

2nd Generation Restaurant FOR LEASE

Approx 2,586 Square Feet +/- | Approx Max Contiguous 2,586 SF +/-



2083 Orange Tree Lane
Redlands, CA 92374

FEATURES

- Freeway Visibility & Easy Access
- Signalized Corner
- 100 Parking Spaces
- SEC California Ave & Orange Tree Lane
- NEC Interstate 10 & California Avenue
- Interstate 10 Ahead AADT = 196,226
- Interstate 10 Back AADT = 172,765



HIGHLIGHTS

- Right at Interstate 10 Off-Ramp / On-Ramp
- Sit & Sleep Drives Traffic to Site
- Industrial Area Drives Traffic to Site
- High Density Office Building Area
- 500 Meters from 100,000 SF Kaiser Facility
- Front & Rear Door Access



Cooperative Friendly Landlord



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	33,483	63,090	206,725
Daytime Employees	30,078	131,773	256,942
Avg HH Income	\$109,983	\$106,877	\$102,136
Median Age	35.6	36.3	35.6
Average Age	36.30	37.70	37.10
5 Yr Projected Pop. Inc.	8.17%	2.08%	1.73%

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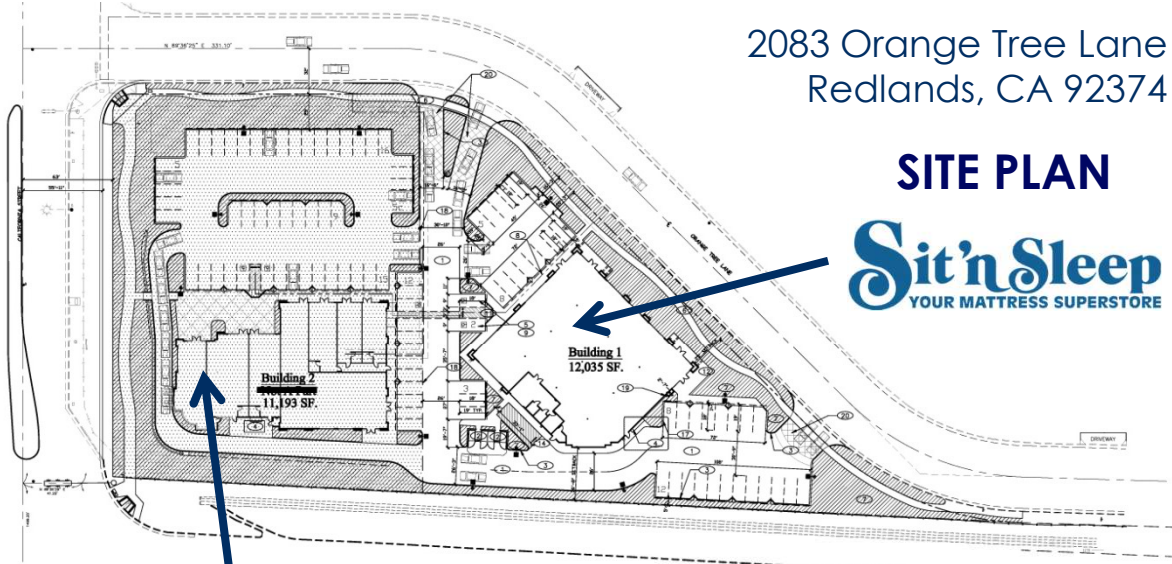


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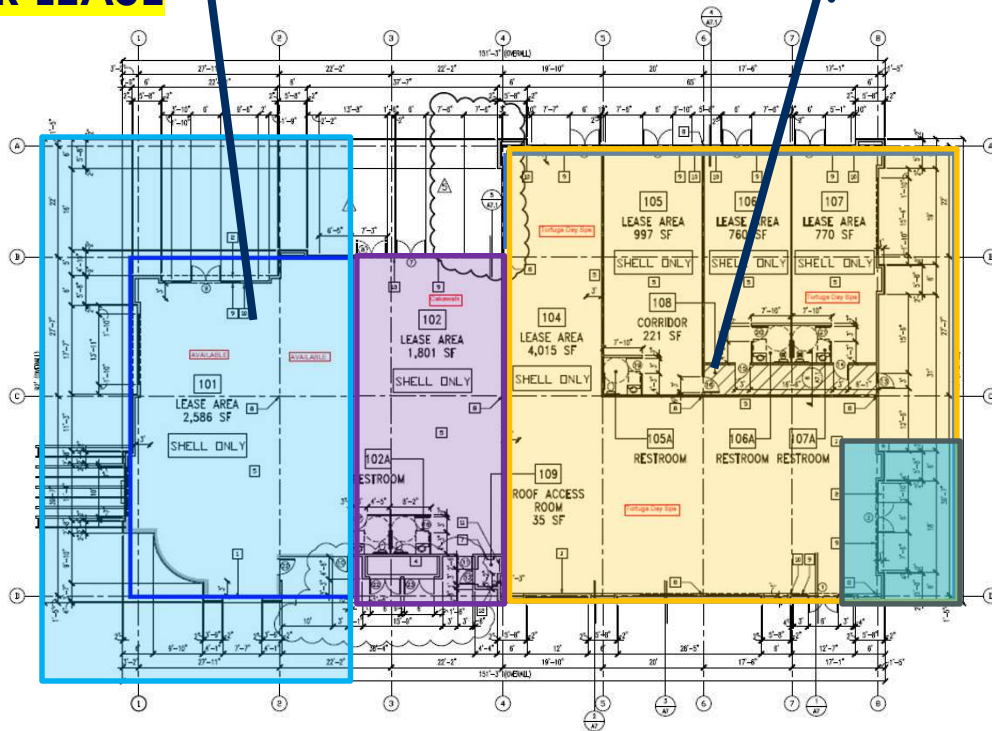
Interstate 10 Freeway Visible with AADT 196,403 +/-

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**FAST FOOD
DRIVE THRU
FOR LEASE**



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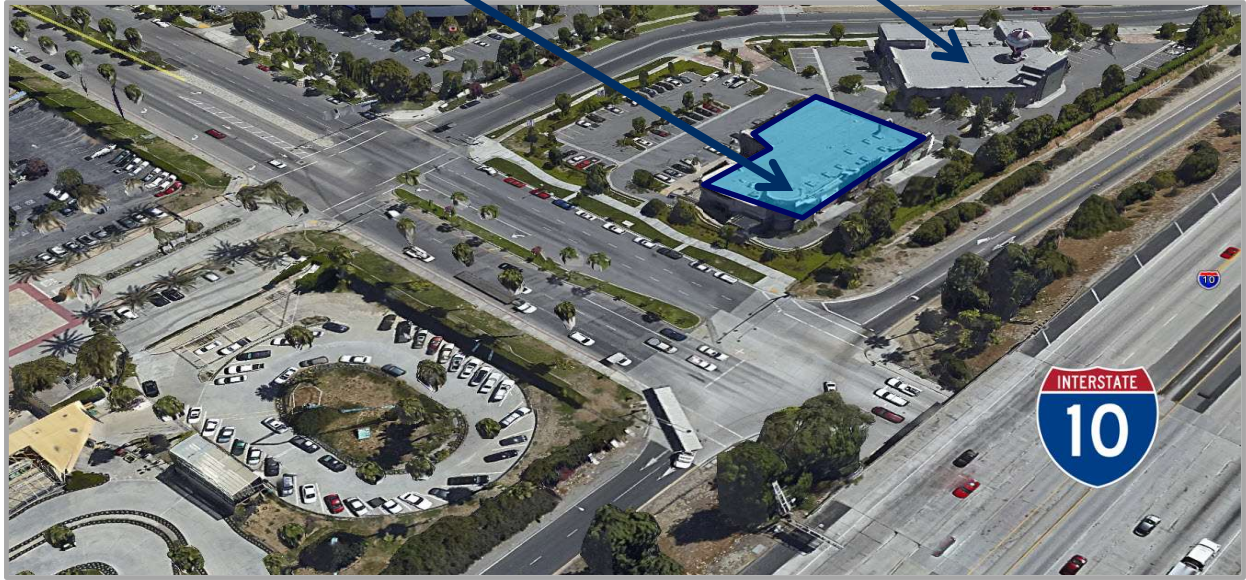
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DRIVE THRU
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Sit'n Sleep
YOUR MATTRESS SUPERSTORE

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Redlands, CA 92374



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