



MOUNTAIN GROVE





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REDLANDS, CA

Mountain Grove is an approximately 500,000 sf regional lifestyle Power Center and one of the premiere shopping destinations in the Inland Empire. Its best-in-class tenant mix includes Nordstrom Rack, TJ Maxx, HomeGoods, Ross, Hobby Lobby, Aldi, The Gap, Old Navy, Nike, Skechers, Total Wine & More, and Harkins Theaters. The 120-acre mega mixed use development that encompasses Mountain Grove also includes the adjacent 545,008 sf Citrus Plaza 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

HARKINS THEATRES
HOBBY LOBBY
TJ MAXX
24 HOUR FITNESS
NORDSTROM RACK
ROSS DRESS FOR LESS
TOTAL WINE AND MORE
NIKE RETAIL
ALDI
OLD NAVY
ULTA STATION
KIRKLAND'S
TILLY'S
AVAILABLE (PAD 2/SHOP BUILDING)
THE GAP
BANANA REPUBLIC
SKECHERS USA
LANE BRYANT
HOT TOPIC
SHIKI RESTAURANT
KRISPY KREME
CHEVRON
MIGUEL'S JR.
THE HABIT
MOD PIZZA
FARMER BOYS
CA FISH GRILL
ETOUFFEE SHAKING CRAB
CHIPOTLE MEXICAN GRILL
KAY JEWELERS
NEKTER JUICE
WABA GRILL
YOGURTLAND
CLUCK CHICKEN
BAHAMA BUCK'S
OCEAN PHO
SHARE TEA
THE MEEK HOUSE
COMING SOON
SPORT CLIPS HAIRCUT
DUTCH BROS

SQ. FT.

78,750 SF
55,000 SF
46,000 SF
41,096 SF
35,045 SF
24,971 SF
22,047 SF
20,518 SF
20,127 SF
15,000 SF
10,007 SF
8,020 SF
8,000 SF
8,000 SF
7,500 SF
7,500 SF
6,000 SF
6,000 SF
6,000 SF
5,837 SF
5,500 SF
4,000 SF
3,000 SF
2,640 SF
2,640 SF
2,502 SF
2,438 SF
2,430 SF
2,210 SF
2,200 SF
1,495 SF
1,495 SF
1,320 SF
1,320 SF
1,320 SF
1,300 SF
1,230 SF
1,215 SF
1,209 SF
1,200 SF
950 SF

Traffic Counts

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

Source: Caltrans 2024

AREA EMPLOYERS

AMAZON (5 DISTRIBUTION CENTERS)
 MATTTEL
 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



PAD 2 AVAILABLE FOR LEASE

27651 SAN BERNARDINO AVE., REDLANDS, CA. 92374

8,000 SF

