



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.

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DEMOGRAPHICS

DRIVE TIME	POPULATION	EST. AVERAGE HOUSEHOLD INCOME
10 MINUTES	187,038	\$109,812
15 MINUTES	527,351	\$100,183
30 MINUTES	2.4M	\$112,302

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

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

AVAILABLE (SUITE 120)

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

CA FISH GRILL

ETOUFFEE SHAKING CRAB

CHIPOTLE MEXICAN GRILL

KAY JEWELERS

NEKTER JUICE

WABA GRILL

YOGURTLAND

CLUCK CHICKEN

BAHAMA BUCKS

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

4,020 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

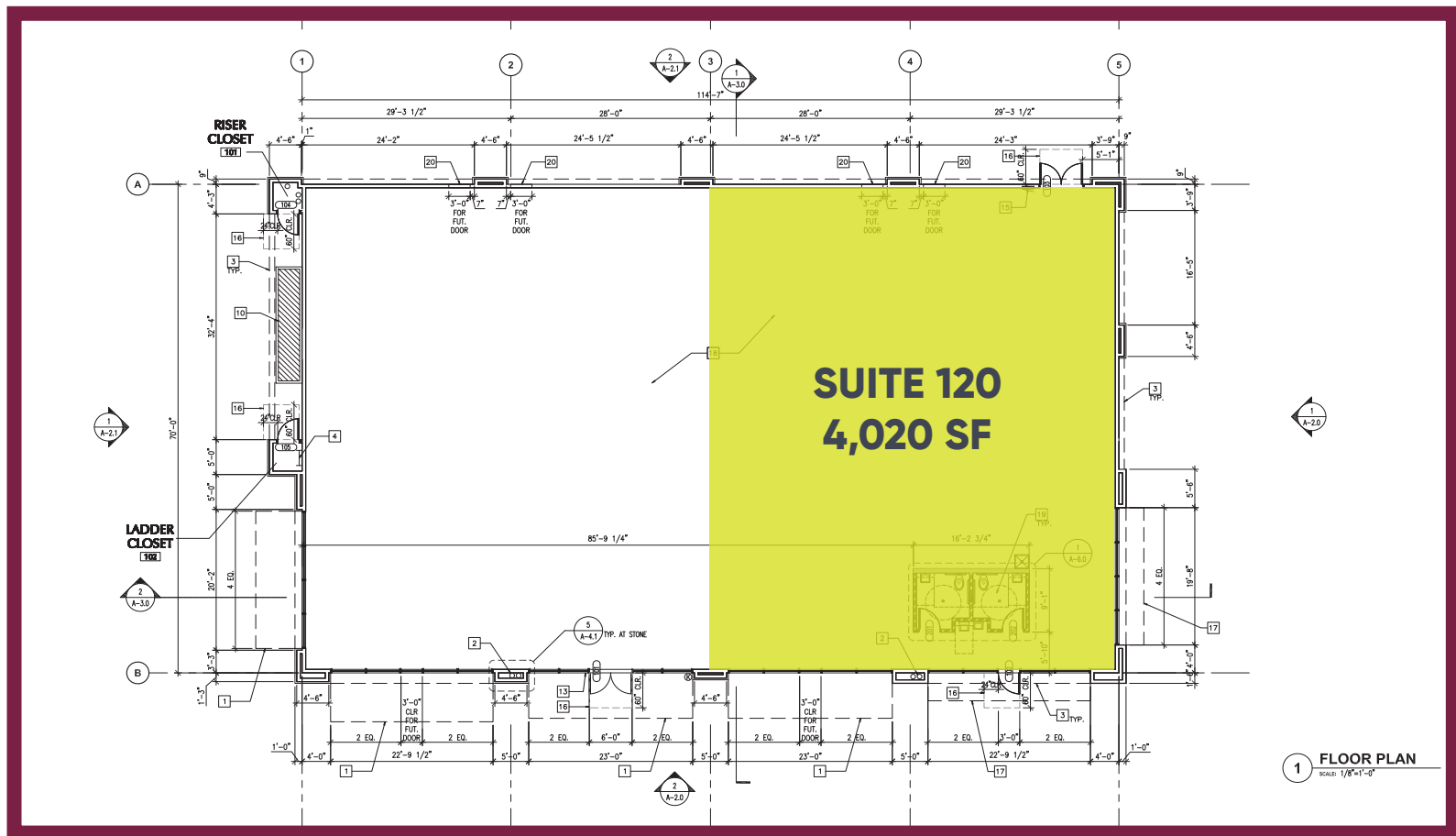
1,200 SF

950 SF

AVAILABLE FOR LEASE

27451 SAN BERNARDINO AVE. SUITE 120, REDLANDS, CA. 92374

4,020 SF



PAD 2 AVAILABLE FOR LEASE

27651 SAN BERNARDINO AVE., REDLANDS, CA. 92374

8,000 SF



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

