

25864

BUSINESS CENTER DRIVE
CORPORATE BUSINESS CENTER

FOR LEASE
±11,410 SF OFFICE BUILDING



PROPERTY FEATURES

- ±11,410 sq. ft. office/medical building
- 62-acre master planned business park
- Great access to the I-10 & I-210 freeways; visible from the I-10 freeway
- Borders Mountain Avenue and Redlands Boulevard
- Tenant improvement allowances
- On-site property management, child care and restaurant
- Building and digital signage available
- Ample parking
- 20 miles to Ontario International Airport



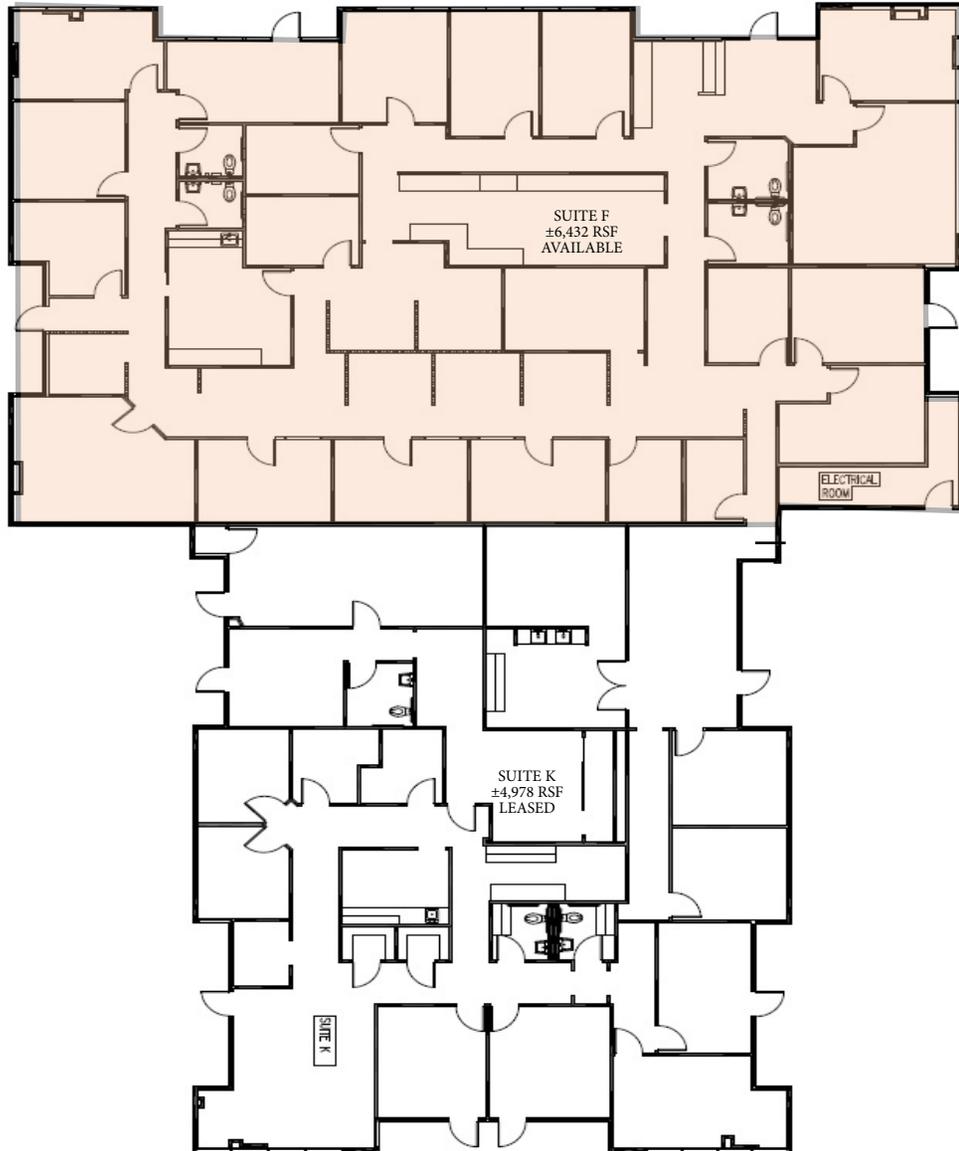
AVAILABILITIES

Suite	Size	Asking Rate	Comments
F	±7,684 RSF	\$1.50/SF/MG*	Divisible; may be converted for medical use.**

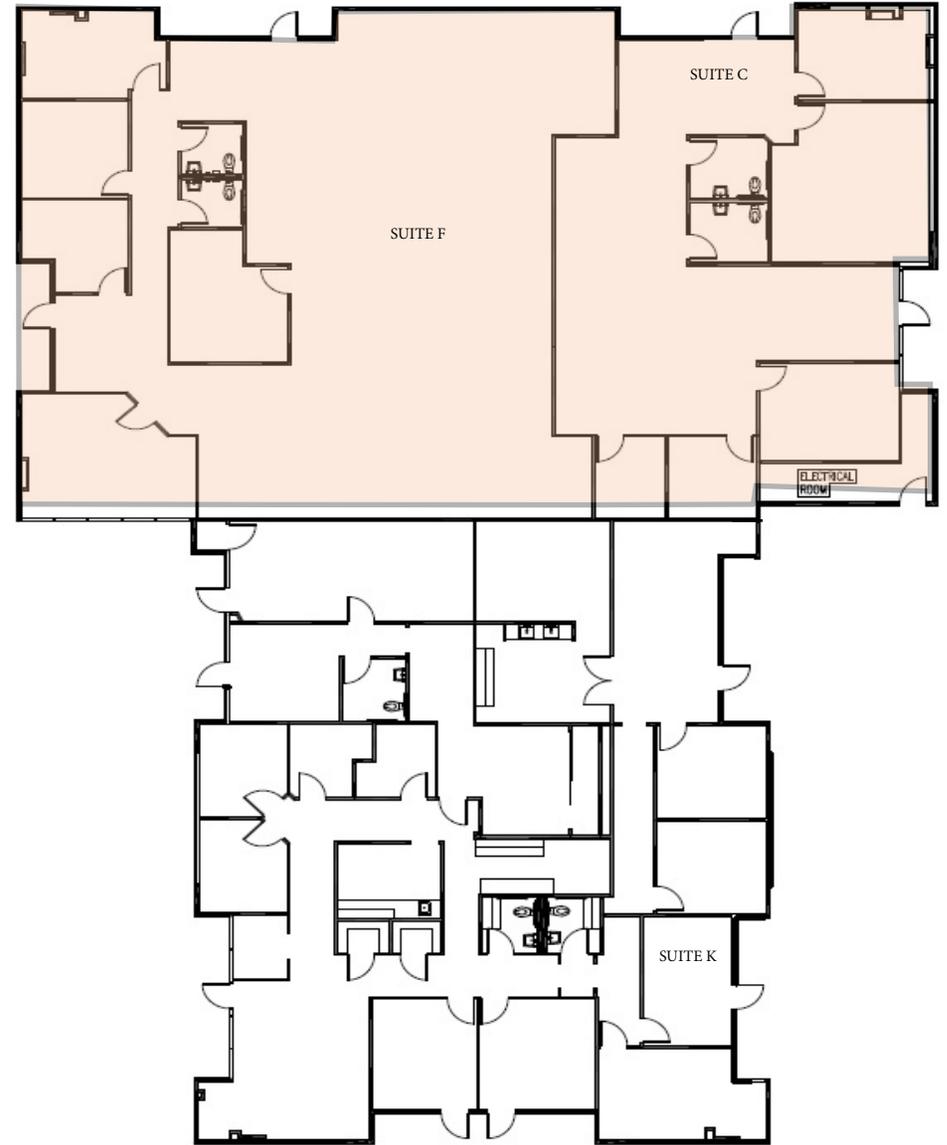
*MG (Modified Gross). Landlord pays base year expenses for real estate taxes, insurance and CAM.

** Possible medical uses subject to City approval.

AS-BUILT FLOORPLAN



CONCEPTUAL FLOORPLAN



MARKET OVERVIEW

The Inland Empire is comprised of San Bernardino and Riverside counties, two of the largest counties in the nation, and is located approximately 50 miles east of the Ports of Los Angeles and Long Beach. Key submarkets within the Inland Empire include Redlands/Loma Linda, Ontario, Rancho Cucamonga, Chino, Fontana, Mira Loma, Eastvale, Jurupa Valley, Colton, Corona, Moreno Valley, Perris, Rialto, Riverside and San Bernardino. Over the last decade, the Inland Empire economy has been regarded as one of the leading economies in the nation for population growth, job creation, construction and residential real estate.



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REDLANDS, CALIFORNIA

CBRE

AREA OVERVIEW

Loma Linda/Redlands area is centered on healthcare, education and government. Loma Linda has been an national center of health and wellness research for decades. Loma Linda became the first “smoke”free” city in San Bernardino County. A prosperous city with some of the highest median income and highest average home prices in San Bernardino County.

Loma Linda is home to the world-famous Loma Linda University and Medical Center. The Loma Linda University Medical Center and Children’s Hospital contain the largest neonatal intensive care unit in California. The Proton Accelerator Cancer Treatment Center and the infant heart and multiple organ transplant center. Over 900 physicians are on the University and Medical Center staff.



DEMOGRAPHICS WITHIN 5 MILES

POPULATION

2020 Population – 227,476
 2025 Population – Five Year Projection – 233,966
 2017 Daytime Population – 268,976

HOUSEHOLDS

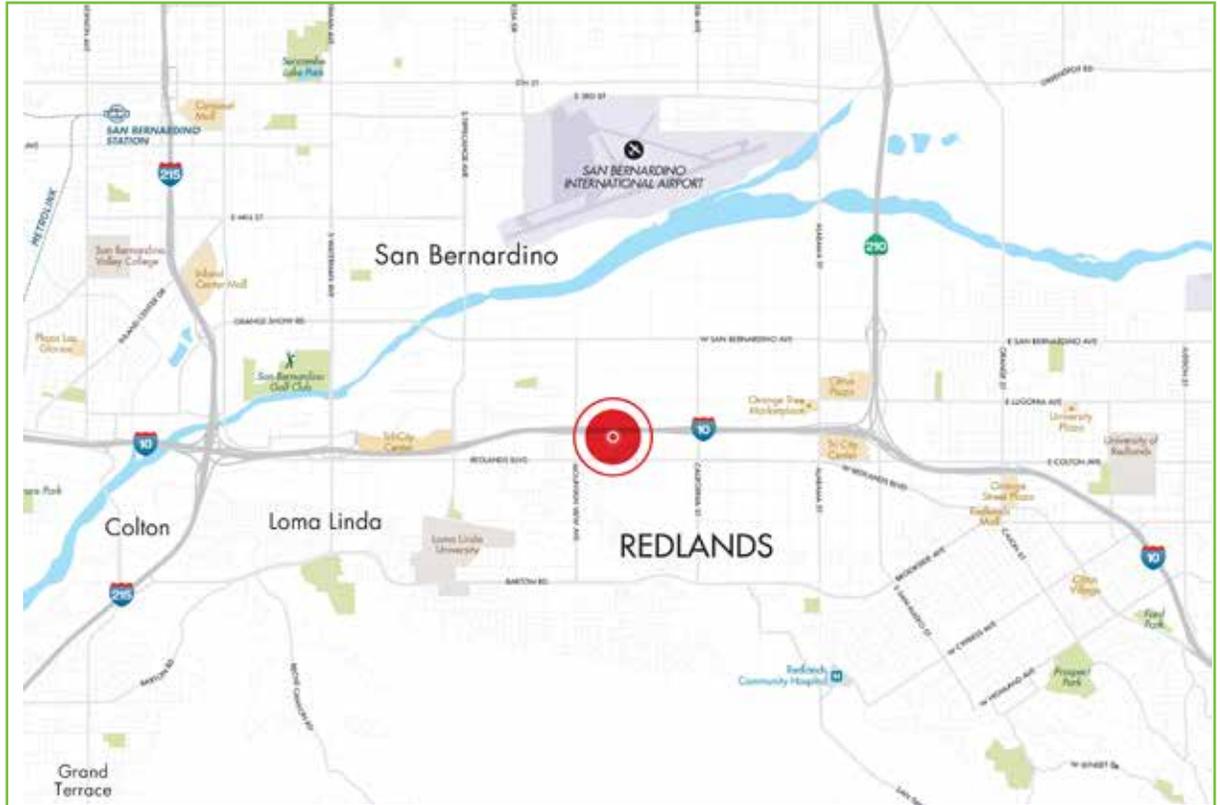
2020 Households – 71,488
 2025 Households – Five Year Projection – 73,535

EDUCATION

2020 Population 25 and Over – 141,341
 Associate’s Degree – 10,536
 Bachelors’s Degree or Higher – 20,668

PLACE OF WORK

2020 Businesses – 9,342
 2020 Employees – 135,896



TRAFFIC COUNTS

I-10	190,000 ADT
Redlands Boulevard	13,373 ADT
Business Center Drive	3,406 ADT



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BUSINESS CENTER DR

CORPORATE DR

COMMERCE CENTER DR

REDLANDS BLVD

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