



**216**  
brookside avenue



**FOR SALE  
OR LEASE**

**±3.03 ACRES  
OF VACANT LAND**

**REDLANDS, CA**

**CBRE**



**IDEAL MIXED USE  
DEVELOPMENT SITE**



# PROPERTY HIGHLIGHTS



±3.03 Acres of Vacant Land



Ideal Mixed Use Development Site



Located in Historic Downtown Redlands Location



Easy access to I-10 and 210 freeways



Walkable Amenities include numerous restaurants, retail shops, business services and banking institutions and new transit stop



Adjacent to the future Arrow Light Passenger Rail System (under construction)

## 2020 DRIVETIME DEMOGRAPHICS



### POPULATION

5 Minutes	43,681
10 Minutes	132,211
15 Minutes	380,545



### AVERAGE HH INCOME

5 Minutes	\$95,662
10 Minutes	\$102,436
15 Minutes	\$81,532



### DAYTIME POPULATION

5 Minutes	52,369
10 Minutes	159,705
15 Minutes	408,985



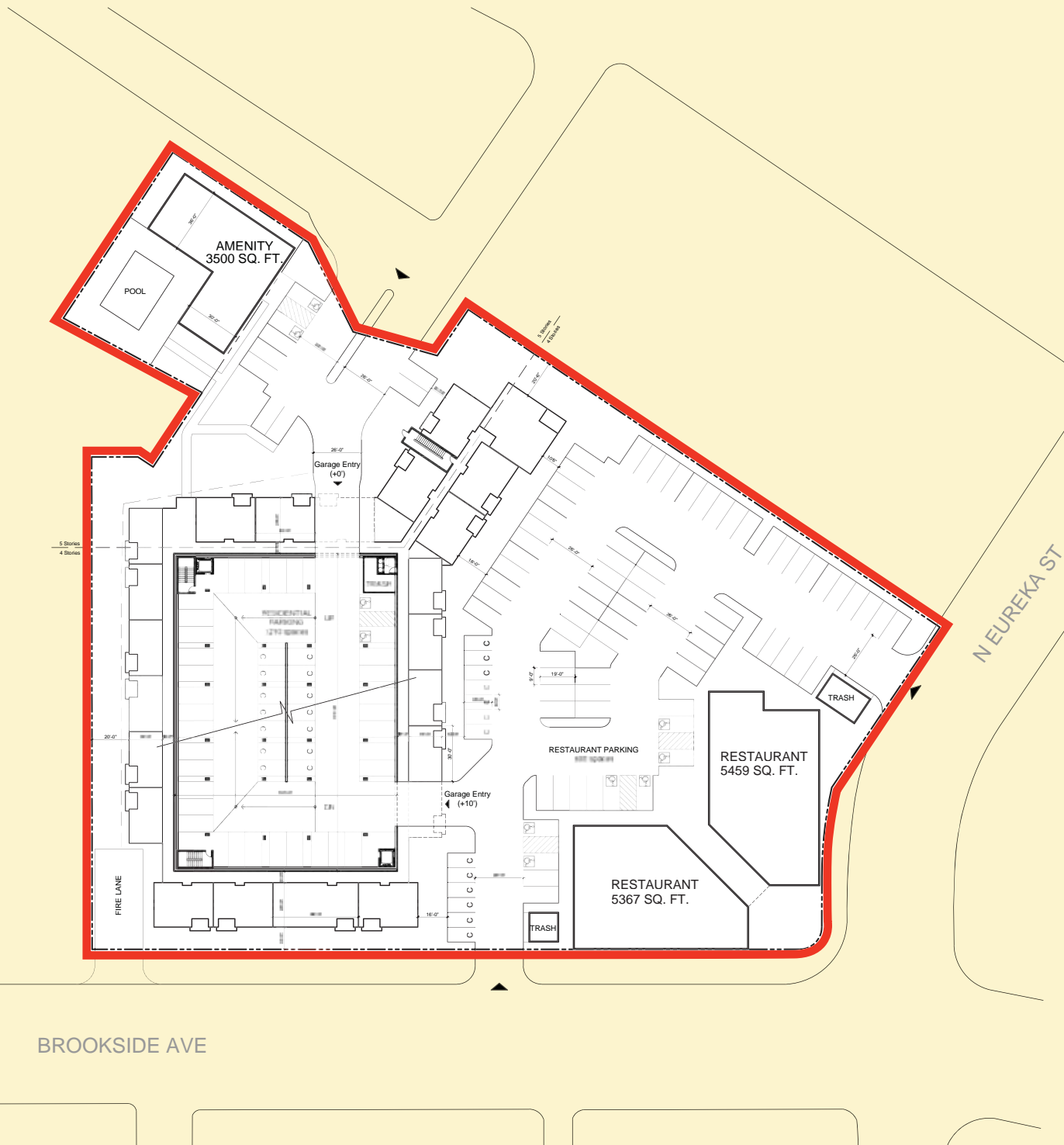


# CONCEPTUAL RENDERINGS





# SITE PLAN





# AREA AMENITIES





# IDEAL MIXED USE DEVELOPMENT SITE

REDLANDS BLVD

**216**

brookside avenue

EUREKA ST

REDLANDS MALL

ORANGE ST



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**REDLANDS, CA**



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## CBRE



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