

# FOR LEASE: OFFICE/RETAIL SPACE ±2,108 to 3,898 SF AVAILABLE

1740-1770 & 1765-1795 Orange Tree Lane, Redlands, CA 92374



## PROPERTY HIGHLIGHTS

- Located in the Orange Tree Lane Business District
- Excellent access to the I-10 Freeway from Alabama and California Street off-on ramps
- Freeway visibility
- Traffic count in excess of 195,000 cars per day on the I-10 Freeway



### DEMOGRAPHICS

### 3 MILE RADIUS

Population	75,049
Households	26,668
Average HH Income	\$122,575

\*2025 Demos - Source: RegisOnline



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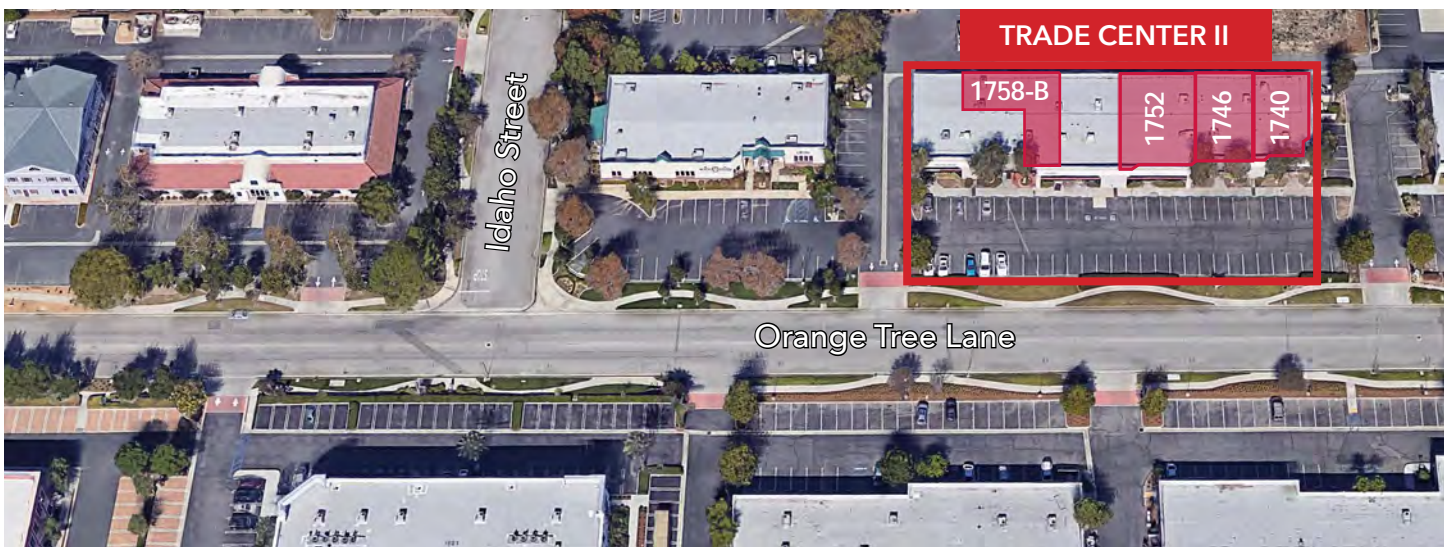
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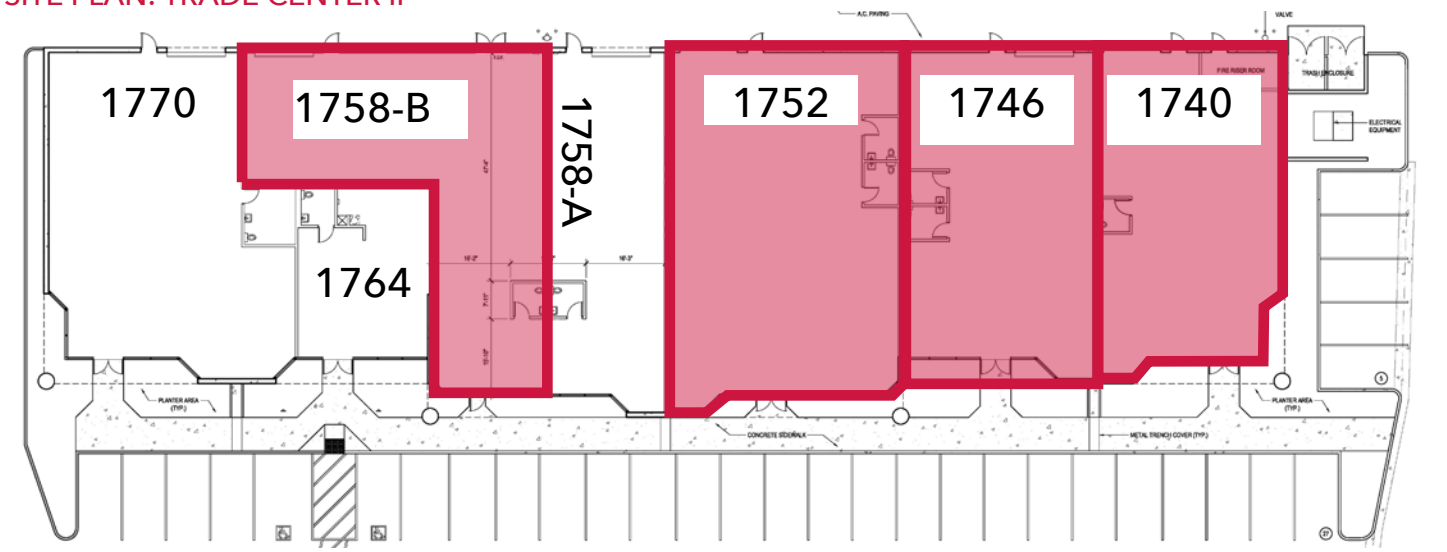
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## TRADE CENTER II

ADDRESS	RENTABLE SF	RATE PSF
1740 Orange Tree Lane	±2,654 SF	\$1.35 PSF NNN
1746 Orange Tree Lane	±2,474 SF	\$1.35 PSF
1752 Orange Tree Lane	±3,898 SF	\$1.35 PSF
1758-B Orange Tree Lane	±2,923 SF	\$1.35 PSF NNN



## SITE PLAN: TRADE CENTER II



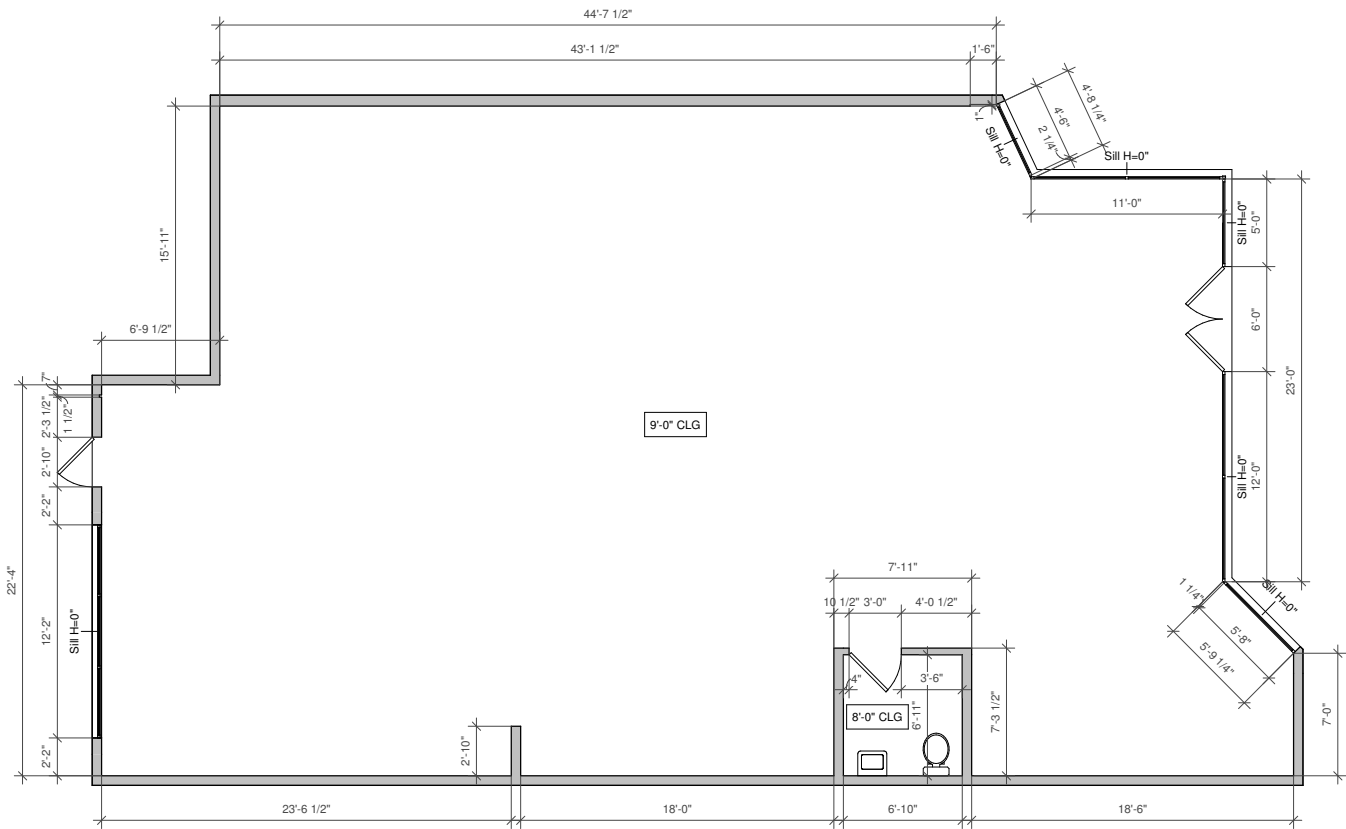
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### FLOOR PLAN

### 1740 ORANGE TREE LANE



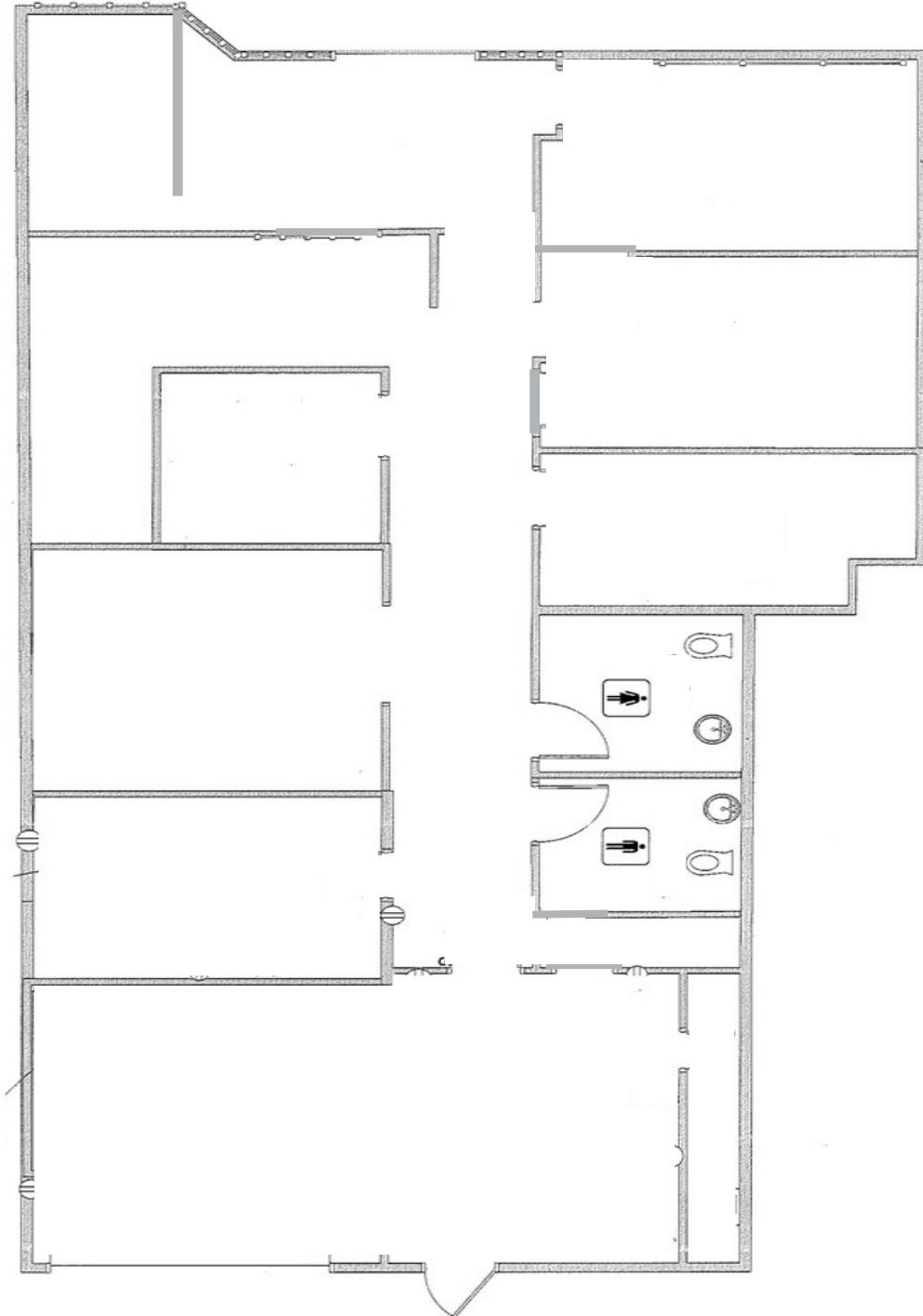
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### FLOOR PLAN

### 1746 ORANGE TREE LANE



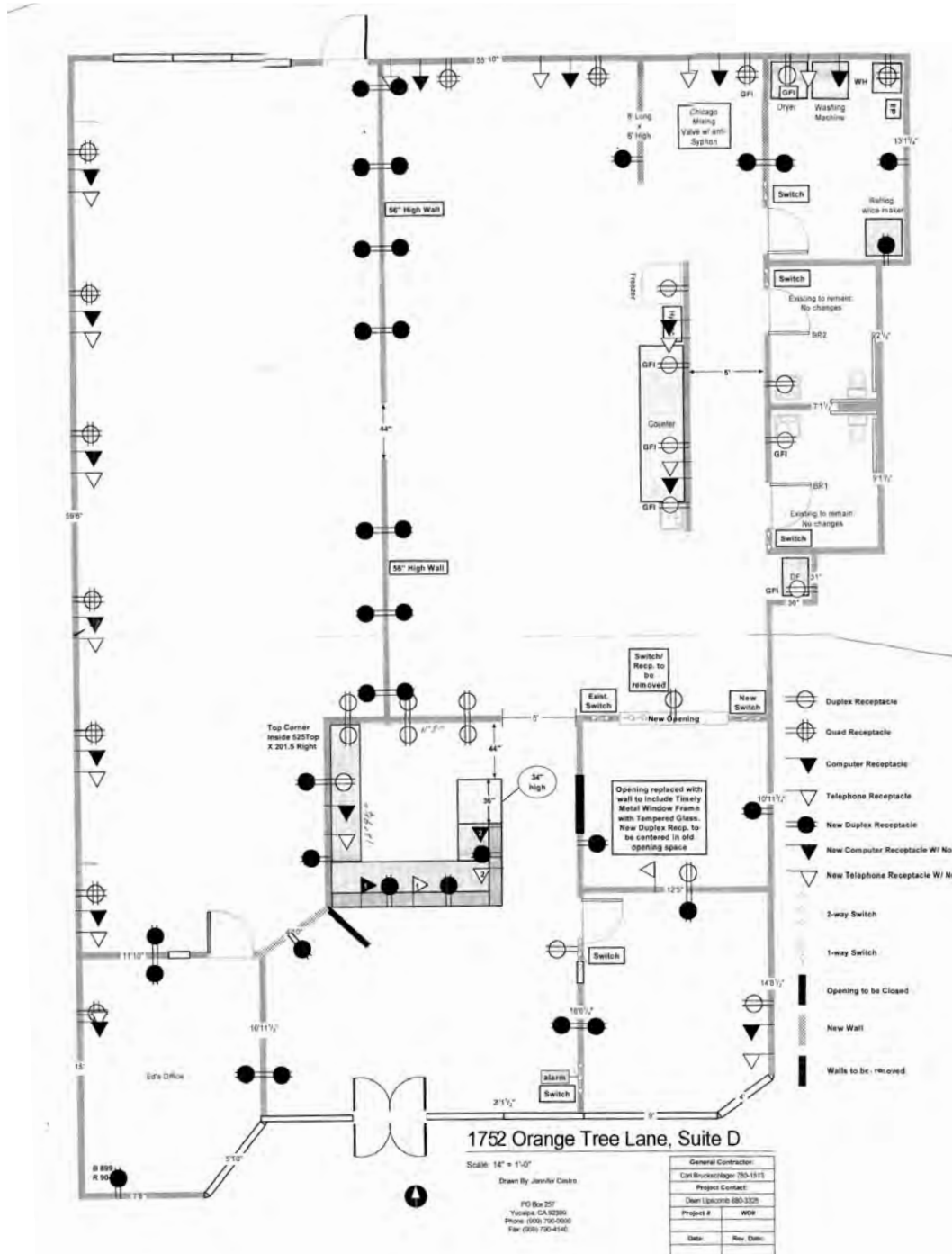
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### FLOOR PLAN

### 1752 ORANGE TREE LANE



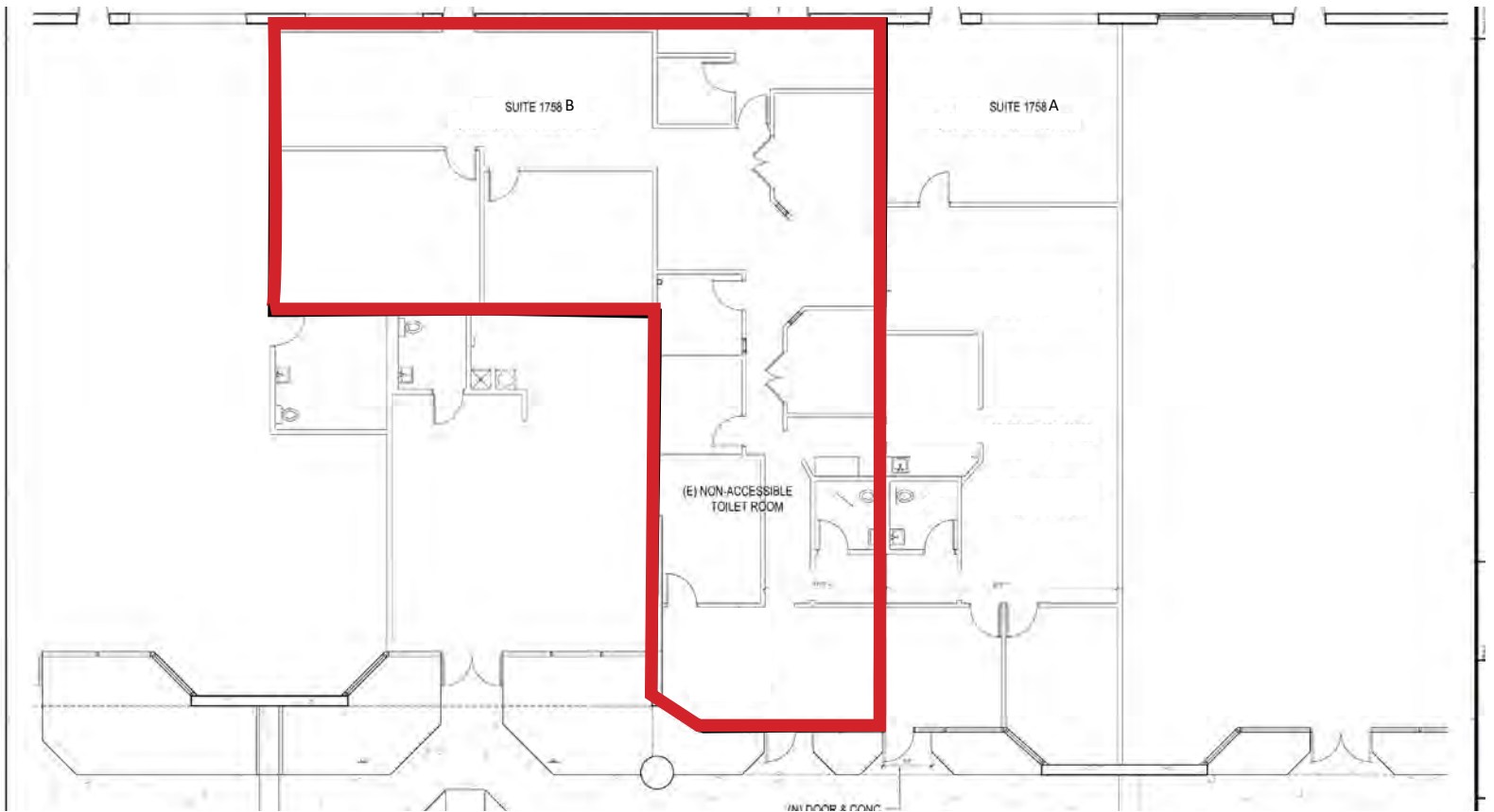
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### FLOOR PLAN

### 1758-B ORANGE TREE LANE



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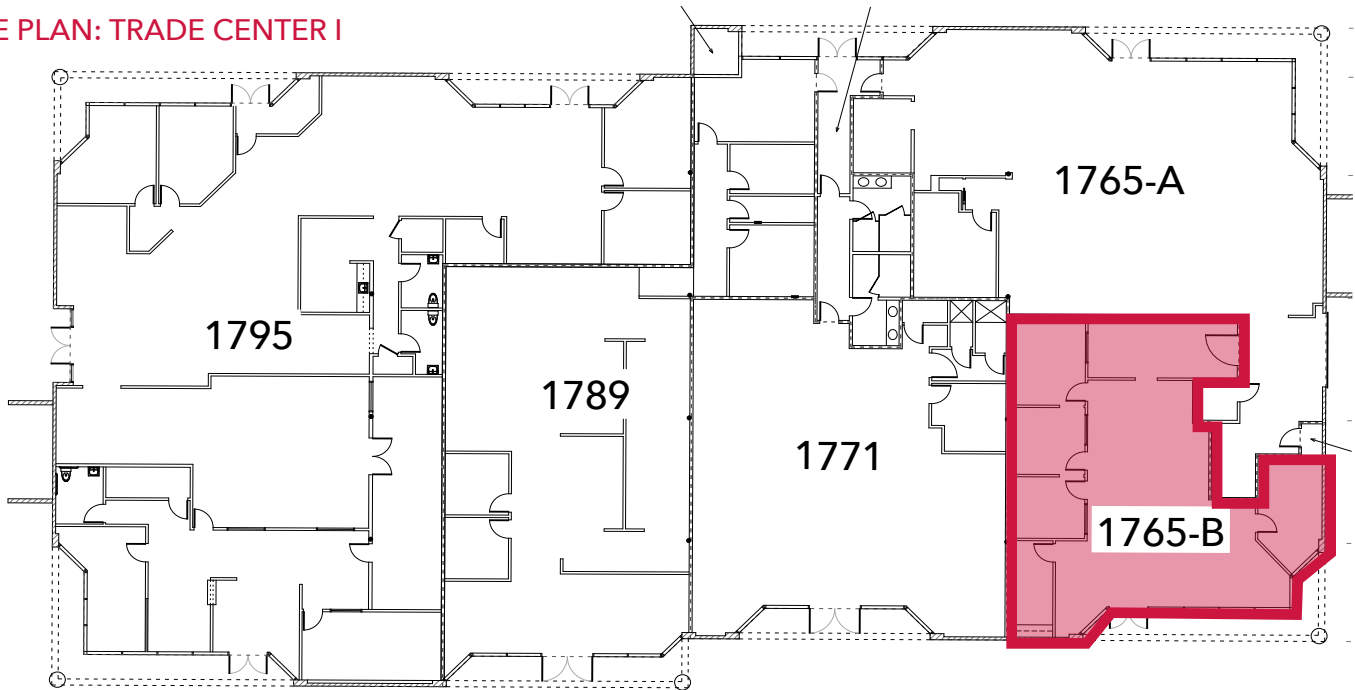
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### TRADE CENTER I

ADDRESS	RENTABLE SF	RATE PSF	SUITE DESCRIPTION
1765-B Orange Tree Lane	±2,108 SF	\$1.35 PSF	NNN Lease



### SITE PLAN: TRADE CENTER I



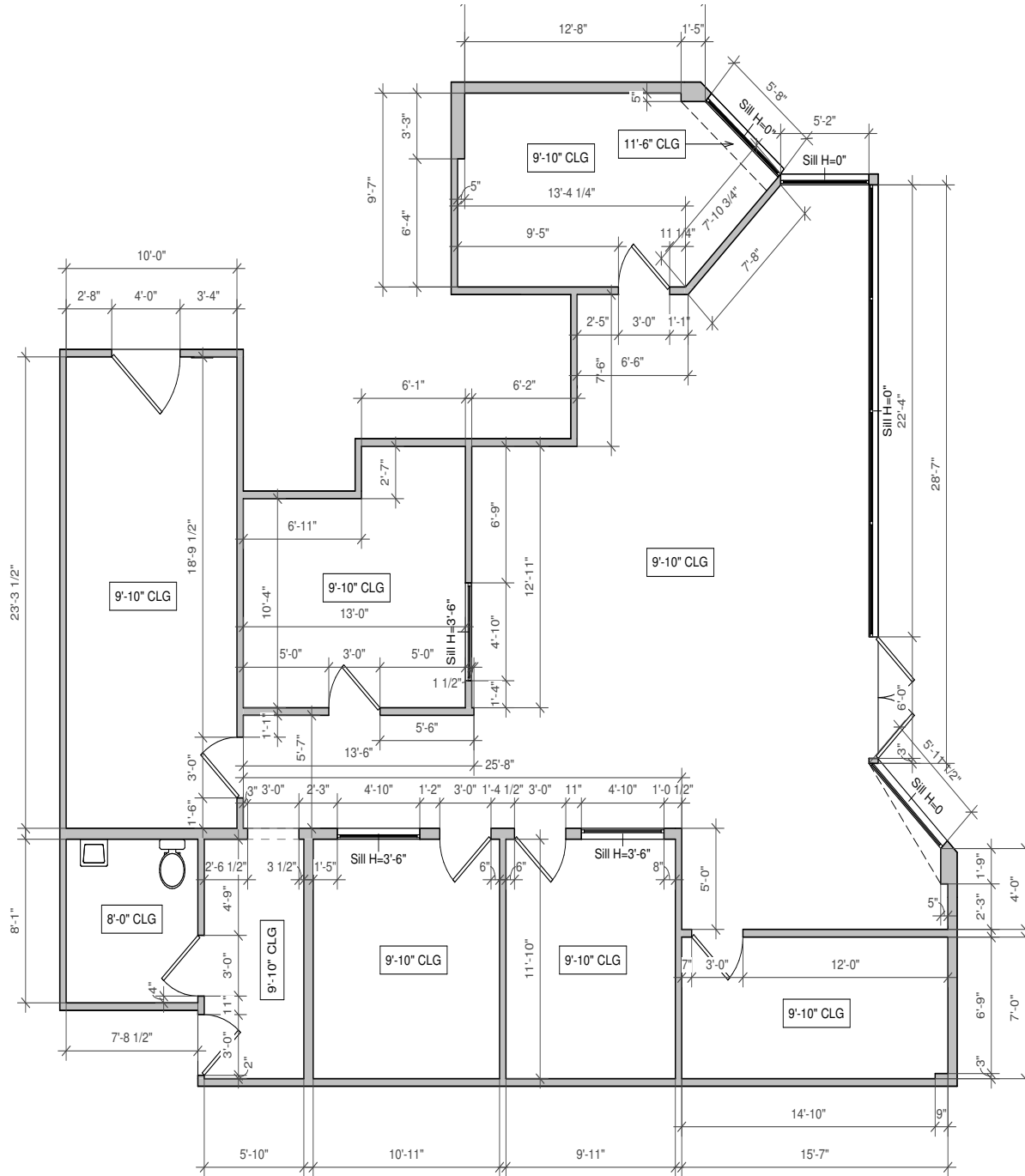
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### FLOOR PLAN

### 1765-B ORANGE TREE LANE



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