

FOR LEASE

# *Redlands Plaza*

Premiere Retail & Office Property

330 North 6<sup>th</sup> Street, Redlands, CA 92374



## Property Highlights

- A 24,000 square foot retail & office building
- Spaces range from 655 to 4,000 square feet
- Tenants Include: Isabella's RistorantItaliano, Bob's Cleaners, Salon Shags, Redlands School of Dance, Sun Nails, Visiting Angels, Pointed Toes, Empire Management, Star Tulip Stuffies, Strongman Pizza
- Multiple ingress/egress points on 6<sup>th</sup> & 7<sup>th</sup> streets
- Ample parking!! 4:1,000 parking ratio
- Verizon FiOS internet/media services available!
- Tenants receive free promotion on our website!

For More Information

Please Contact:

**Kimberly Tillery**

Property Manager

P: 909.793.6622

F: 909.533.2161

[kim.tillery@desertcapital.us](mailto:kim.tillery@desertcapital.us)

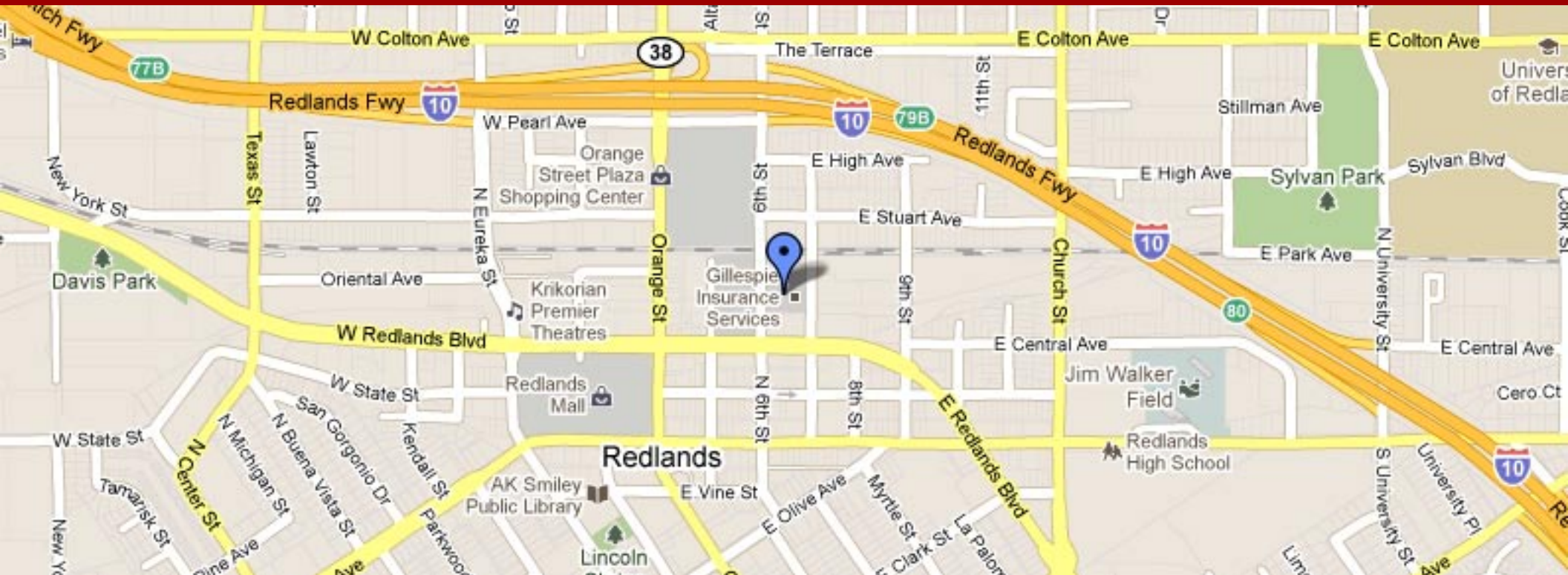
[www.RedlandsPlaza.com](http://www.RedlandsPlaza.com)

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## Location Highlights

- A short walk to Vons, Trader Joe's, Office Depot, Starbucks, FedEx, restaurants, City services
- 1 block to Downtown Redlands and all amenities
- Less than 2 miles from the University of Redlands
- Immediate access to and from Interstate 10
- Average Home Price in a 3 mile radius: \$264,000

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## Available Suites

<u>Suite</u>	<u>Sq. Ft.</u>	<u>Asking Rental Rate</u>	<u>Lease Type</u>
		Call for Availability	
ROOFTOP	<b>BRING OFFER!!!</b>		Cell Tower Antennae

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Promotions: Ask about our Free Rent promotions! Broker co-op is offered!

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## Demographics

<u>2009 Data</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	17,739	72,481	142,373
Pop. Growth % ('00-'09):	2.37%	11.24%	16.04%
Avg. Household Income:	\$69,566	\$80,066	\$78,398
Households:	6,405	26,799	50,185
Median Age:	27.7	30.8	30.4
Traffic Counts:	305,000 I-10 @ 6 <sup>th</sup> Street; approximately 21,000 6 <sup>th</sup> @ Redlands Blvd. vehicles per day.		

Provided by AnySiteOnline, CalTrans, City of Redlands.

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