



Citrus Plaza





CITRUS PLAZA

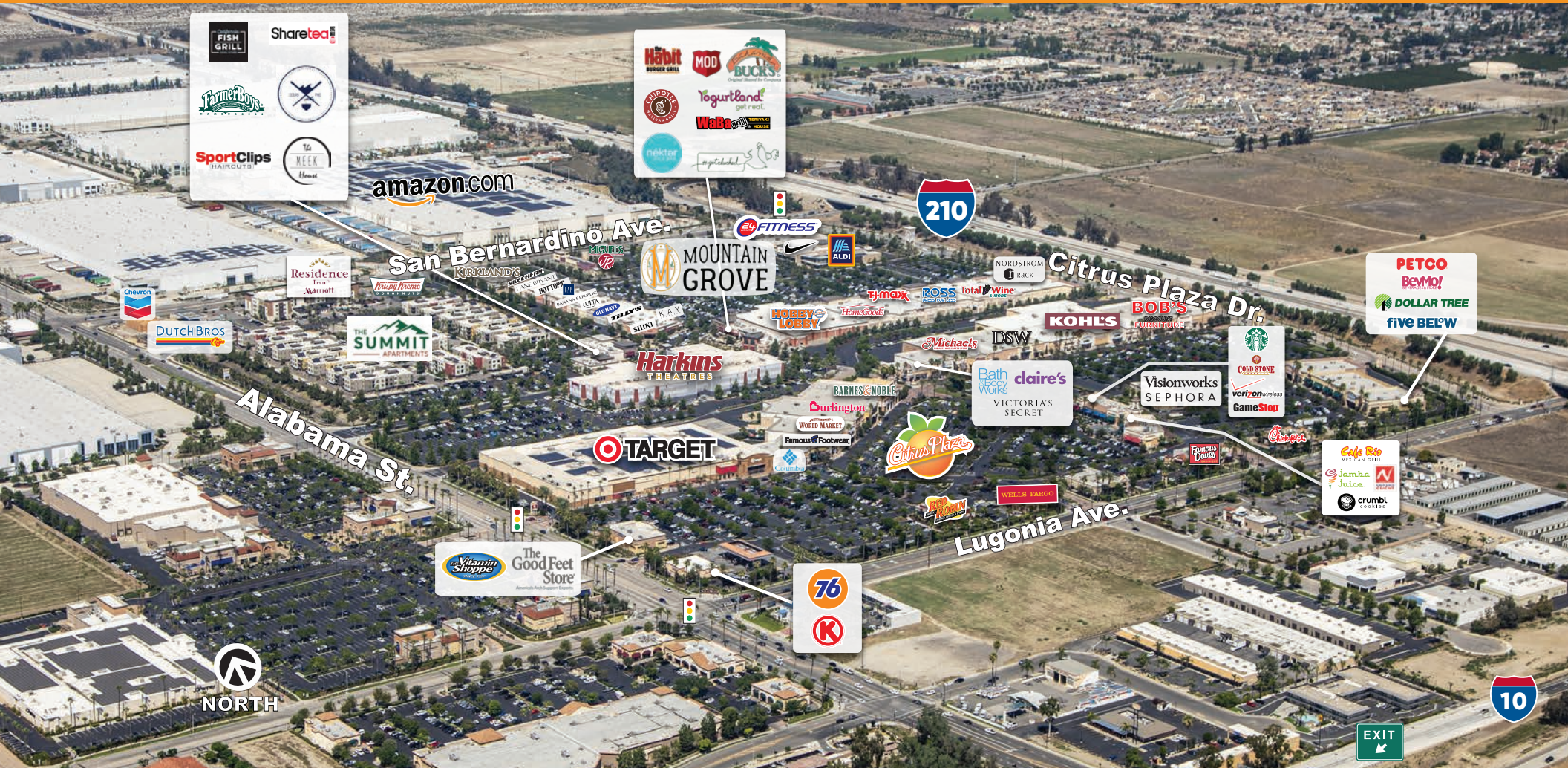
REDLANDS, CA

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.

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DEMOGRAPHICS

DRIVE TIME

10 MINUTES

15 MINUTES

30 MINUTES

POPULATION

182,733

523,924

2.4M

EST. AVERAGE HOUSEHOLD INCOME

\$104,023

\$94,438

\$106,406

Source: Placer.ai (2024)



Traffic Counts

I-10 at Alabama Street 172,000 ADT
I-210 at San Bernardino Avenue 93,000 ADT

Source: Caltrans 2024

TENANT

TARGET
KOHL'S
BOB'S DISCOUNT FURNITURE
BURLINGTON COAT FACTORY
BARNES AND NOBLE
DSW
MICHAEL'S
COST PLUS
PETCO
FIVE BELOW
VICTORIA'S SECRET
BEVMO!
DOLLAR TREE
FAMOUS FOOTWEAR
COLUMBIA SPORTSWEAR
AVAILABLE (PAD 3)
FAMOUS DAVE'S BBQ
RED ROBIN
SEPHORA
WELLS FARGO
SPECTRUM
CONOCO 76 / CIRCLE K
CHICK-FIL-A
VITAMIN SHOPPE
VERIZON
BATH & BODY WORKS
CAFE RIO MEXICAN GRILL
VISIONWORKS
CRUMBL COOKIES
THE GOOD FEET
STARBUCKS
JAMBA JUICE
NIKO NIKO ROLL & SUSHI
GAMESTOP
CLAIRE'S BOUTIQUES
COLD STONE CREAMERY

SQ. FT.

147,674 SF
88,642 SF
41,991 SF
28,445 SF
25,008 SF
25,000 SF
24,122 SF
18,300 SF
15,273 SF
11,000 SF
10,754 SF
10,000 SF
10,000 SF
8,044 SF
8,000 SF
7,135 SF
7,020 SF
6,350 SF
5,300 SF
5,140 SF
4,001 SF
4,200 SF
4,720 SF
4,000 SF
3,700 SF
3,027 SF
2,744 SF
2,700 SF
2,000 SF
2,000 SF
1,600 SF
1,560 SF
1,511 SF
1,500 SF
1,348 SF
1,200 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

