



Citrus Plaza





CITRUS PLAZA

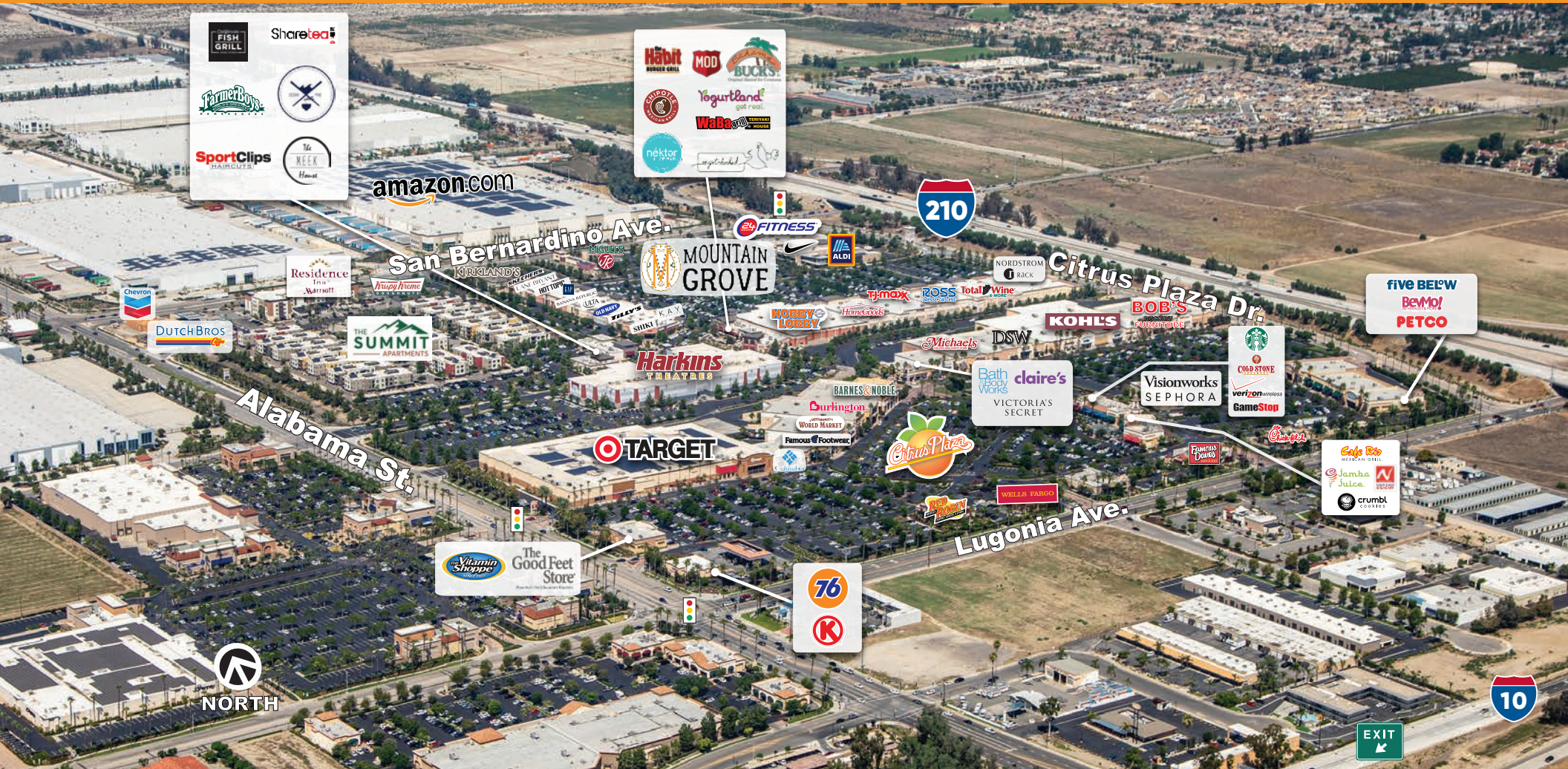
REDLANDS, CA

Citrus Plaza is a 545,008 sf regional lifestyle Power Center and one of the premiere shopping destinations in the Inland Empire. Its best-in-class tenant mix includes, among others, Target, Michael's, Kohl's, Barnes & Noble, Burlington, DSW, Petco, Bath & Body Works, Columbia Sportswear, Victoria's Secret, and Sephora. The 120-acre mega mixed use development that encompasses Citrus Plaza also includes the adjacent 470,082 sf Mountain Grove Power Center, 281 unit Summit Apartments, and 110 room Marriot Residence Inn Hotel. The Center is conveniently located with direct access to the I-10 and I-210 freeways, in a densely populated and highly educated trade area. Additionally, many adjacent businesses, the University of Redlands, and the renowned Loma Linda Medical Center contribute to the shopping center's heavy daytime and evening visitation.

Jason Lurie
R.E. License 02084336 (CA)
jlurie@majesticrealty.com
562.576.1633

Thomas H. Cozzolino
R.E. License 01248805 (CA)
tcozzolino@majesticrealty.com
562.948.4311

John W. Hunter
R.E. License 01116504 (CA)
jhunter@majesticrealty.com
562.948.4372



DEMOGRAPHICS

DRIVE TIME	POPULATION	EST. AVERAGE HOUSEHOLD INCOME
10 MINUTES	182,733	\$104,023
15 MINUTES	523,924	\$94,438
30 MINUTES	2.4M	\$106,406

Source: Placer.ai (2024)



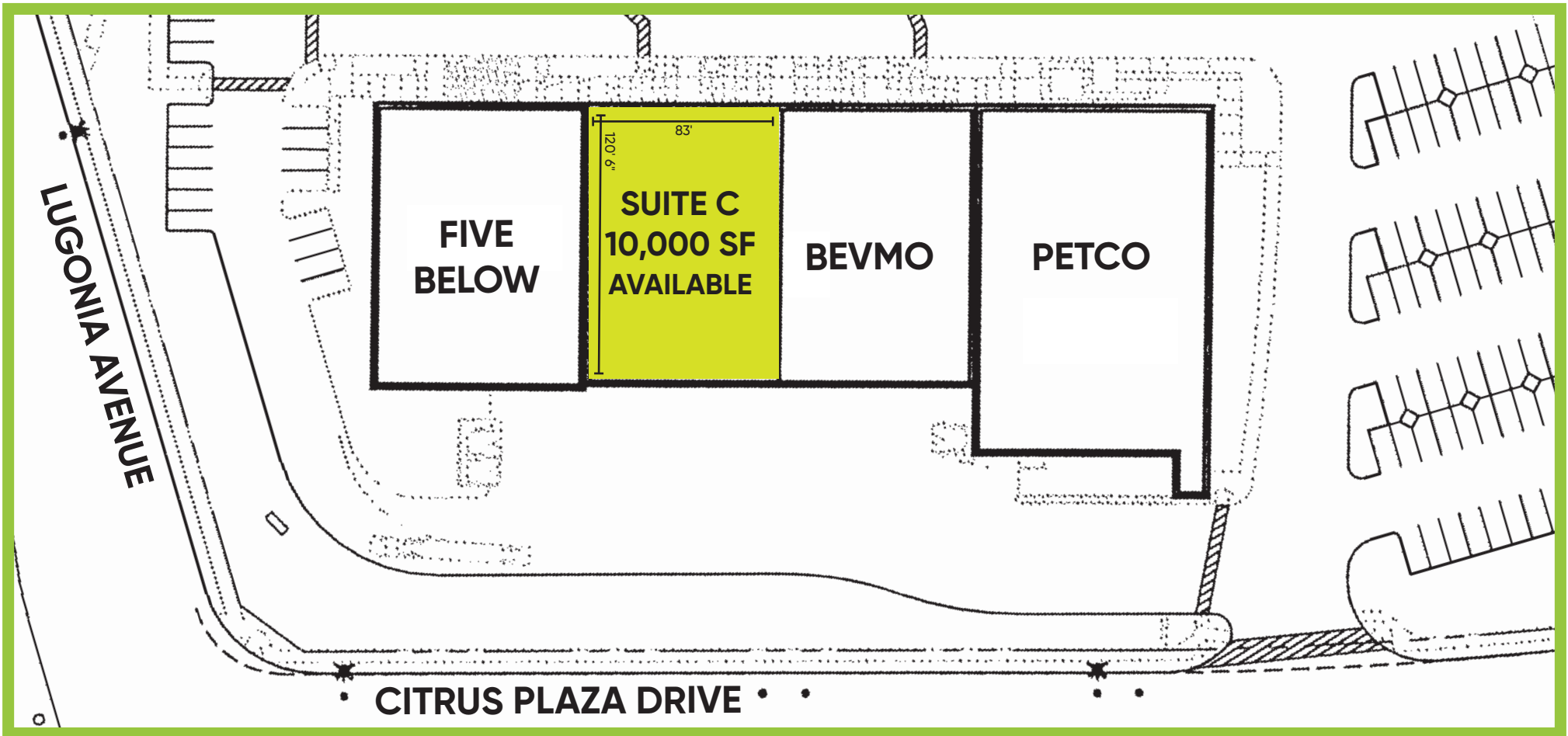
TENANT	SQ. FT.
TARGET	147,674 SF
KOHL'S	88,642 SF
BOB'S DISCOUNT FURNITURE	41,991 SF
BURLINGTON COAT FACTORY	28,445 SF
BARNES AND NOBLE	25,008 SF
DSW	25,000 SF
MICHAEL'S	24,122 SF
COST PLUS	18,300 SF
PETCO	15,273 SF
FIVE BELOW	11,000 SF
VICTORIA'S SECRET	10,754 SF
BEVMO!	10,000 SF
AVAILABLE (SUITE C)	10,000 SF
FAMOUS FOOTWEAR	8,044 SF
COLUMBIA SPORTSWEAR	8,000 SF
AVAILABLE (PAD 3)	7,135 SF
FAMOUS DAVE'S BBQ	7,020 SF
RED ROBIN	6,350 SF
SEPHORA	5,300 SF
WELLS FARGO	5,140 SF
SPECTRUM	4,001 SF
CONOCO 76 / CIRCLE K	4,200 SF
CHICK-FIL-A	4,720 SF
VITAMIN SHOPPE	4,000 SF
VERIZON	3,700 SF
BATH & BODY WORKS	3,027 SF
CAFE RIO MEXICAN GRILL	2,744 SF
VISIONWORKS	2,700 SF
CRUMBL COOKIES	2,000 SF
THE GOOD FEET	2,000 SF
STARBUCKS	1,600 SF
JAMBA JUICE	1,560 SF
NIKO NIKO ROLL & SUSHI	1,511 SF
GAMESTOP	1,500 SF
CLAIRE'S BOUTIQUES	1,348 SF
COLD STONE CREAMERY	1,200 SF

Traffic Counts
 I-10 at Alabama Street 172,000 ADT
 I-210 at San Bernardino Avenue 93,000 ADT
 Source: Caltrans 2024

AVAILABLE FOR LEASE

27588 LUGONIA AVE. SUITE C, REDLANDS, CA. 92374

10,000 SF



AVAILABLE FOR LEASE

27490 LUGONIA AVE., REDLANDS, CA. 92374 - PAD 3

7,135 SF





AREA EMPLOYERS

- AMAZON (5 DISTRIBUTION CENTERS)
- MATTEL
- HOME DEPOT DISTRIBUTION CENTER
- FENDER
- XPO LOGISTICS
- TRADER JOE'S DISTRIBUTION CENTER
- BURLINGTON COAT FACTORY DISTRIBUTION CENTER
- STATER BROS. DISTRIBUTION CENTER
- UPS
- PEPSI
- DHL
- ASHLEY HOMESTORE DISTRIBUTION CENTER
- THE CLOROX COMPANY
- MARS MARS
- BMW
- APL LOGISTICS
- ODW LOGISTICS
- KOHLER
- HOME CHEF
- COOPER TIRES
- ESRI
- BEAVER MEDICAL GROUP
- UNIVERSITY OF REDLANDS
- CITY OF REDLANDS
- REDLANDS UNIFIED SCHOOL DISTRICT
- REDLANDS COMMUNITY HOSPITAL
- LOMA LINDA MEDICAL CENTER
- LA-Z BOY INC.
- WALMART
- SUPERIOR BUILDING PRODUCTS
- CADDO HARDWARE
- TARGET
- KOHL'S
- JC PENNY
- BECTON DICKINSON DISTRIBUTION

