17.9%	12.3%
	2019 Estimated Graduate Degree	15.0%	13.1%	7.6%
BUSINESS	2019 Estimated Total Businesses	1,317	8,405	22,882
	2019 Estimated Total Employees	15,762	102,333	242,604
	2019 Estimated Employee Population per Business	12.0	12.2	10.6
	2019 Estimated Residential Population per Business	5.3	21.8	29.8

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



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