

FOR SALE

631 NEW JERSEY STREET, REDLANDS, CA 92373

±5,688 SF MULTI-TENANT OFFICE BUILDING ON A ±0.49 ACRE LOT WITH ATTACHED SMALL WAREHOUSE



ASKING PRICE: \$1,475,000.00

www.TeamLazarHull.com

PROPERTY FEATURES

- Property Consists of 3 Fully Occupied Office Suites and a Separate Warehouse Area
- Each Office Suite and the Warehouse Area are Separately Leased
- All Tenants Occupy the Property on a Month to Month Lease Basis
- Ideal Property to purchase as a Buyer/ Owner-User and to acquire the Property utilizing SBA Financing
- 19 Off-Street Parking Spaces
- Attractive Building Maintained in Excellent Condition
- Property is Highly Visible and Easily Accessible
- Located on the Southwest Corner of New Jersey Avenue & Rancho Drive
- APN: 0292-310-27
- The City Zoning for the Property is EV/IC which stands for Commercial Industrial. It is a Specific Land Use and Zoning Designation under the East Valley Corridor Specific Plan (EVCSP), which Governs Commercial, Industrial, and Residential Planning on the West Side of the City (Buyer to Confirm with the City of Redlands Planning Department)

RICK LAZAR

951.276.3652 | DRE#: 00549349
rlazar@leeriverside.com

SPENCER HULL

951.276.3651 | DRE#: 01507542
shull@leeriverside.com

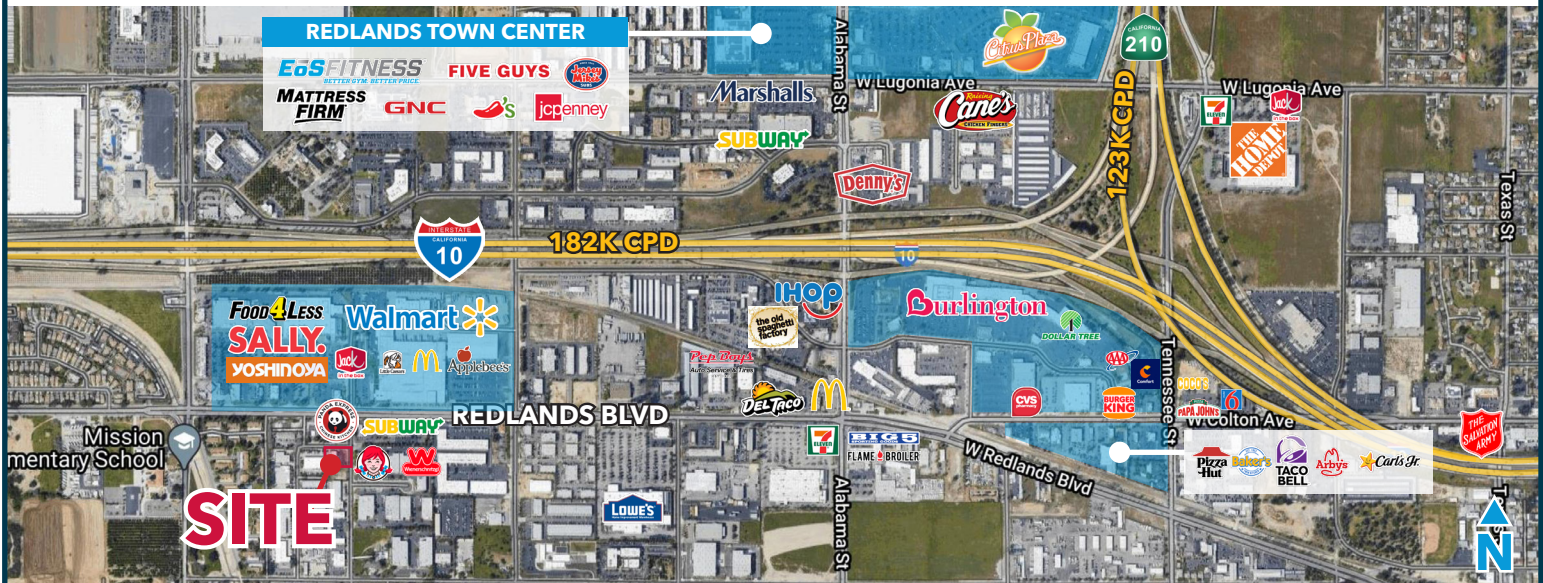
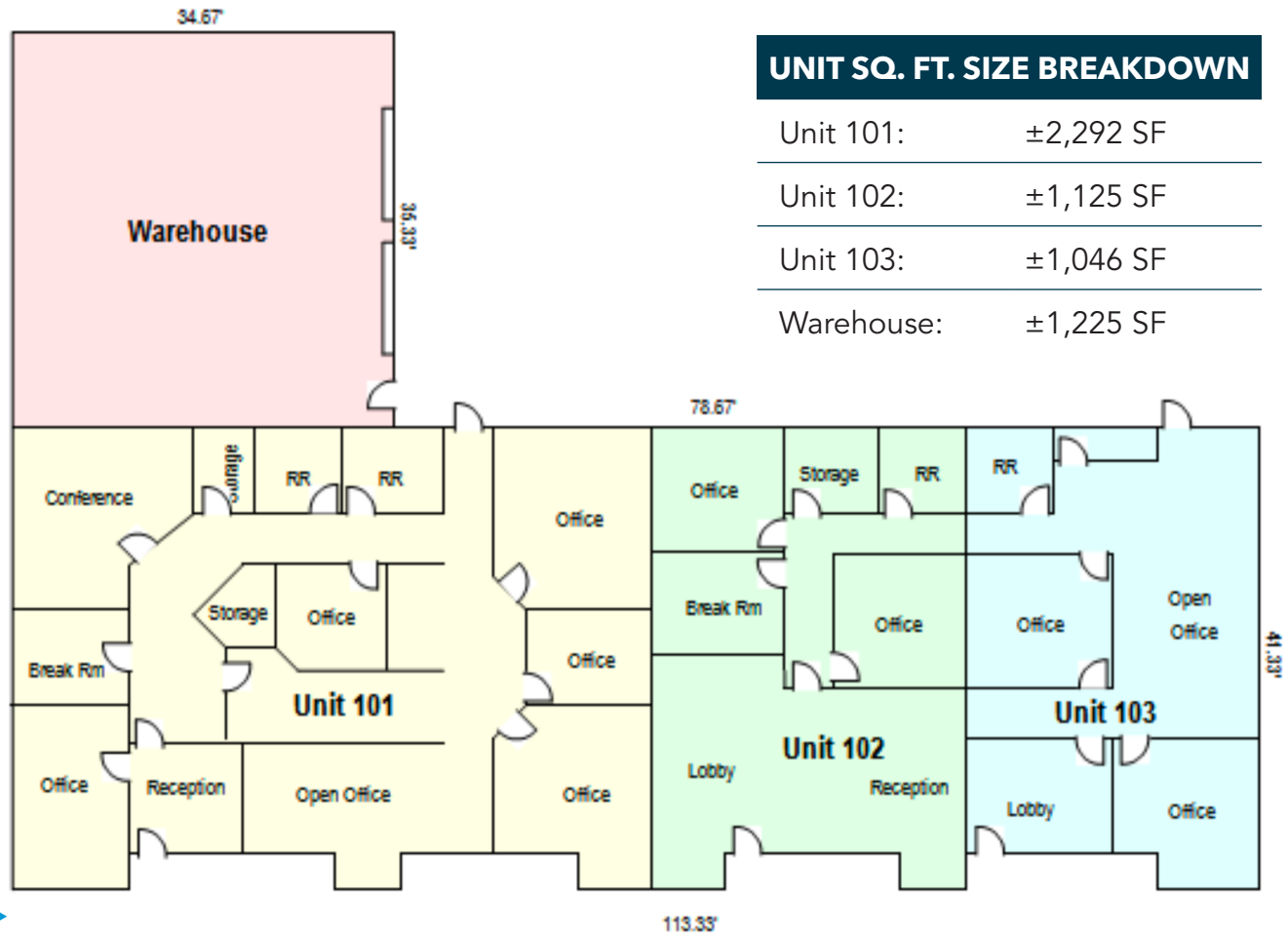
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com

FOR SALE

631 NEW JERSEY STREET, REDLANDS, CA 92373

±5,688 SF MULTI-TENANT OFFICE BUILDING ON A ±0.49 ACRE LOT WITH ATTACHED SMALL WAREHOUSE



RICK LAZAR

951.276.3652 | DRE#: 00549349
rlazar@leeriverside.com

SPENCER HULL

951.276.3651 | DRE#: 01507542
shull@leeriverside.com

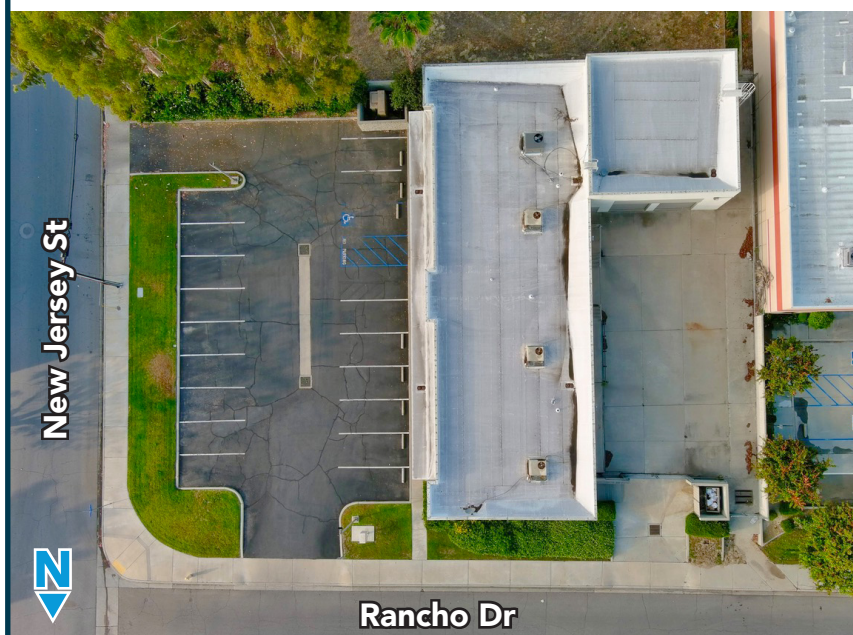
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com

FOR SALE

631 NEW JERSEY STREET, REDLANDS, CA 92373

±5,688 SF MULTI-TENANT OFFICE BUILDING ON A ±0.49 ACRE LOT WITH ATTACHED SMALL WAREHOUSE



DEMOGRAPHICS (5 MILE)



POPULATION
193,939



HOUSEHOLDS
65,215



TOTAL EMPLOYEES
86,558



AVG HOUSEHOLD INCOME
\$122,260

RICK LAZAR

951.276.3652 | DRE#: 00549349
rlazar@leeriverside.com

SPENCER HULL

951.276.3651 | DRE#: 01507542
shull@leeriverside.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com