

LEASING BROCHURE

ORANGE STREET PLAZA

402-550 N. ORANGE STREET, REDLANDS, CA 92374



FOR LEASE
GROCER ANCHORED CENTER

1,204 SF RETAIL AVAILABLE



FOR LEASE

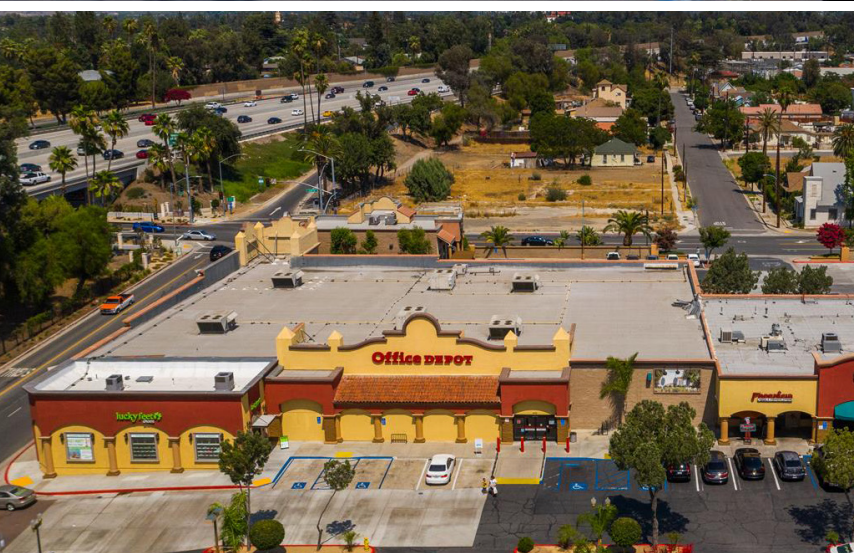
GROCER ANCHORED CENTER

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PROPERTY HIGHLIGHTS

- Orange Street Plaza is a premier community center located in Downtown Redland's, the retail hub for the City of Redlands
- Join Trader Joe's, Anytime Fitness, HearX, Schools First Credit Union, Van's Shoes, Supercuts, OneMain Financial, Coffee Bean, Schools First Credit Union and Shake Shack
- The center boast exceptional co-tenancy with high performing stores across multiple categories for retail, restaurant, and service based users
- Strategically located immediately adjacent the I-10 Fwy (193k CPD) with easy freeway access
- Excellent residential and daytime population densities within a 3-mile radius!
- Less than 1-mile from the University of Redlands which has an average total enrollment of $\pm 5,000$ students
- Future retail station under construction, with connection to the center



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3C Unit 3C: 1,204 SF AVAILABLE



Orange Street – approx. 18,000 cpd

DIRECTORY

NO.	TENANT	(SF)
1A	VACANT	
1B	TRADER JOE'S	
1C	PHOENICIA RESTAURANT	
1D	OFFICE DEPOT	
1DD	LUCKY FEET SHOES	
2A	CHALOOBY'S BURGERS	
2B	DEAL PENDING	
2C	SHAKE SHACK	
3A	S&J MEN'S SUITS AND ALTERATIONS	
3B	AMETT'S SMOKE SHOP	
3C	AVAILABLE	1,204
3D	FIVE POINT NAILS	
3E/F	PACIFIC DENTAL	
4A/B	VANS	
4C	SACHI SUSHI	
4D	ORANGE PLAZA DENTISTRY	
4E	ONEMAIN FINANCIAL	
4F	H&R BLOCK	
4G	ORANGE PLAZA OPTOMETRY	
4H	HEAR X	
PAD 5	ANYTIME FITNESS	
PAD 6	POP UP BAGELS	
	COFFEE BEAN	
	MASSAGE	
PAD 7	SCHOOLS FIRST FEDERAL CREDIT UNION	
PAD 8	GLO TANNING	COMING SOON!
PAD 9	US BANK	

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SITE PLAN

ESTIMATED 2026 DEMOGRAPHICS

* SOURCE: ESRI & COSTAR

1 MILE

17,664
POPULATION

\$90,526
AVG HOUSEHOLD INCOME

13,916
DAYTIME POPULATION

3 MILE

79,824
POPULATION

\$120,862
AVG HOUSEHOLD INCOME

39,577
DAYTIME POPULATION

5 MILE

155,466
POPULATION

\$121,106
AVG HOUSEHOLD INCOME

78,823
DAYTIME POPULATION

Site

418-602 Orange Street
Redlands, CA 92374



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LEASING INFORMATION



TERRISON QUINN

949.698.1107
TERRISON.QUINN@SRSRE.COM
CA LICENSE NO. 01789657

ADAM HANDFIELD

949.698.1109
ADAM.HANDFIELD@SRSRE.COM
CA LICENSE NO. 01959419

SRS REAL ESTATE PARTNERS

680 NEWPORT CENTER DRIVE, STE 300
NEWPORT BEACH, CA 92660

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