Citrus Plaza
Redlands, California

SPACE FOR LEASE
2,700 TO 16,044 SF

Citrus Plaza is a ±520,000 S.F. regional power center located on the northwest quadrant of Interstate 10 and Interstate 210 in Redlands, California. Anchored by Target and Kohl’s, the center benefits from direct access to both freeways. A central location in a growing trade area and an outstanding mix of prominent national retail tenants has contributed to Citrus Plaza's continuing success.
**Citrus Plaza**

Redlands, California

**AVAILABLE FOR LEASE**

**Site Summary**
- Land Area: 2,308,680 SF
- 53.00 Acres

**Traffic Counts**
- I-10 at Alabama Street: 186,000 ADT
- I-210 at San Bernardino Avenue: 92,000 ADT

**Representative Tenants**
- Target: 123,735 SF
- Kohl’s: 88,642 SF
- Bob’s Discount Furniture: 41,920 SF
- Bed Bath & Beyond: 28,445 SF
- Barnes & Noble: 25,008 SF
- DSW: 25,000 SF
- Michaels: 24,122 SF
- Cost Plus: 18,300 SF
- PETCO: 15,273 SF
- Five Below: 11,000 SF
- Pier 1 Imports: 10,754 SF
- Beverages & More: 10,000 SF
- Party City: 10,000 SF
- **AVAILABLE**
  - 8,844 SF
- Macaroni Grill: 7,135 SF
- Famous Dave’s BBQ: 6,400 SF
- Red Robin: 6,350 SF
- Sephora: 5,300 SF
- Wells Fargo: 5,140 SF
- Conoco 76 / Circle K: 4,545 SF
- Chick-fil-A: 4,232 SF
- **AVAILABLE**
  - 4,001 SF
- Vitamin Shoppe: 4,000 SF
- Verizon: 3,700 SF
- Bath & Body Works: 3,027 SF
- Cafe Rio Mexican Grill: 2,744 SF
- **AVAILABLE**
  - 2,700 SF
- Sprint: 2,000 SF
- Magic Wok: 2,000 SF
- Starbucks: 1,600 SF
- Jamba Juice: 1,560 SF
- Niko Niko Roll & Sushi: 1,511 SF
- GameStop: 1,500 SF
- Men’s Warehouse: 1,348 SF
- Cold Stone Creamery: 1,200 SF
- **AVAILABLE**
  - 8,000 SF
  - 4,001 SF
  - 2,000 SF
  - 1,600 SF
  - 1,560 SF
  - 1,511 SF
  - 1,500 SF
  - 1,348 SF
  - 1,200 SF
- Total: 520,236 SF

**Demographics**
- Estimated Population:
  - 3 Mile: 76,600
  - 5 Mile: 203,200
  - 10 Mile: 647,900
- Est. Average H.H. Income:
  - 3 Mile: $83,500
  - 5 Mile: $85,850
  - 10 Mile: $72,700

Source: SitesUSA (2018)