

±5,871 SF MEDICAL OFFICE BUILDINGS FOR SALE

Redlands

PROFESSIONAL BUILDING

16 E. FERN AVENUE | REDLANDS, CA

CBRE

EXECUTIVE SUMMARY

REDLANDS PROFESSIONAL BUILDING

16 E. FERN AVENUE, REDLANDS, CALIFORNIA

Institutional-Quality Medical Office Investment with Stable Cash Flow and Long-Term Value Creation Potential.

Redlands Professional Building presents the opportunity to acquire a fully leased medical office campus strategically located within one of the Inland Empire's most established healthcare submarkets. The Property combines durable in-place income with multiple avenues for future value creation, making it well-suited for both private and institutional investors seeking stable medical office exposure, as well as owner-users looking to establish a long-term presence in the Redlands medical corridor.

The Property is 100% leased to a complementary mix of medical and professional healthcare tenants, providing immediate, predictable cash flow supported by the resilient fundamentals of the medical office sector. Its proximity to major regional healthcare providers, established physician networks, and surrounding population growth continues to reinforce tenant demand and long-term occupancy.

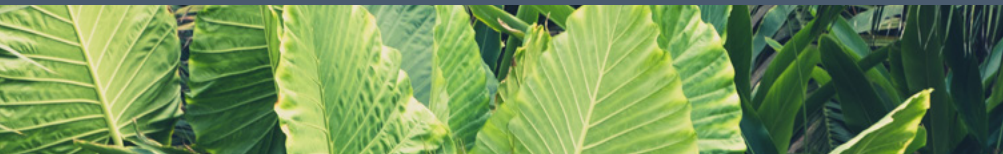
Beyond its stabilized income profile, the Property offers investors the opportunity to enhance value through strategic asset management initiatives, including mark-to-market lease renewals, operational efficiencies, and targeted capital improvements. These characteristics position the asset to generate both current yield and long-term appreciation. Additionally, the campus presents a compelling opportunity for future owner-users. Existing tenancy allows a purchaser to generate income while developing a phased occupancy strategy as leases mature, significantly reducing the effective cost of ownership and providing flexibility for future expansion.

Medical office campuses of this scale, occupancy, and location rarely become available in Redlands, offering investors the opportunity to acquire a defensive healthcare asset with strong underlying real estate fundamentals and meaningful long-term upside.



INVESTMENT HIGHLIGHTS

- 100% Leased Medical Office Campus providing stable, immediate cash flow.
- Premier Redlands Location within the city's established medical district and in close proximity to major healthcare providers.
- Defensive Asset Class benefiting from the historically resilient demand characteristics of medical office real estate.
- Value Creation Opportunity through lease rollover, rental rate growth, strategic capital improvements, and active asset management.
- Future Owner-User Flexibility allowing occupancy over time while benefiting from existing rental income.
- Supply-Constrained Market with strong barriers to entry and favorable long-term healthcare demographics.
- Institutional-Quality Investment offering a combination of durable income, capital preservation, and long-term appreciation potential.



This property represents a rare opportunity to acquire a stabilized medical office campus in one of Southern California's most desirable healthcare markets. The Property offers an attractive balance of secure in-place cash flow, operational upside, and strategic flexibility, making it a compelling investment for capital seeking long-term, risk-adjusted returns.



PRIME REDLANDS MEDICAL LOCATION



Located near the core of Downtown Redlands, offering strong access to established residential neighborhoods and local amenities.



Situated within the highly desirable Redlands/Loma Linda medical corridor, supported by proximity to major healthcare providers and a large regional patient base.

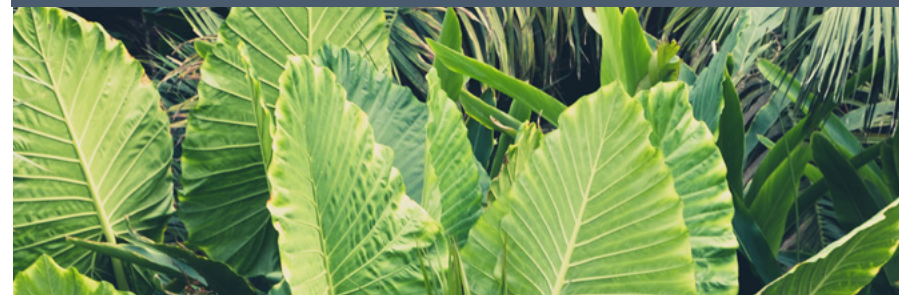


Less than one mile from the Downtown Redlands Metrolink Station, providing regional connectivity throughout the Inland Empire and Southern California.



PROPERTY OVERVIEW

Address	16 E. Fern Avenue, Redlands CA 92373
Square Footage	±5,871 SF
Lot Size	0.72 AC
Units	5
APN	0173-051-23-0000
Land Use	Commercial Medical Buildings





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HISTORIC DOWNTOWN
REDLANDS



DOWNTOWN
REDLAND



REDLANDS UNIVERSITY



LOMA LINDA UNIVERSITY
HEALTH

OPTUM FACILITY

Redlands
PROFESSIONAL
BUILDING

16 E. FERN AVENUE | REDLANDS, CA

E FERN AVE

CAJON ST



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	14,625	78,063	137,234
2025 Average Household Size	2.28	2.61	2.73
2025 Average Household Income	\$124,149	\$142,016	\$139,486
2025 Median Value of Owner Occ. Housing Units	\$637,202	\$642,294	\$618,577



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