

±4,896 SF Class-A

*Freestanding Multi-Tenant  
Medical Office Building*

*FOR SALE*

**1233 BROOKSIDE AVE  
REDLANDS, CA 92373**

OFFERING MEMORANDUM

## CONFIDENTIALITY & DISCLAIMER

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

## EXCLUSIVELY LISTED BY

**GABRIEL CHAHINIAN**

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CalDRE# 02153545



## EXECUTIVE SUMMARY

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### RARE OWNER-USER/INVESTMENT OPPORTUNITY

- Built in 2007
- Opportunity for Owner/User or new lease of current tenants
- Established Long Term Tenant currently in place
- Different Floor Plan options in place
- Original Owners
- 20 Parking Spaces
- Close Proximity to Freeways
- Steps to Downtown Redlands Businesses, Shopping and Restaurants

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### PROPERTY AT A GLANCE

ADDRESS	1233 BROOKSIDE AVE, REDLANDS, CA 92373
APN	5546-013-012
ZONING	A-P - ADMINISTRATIVE & PROFESSIONAL OFFICE DISTRICT
LOT SIZE	18,749.79 SF
YEAR BUILT	2007
PROPERTY SUBTYPE	MEDICAL

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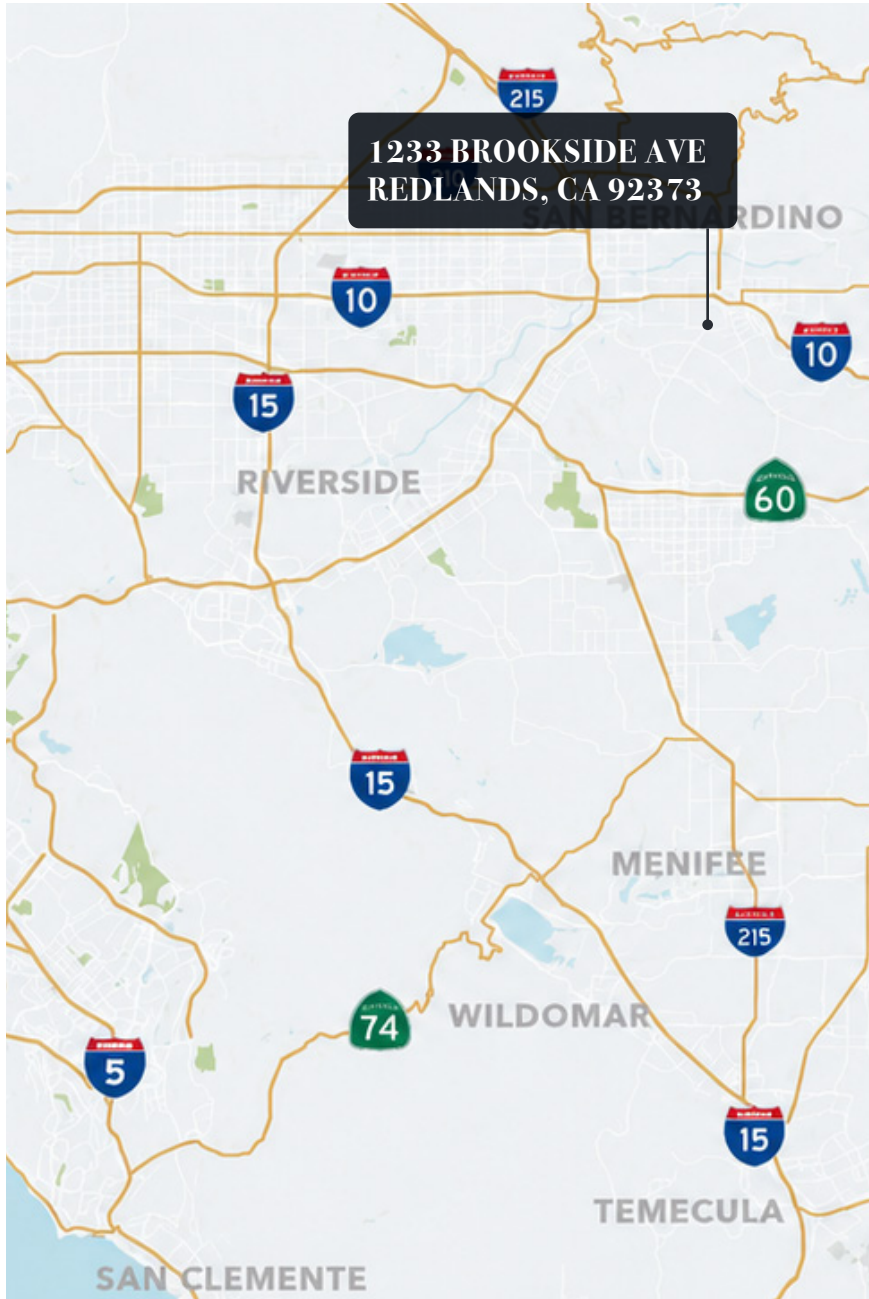
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## AREA OVERVIEW

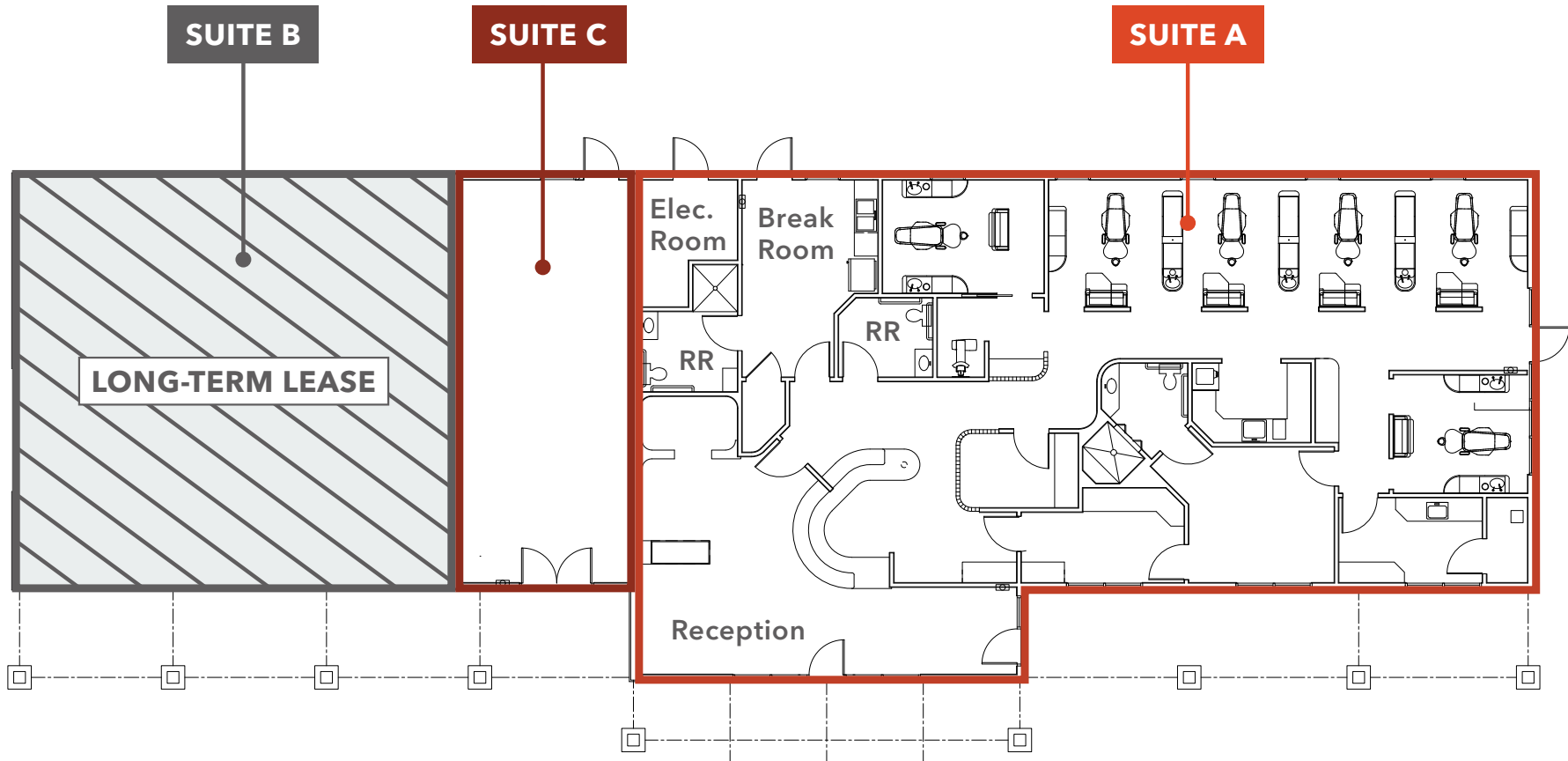


PROPERTY PICTURES



# PROPERTY PICTURES





±4,896

TOTAL SQUARE FEET

Rare owner-user and investment opportunity in the heart of Redlands, California. This well-kept freestanding Class A medical office building offers a multi-tenant configuration, premium interior improvements, and a highly desirable location with convenient access to major amenities and transportation corridors.

CONTACT  
BROKER

SALE PRICE

## PROPERTY SUMMARY

### *1233 BROOKSIDE AVE*

features three (3) well-maintained individual suites and is located in the heart of Redlands, California.



±4,896 SF  
CLASS-A  
MEDICAL/OFFICE  
BUILDING



SITUATED ON  
0.43 AC OF LAND  
(±18,625 SF)



YEAR BUILT  
2007



20 PARKING STALLS  
(4/1,009 SF)



600 AMPS POWER  
(PLEASE VERIFY)



FOUR (4) DENTAL  
CLEANING BAYS IN  
SUITE A, PLUMBING  
FOR SIX (6) BAYS



IMMEDIATE ACCESS  
TO THE 10 FREEWAY



WELL-LANDSCAPED  
GROUNDS



## AREA OVERVIEW

# REDLANDS, CALIFORNIA

## Jewel of the Inland Empire

Redlands sits at the convergence of major Southern California healthcare systems and transportation corridors — making it an ideal destination for outpatient medical tenants serving a growing, educated, and well-insured population.

- I-10 Freeway frontage providing direct regional access from Los Angeles and Palm Springs.
- Adjacent to Loma Linda University Medical Center — one of the largest hospitals in California.
- Close proximity to St. Mary Medical Center and multiple specialty health campuses.
- University of Redlands (est. 1907) anchors an educated, insured, and professional patient base.
- Arrow/Metrolink commuter rail provides regional transit connectivity.
- 63 miles east of downtown Los Angeles; 70 miles west of Palm Springs.
- Daytime population of 82,111 — significantly exceeds the residential count of ~74,000.



**~74,000**

Patients Within  
5-Mile Radius



**4.4%**

5-Year Population  
Growth (2024–2029)



**\$2.85+**

Avg. Household  
Income (5-Mile Radius)



**5.0%**

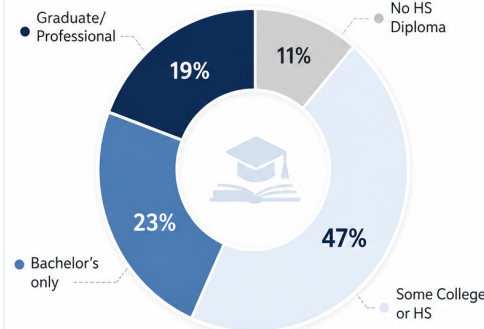
5-Year Employment  
Growth (2024–2029)



## Redlands Demographics Snapshot



**EDUCATION LEVEL**  
(ADULTS 25+)



**KEY DEMOGRAPHICS**  
(REDLANDS, CA)



MEDIAN  
HH INCOME

**\$74,839**



HOMEOWNERSHIP  
RATE

**61.2%**



BACHELOR'S  
DEGREE+

**41.8%**

# REDLANDS CALIFORNIA

Redlands entered the 2000s as an affordability haven, with median home prices near \$185,000. The pre-crisis boom pushed values to \$420,000 by 2006, followed by a hard correction to \$220,000 at the 2012 trough. Critically, Redlands outperformed surrounding Inland Empire markets throughout the downturn — anchored by Esri, Loma Linda University Medical Center, the University of Redlands, and the Redlands school district, which kept employment stable while other cities saw deeper losses. Recovery was steady: prices returned to \$390,000 by 2018, averaging 6.7% annual appreciation over the decade.

The pandemic reshaped the market permanently. Remote-work migration from Los Angeles and the Bay Area drove median prices from \$430,000 in early 2020 to nearly \$590,000 by late 2022 — a 37% surge in 30 months. The broader Inland Empire economy proved bulletproof: logistics employment gained 21,000 jobs in 2020 even as other sectors contracted, and healthcare added thousands more. Rising interest rates cooled transactions through 2023–2024, settling prices in the \$610–\$665,000 range, but supply remains structurally short — Redlands needs 2,184 new housing units over the next seven years just to meet projected demand.

Today median prices hold near \$694,000–\$724,000, underpinned by Arrow commuter rail demand and a powerful economic base: Esri's \$1.3 billion global headquarters, 171,600 Inland Empire healthcare jobs, and major logistics operators including Amazon and BMW. Nearly a third of Redlands households earn over \$100,000 annually, and 41.8% of adults hold a bachelor's degree or higher — a patient profile that supports premium outpatient medical services. Long-term forecasts project home values reaching \$660,000–\$750,000 by 2033, reinforcing the durable investment case for medical office real estate in this corridor.



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COMMERCIAL**