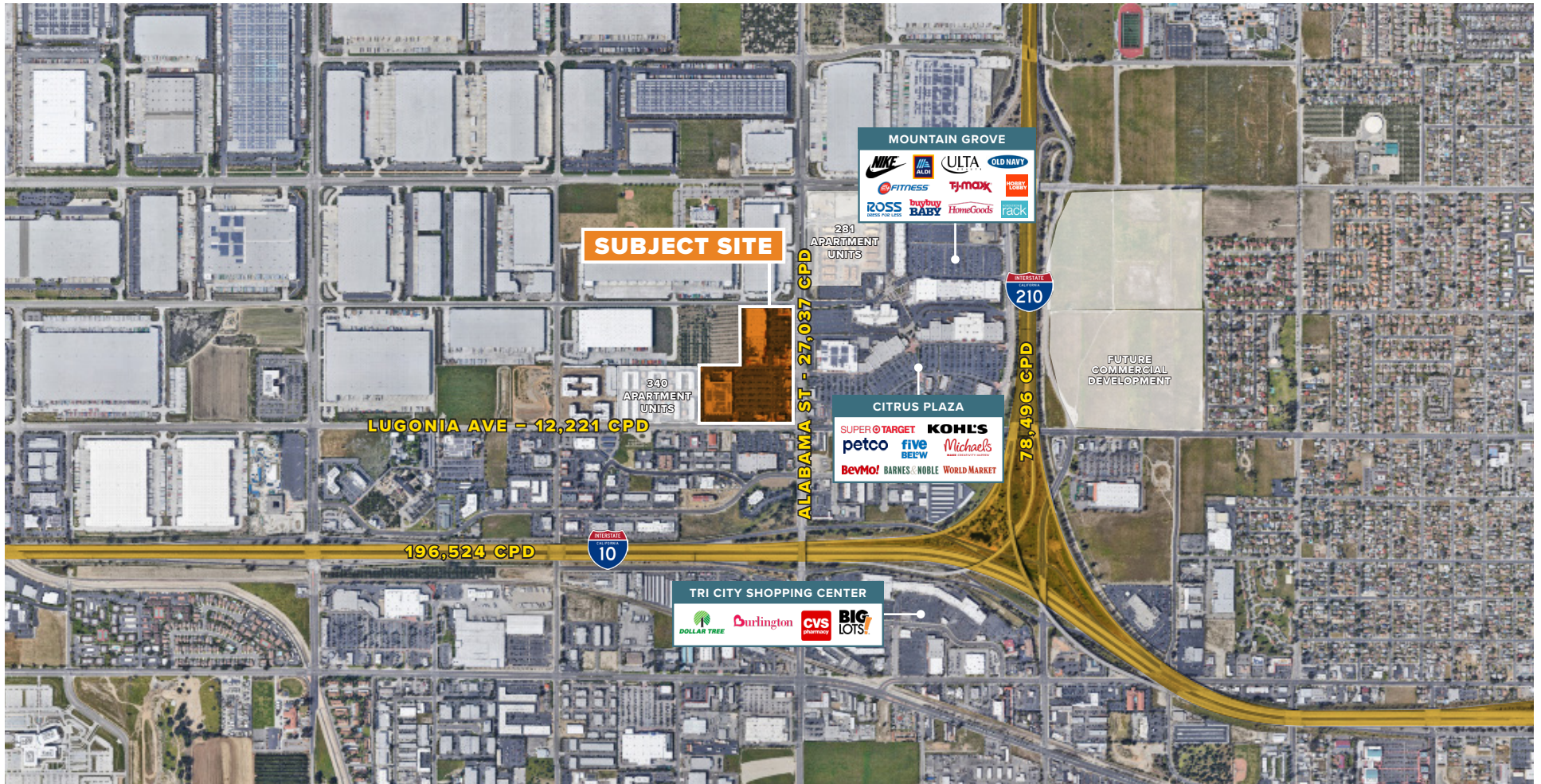


RETAIL SPACE FOR LEASE | ±13,206 SF

REDLANDS TOWN CENTER

NWC ALABAMA ST & LUGONIA AVE | REDLANDS, CA



For leasing, please contact:

Randi Cohen

Lic. 02135211

T 424 499 0018

Randi.Cohen@BetaAgency.com

Richard Rizika

Lic. 01044064

T 310 430 7790

Richard.Rizika@BetaAgency.com

beta.

BetaAgency.com

137 Eucalyptus Dr, El Segundo, CA 90245

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

PROJECT HIGHLIGHTS

JOIN THESE RETAILERS

JCPenney

EOS FITNESS
BUYER GYM. BETTER PRICE.

GNC

ME Massage Envy



FIVE GUYS
BURGERS and FRIES



Located at a highly trafficked intersection along the major thoroughfares of Alabama Street and Lugonia Avenue with easy ingress and egress and proximity to both the 10 and 210 Freeways

Anchored by JC Penney and EOS Fitness

Dominant intersection for shopping and services in the trade area with over one million square feet of retail, including notable anchors such as Harkins Theaters, 24 Hour Fitness, Hobby Lobby, TJ Maxx, Nordstrom Rack, Kohl's, Michael's and Target.

Sub Anchor Opportunities available

DEMOGRAPHICS



RESIDENTIAL
POPULATION

1 MILE
3,336

3 Miles
79,588

5 Miles
215,707



DAYTIME
POPULATION

1 MILE
12,108

3 Miles
37,722

5 Miles
74,032

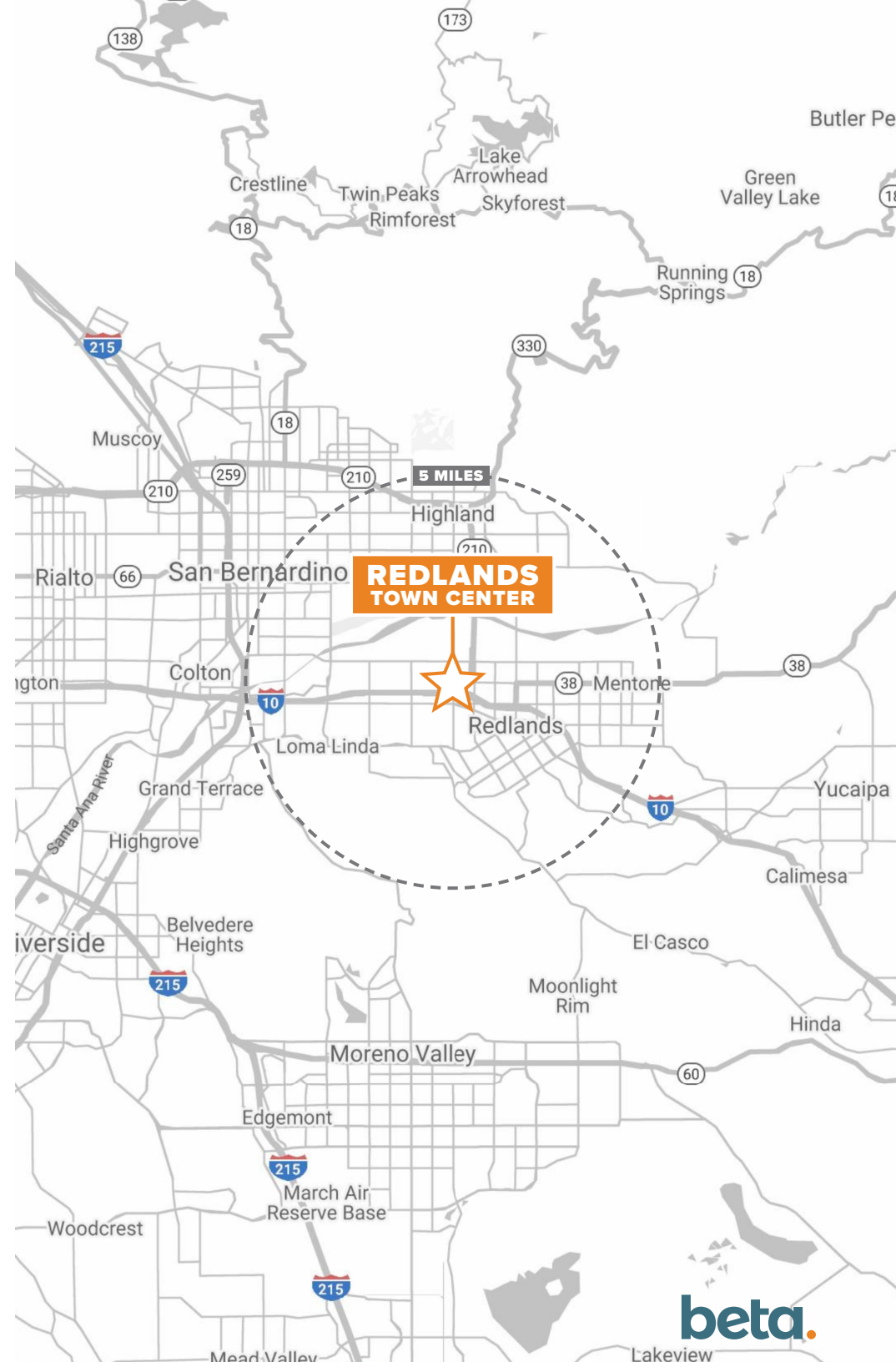


AVG. HOUSEHOLD
INCOME

1 MILE
\$103,756

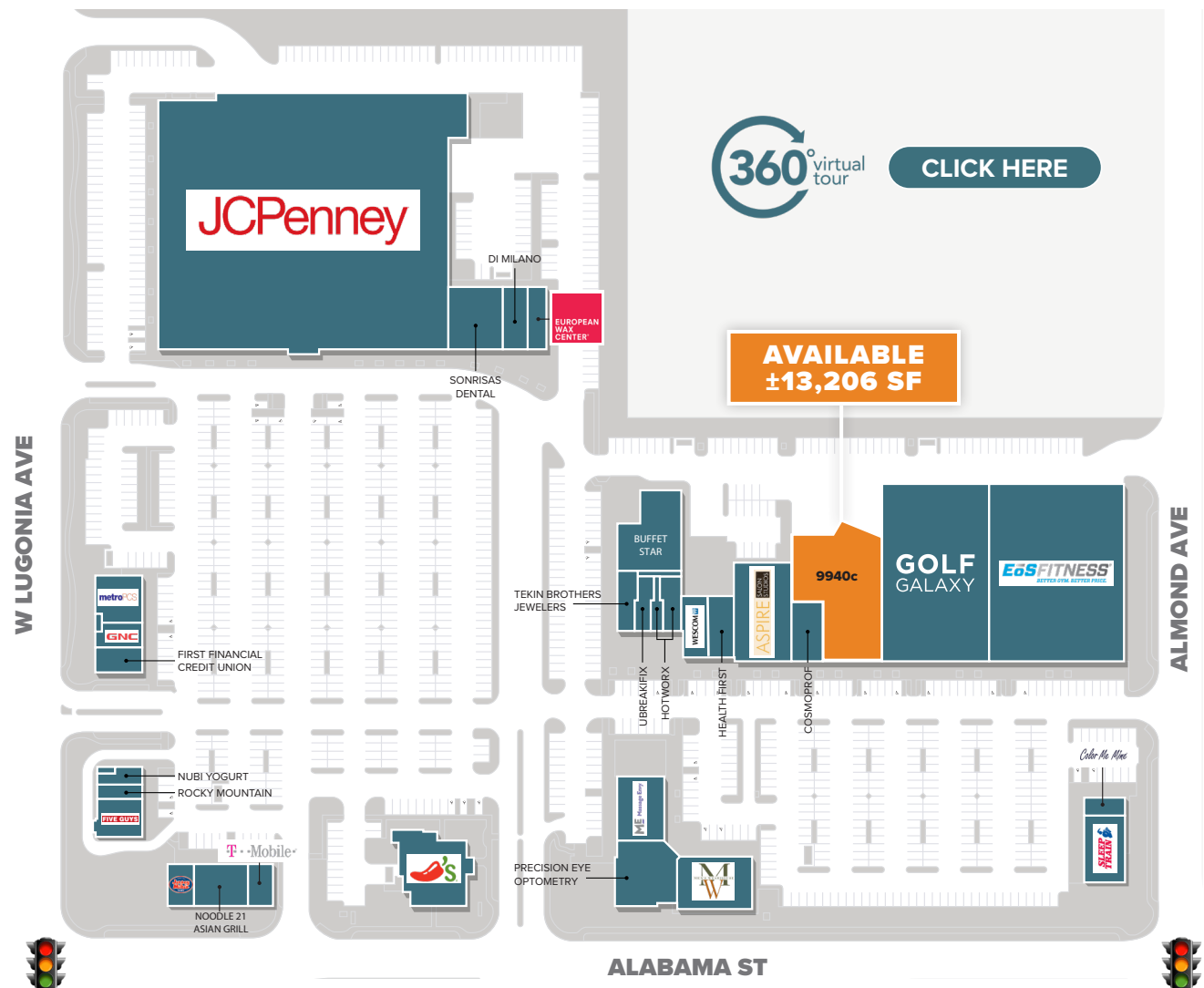
3 Miles
\$110,847

5 Miles
\$113,539



PROJECT SITE PLAN & TENANT ROSTER

SUITE #	TENANT	SIZE (SF)
10000	JC Penney	98,840
10010A	Sonrisas Dental	3,000
10010B	Stretch Lab	1,200
10010C	Di Milano	2,265
10010D	European Wax Center	1,535
10080C	Metro PCS	2,690
10080B	GNC	1,116
10080A	First Financial Credit Union	2,200
10060A	Five Guys Burgers & Fries	2,322
10060C	Rocky Mountain Chocolate Factory	863
10060D	Nubi Yogurt	887
10040A	T-Mobile	2,500
10040C	Noodle 21	1,797
10040D	Jersey Mike's Subs	1,760
10020	Chili's Bar & Grill	6,400
9990A	Men's Wearhouse	5,211
9990B	Precision Eye Optometry	5,300
9990C	Massage Envy	4,000
9900A	Color Me Mine	1,000
9900B	Sleep Train	5,000
9980A	Buffet Star Restaurant	6,000
9980B	Tekin Brothers Jewelers	1,382
9980C	Ubreakifix	1,110
9980D&E	Hotworx	2,378
9980F1	Wescom	2,199
9980F2	Health First Medical Corp	1,905
9950	Aspire Salons	6,102
9940B	CosmoProf	2,778
9940C	AVAILABLE	13,206
9930A	Golf Galaxy	19,832
9930	EOS Fitness	44,168
Total		251,621



RETAIL SPACE FOR LEASE | ±13,206

REDLANDS TOWN CENTER

NWC ALABAMA ST & LUGONIA AVE | REDLANDS, CA

For leasing, please contact:

Randi Cohen

Lic. 02135211

T 424 499 0018

Randi.Cohen@BetaAgency.com

Richard Rizika

Lic. 01044064

T 310 430 7790

Richard.Rizika@BetaAgency.com

beta.

BetaAgency.com

137 Eucalyptus Dr, El Segundo, CA 90245

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

