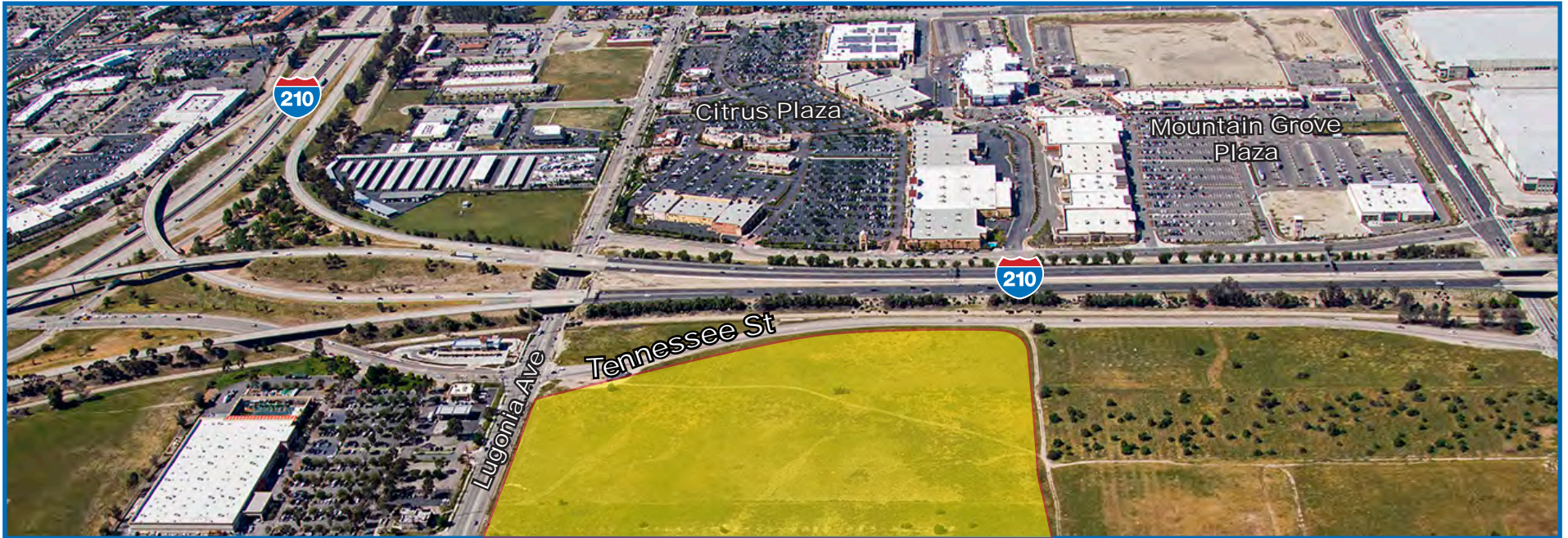


# Redlands Marketplace

APPROXIMATELY 242,754 SF OF RETAIL SPACE | ANCHOR, SHOP, RESTAURANT & PAD SPACE AVAILABLE FOR LEASE



## Property Features:

### CONTACT

**Bill Bauman**

t 213-298-3593

bill.bauman@nmrk.com

CA RE Lic. #00388260

**Bryan Norcott**

t 213-298-3595

bryan.norcott@nmrk.com

CA RE Lic. #01200077

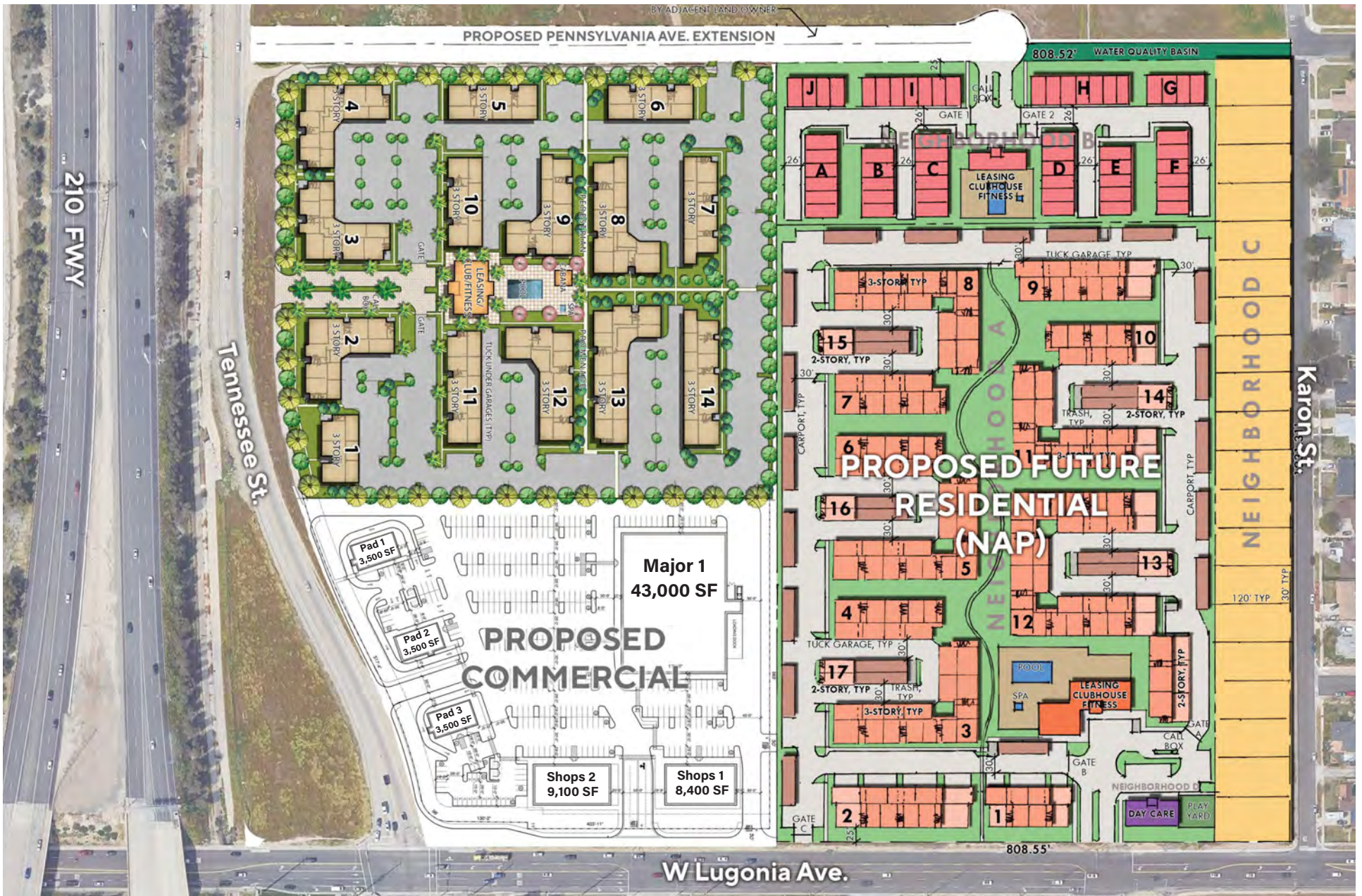
- New 242,754 SF Regional Shopping Center
- Located in immediate proximity to Citrus Plaza and Mountain Grove Shopping Center
- Project sits adjacent to a recently approved Walmart anchored development
- Top performing retail submarket in the Inland Empire
- Excellent regional access and identity provided from the San Bernardino (10) and Foothill (210) Freeways
- Outstanding demographic characteristics in the trade area

### Area Retailers:





REDLANDS MARKETPLACE



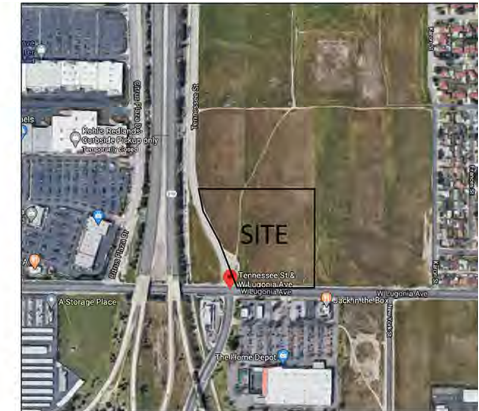
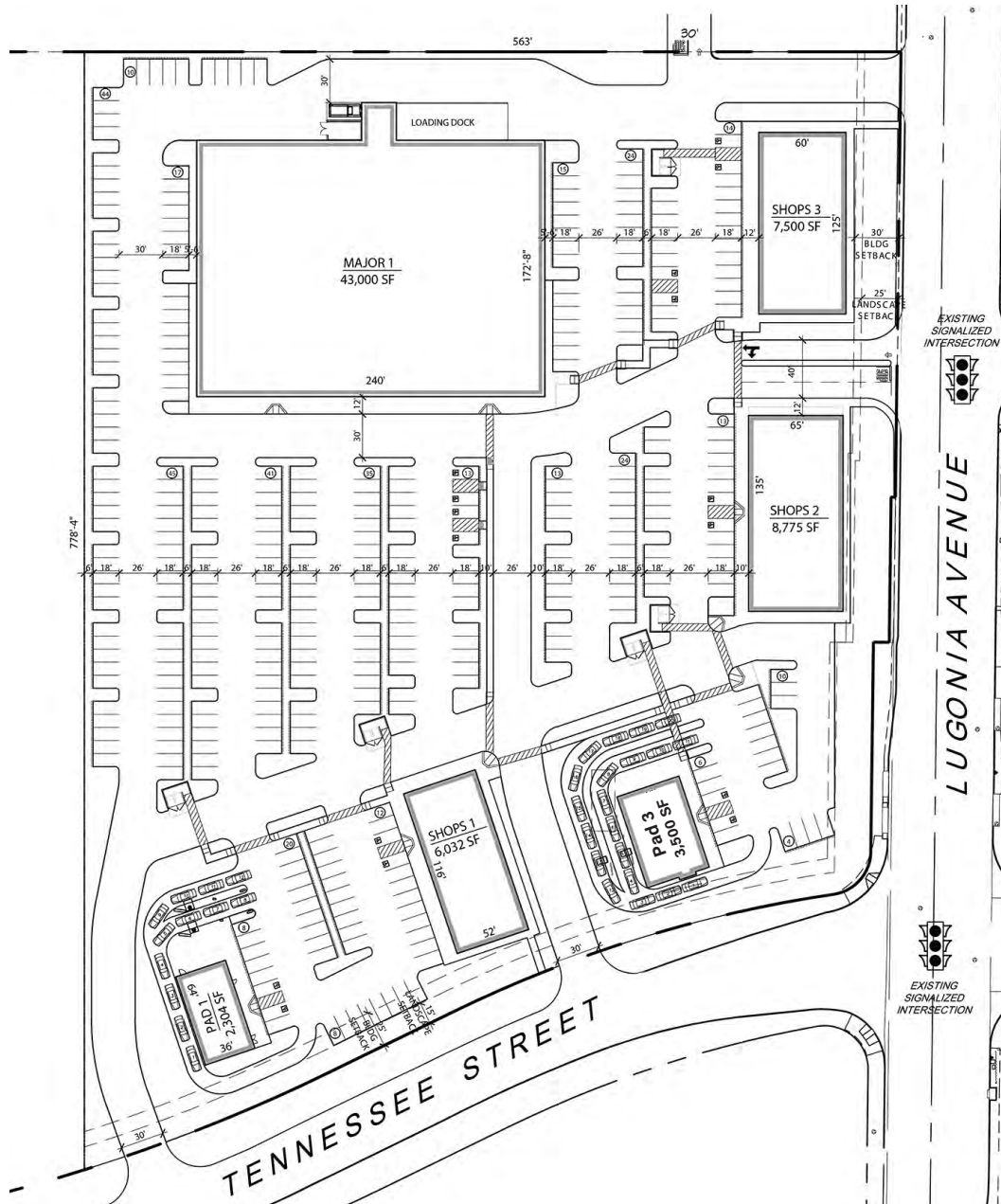


# REDLANDS MARKETPLACE





# REDLANDS MARKETPLACE



LOCATION PLAN



## PROJECT INFORMATION

### SITE AREA

NET AREA	±8.40 AC	±366,103.5
BUILDING AREA		±70,611
LAND TO BUILDING RATIO		4.1
COVERAGE		19.2

### BUILDING AREA

BUILDING AREA		±70,611
PARKING PROVIDED		376 STAL
PARKING RATIO		5.32/1

### PARKING REQUIREMENT

RETAIL:		
MARKET @ 4/1000	(43,000 SF)	172 STAL
SHOP @ 4/1000	(11,811 SF)	47 STAL
DRIVE THRU / REST.	(15,800 SF)	158 STAL
<b>PARKING REQUIRED</b>		<b>378 STAL</b>

- \*\*RESTAURANTS & D/T:
- 1 SPACE/3 SEAT OR 1 SPACE/50 SF OF SERVING AREA
  - 1 SPACE FOR EACH 2 EMPLOYEE.
  - MINIMUM OF 10 SPACES
  - ADDITIONAL 6 STACKING SPACES PROVIDED FOR D/T SERVICE OPERATOR

### LANDSCAPE REQUIREMENT

15 % LANDSCAPE REQUIREMENT:		54,915
LANDSCAPE PROVIDED:	17.45%	63,899



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# REDLANDS MARKETPLACE

## Demographics

### Population

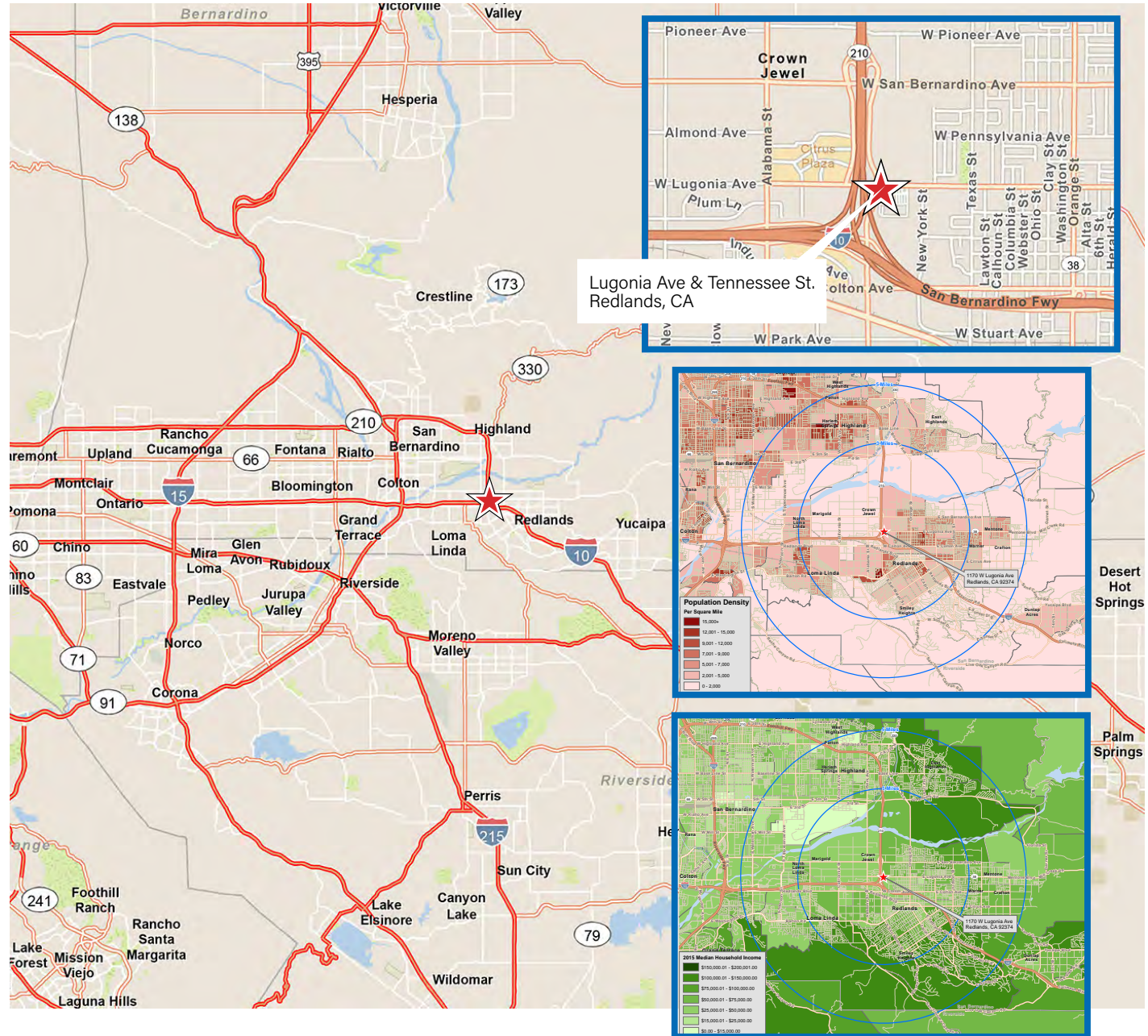
3 Mile 73,110  
 5 Mile 193,218

### Household Income

3 Mile \$72,457  
 5 Mile \$74,309

### Traffic Count

Intersection 18,426 ADT  
 210 Freeway 92,000 ADT



### CONTACT

#### Bill Bauman

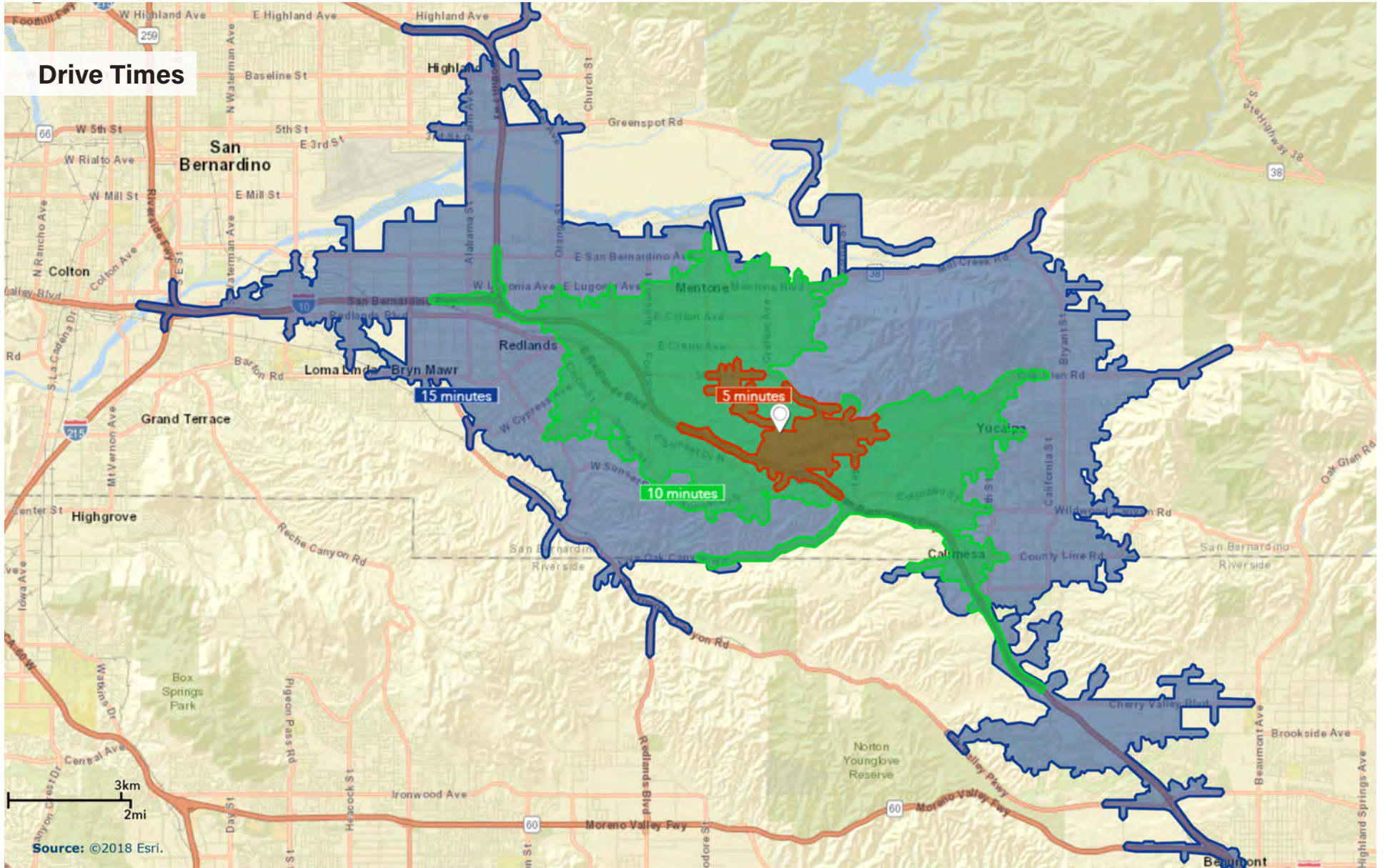
t 213-298-3593  
 bill.bauman@nrmk.com  
 CA RE Lic. #00388260

#### Bryan Norcott

t 213-298-3595  
 bryan.norcott@nrmk.com  
 CA RE Lic. #01200077



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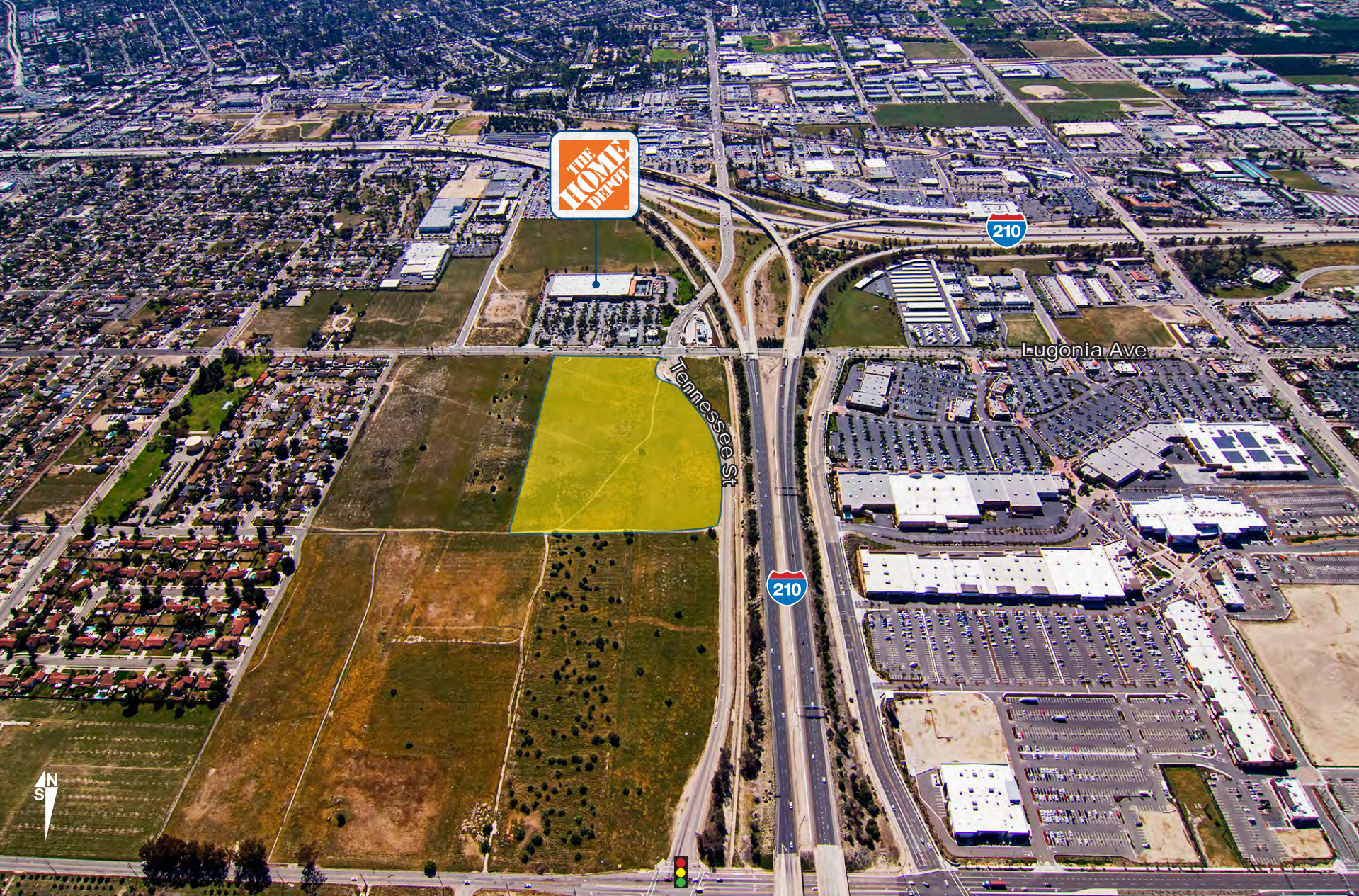


# REDLANDS MARKETPLACE





REDLANDS MARKETPLACE





REDLANDS MARKETPLACE





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# Redlands Marketplace

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*For More Information Contact:*

**Bill Bauman**

*Vice Chairman*

t 213-298-3593

bill.bauman@nmrk.com

CA RE Lic. #00388260

**Bryan Norcott**

*Executive Managing Director*

t 213-298-3595

bryan.norcott@nmrk.com

CA RE Lic. #01200077

**DTLA Office**

700 S. Flower St, Suite 2500

Los Angeles, CA 90017

Corporate License #01355491

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