



FOR LEASE BROOKSIDE PLAZA

Stater Bros. Anchored Center

1524 Barton Rd., Redlands, CA 92373



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Property Highlights



- 14,959 SF Sub-Anchor | 1,083 SF | 1,200 SF | 1,250 SF | 1,782 SF available for lease
- Abundant parking available
- Anchored by high volume Stater Bros. store
- Well maintained neighborhood center
- Major traffic generators include Loma Linda University Hospital and the University of Redlands
- Close Proximity to regional centers, 10 FWY, 210 FWY, daytime population, schools, medical facilities
- Busy daily need center that services surrounding dense affluent residential

Redlands History & Landmarks

The Beautiful City of Redlands. A Big Town with a Small-Town Feel.

Redlands – known in 1900 as “The City of Millionaires” and later as “The City of Beautiful Homes”. Founded in 1881 and incorporated in 1888, Redlands is a quintessential “big town” with a “small town” feel. For much of its history Redlands was the “Washington Navel Orange Growing Capital of the World” with the citrus industry as the focus of its economy.

Through the years the economy may have changed, but that special feeling of community in a small town hasn’t. This is clear as you take a look around Redlands. Tree-lined State Street is still comprised primarily of beautiful historic buildings and locally-owned shops and boutiques. Some of its most famous buildings, like A.K. Smiley Public Library, a Moorish-style library built in 1898, and the Redlands Bowl, built in 1930 and home of the oldest continuously free outdoor concert series in California, are merely steps from historic downtown.

Just to the west, one can stroll through the Smiley Park neighborhood, filled with turn-of-the-century bungalows as well as landmark homes. With a short drive, one can cruise by some famous homes, like “America’s Favorite Victorian” the Morey House, on Terracina Boulevard, see the stately homes of Olive Avenue, and Highland Avenue, the “Butler Belt” so known because at one time that was the densest population of homes employing butlers in the City!

Redlands’ parks are perfect for picnicking and are designed with this in mind. While you’re at it, the beautiful campus of University of Redlands, founded 1907, is worth a seeing.



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Demographics

Population



1 Mile	3 Mile	5 Mile
12,998	74,346	140,561

Median HH Income



1 Mile	3 Mile	5 Mile
\$84,955	\$85,188	\$85,227

AVG HH Income



1 Mile	3 Mile	5 Mile
\$116,807	\$110,909	\$109,406

Traffic Counts



19,962 CPD on Barton Rd & Bellevue Ave
14,729 CPD on Alabama St. & Orange Ave, N.



Site Plan

SPACES	LEASE RATE	LEASE TYPE	SPACE SIZE	DATE AVAILABLE
1570-1572 Barton Rd	\$2.25	NNN - \$0.77	1,250	NOW
1564 Barton Rd	\$2.25	NNN - \$0.77	1,449	NOW
1524 Barton Rd	TBD	NNN - \$0.77	13,000	NOW



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Property Photos



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Retail Map



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Property Aerial



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