



For Ground Lease Retail Land

W Lugonia Ave, Redlands CA 92374
NEC W Lugonia & Tennessee St

Features:

- ② CPD 19,500
- ② Size 1.76 Acres
- ② Can be divided into multiple pads
- ② Runs along the 210 fwy NE of where the 10 & 210 meet
- ② Citrus Plaza & Mountain Grove Plaza are West of the 210
- ② Across the street from Matt's Carwash & Home Depot. Adjacent to new to be built Redlands Marketplace & Super Walmart Center
- ② Surrounding Tenants: Kohl's, Target, Party City, Petco, BevMo, Niko Niko Sushi, Chick-Fil-A, Verizon Wireless, 7-Eleven and Barnes & Nobel and more!
- ② Pads for Ground Lease or Built to Suit
- ② Site Plan can be modified



	1 Mile	3 Miles	5 Miles
2015 Est. Population	10,121	59,904	247,614
Daytime Population	21,459	110,235	324,201
Household Income	\$63,351	\$65,798	\$60,333

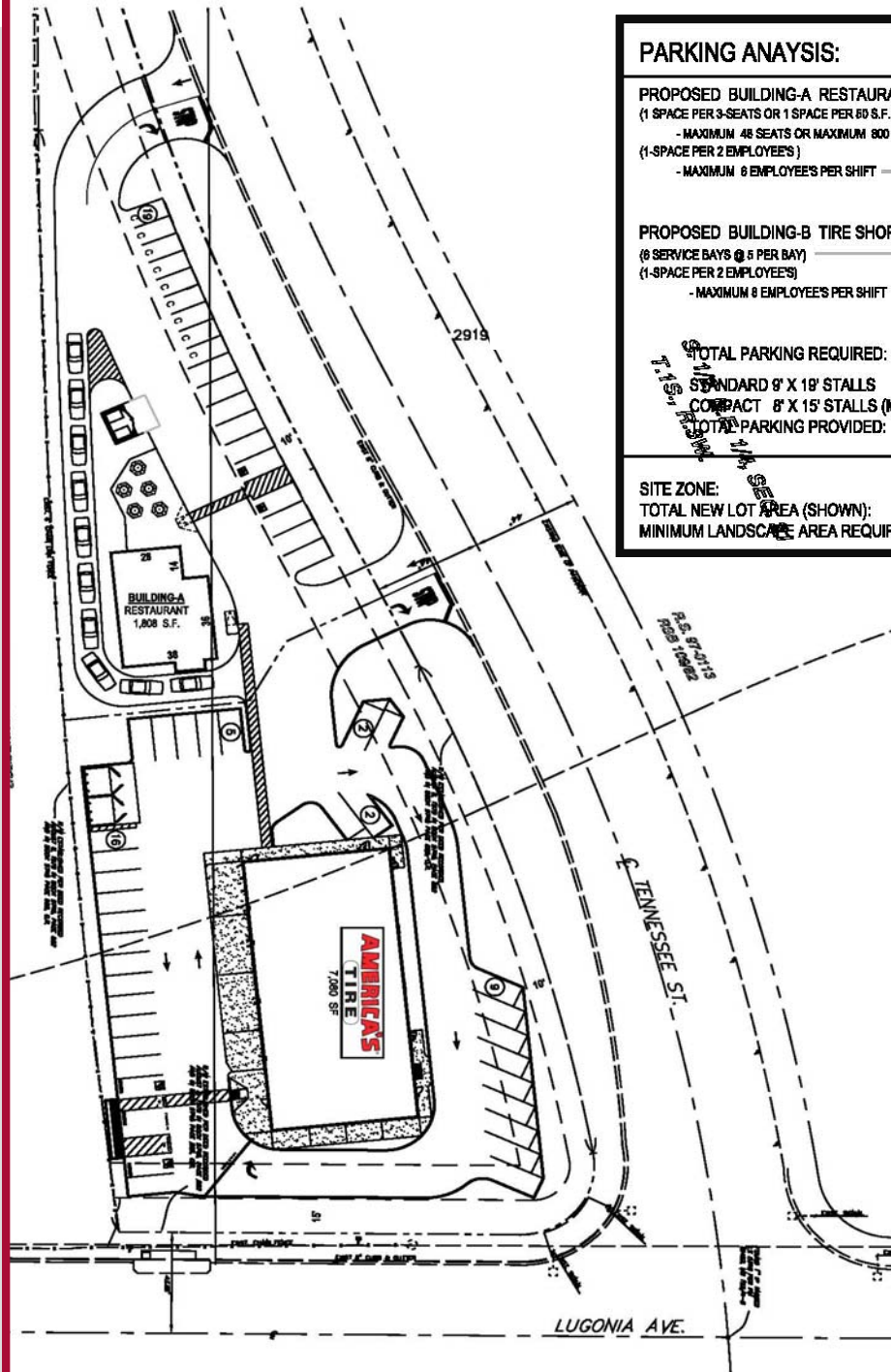


Greg Jones DRE # 00661121
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Site Plan

W Lugonia Ave, Redlands CA 92374
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PARKING ANALYSIS:

PROPOSED BUILDING-A RESTAURANT - 1,808 SQ. FT.

(1 SPACE PER 3-SEATS OR 1 SPACE PER 60 S.F. SERVICE AREA)

- MAXIMUM 48 SEATS OR MAXIMUM 800 SQ. FT. OF SERVICE AREA — 16 STALLS

(1-SPACE PER 2 EMPLOYEES)

- MAXIMUM 6 EMPLOYEES PER SHIFT — 3 STALLS

19 STALLS

PROPOSED BUILDING-B TIRE SHOP - 7,080 SQ. FT.

(8 SERVICE BAYS @ 5 PER BAY)

(1-SPACE PER 2 EMPLOYEES)

- MAXIMUM 8 EMPLOYEES PER SHIFT — 4 STALLS

34 STALLS

TOTAL PARKING REQUIRED: — 53 STALLS

STANDARD 9' X 18' STALLS — 44 STALLS

COMPACT 8' X 15' STALLS (MAX. ALLOWED 11.25) — 9 STALLS

TOTAL PARKING PROVIDED: — 53 STALLS

SITE ZONE:

EAST VALLEY COMMERCIAL GENERAL

TOTAL NEW LOT AREA (SHOWN):

67,428 SQUARE FEET

MINIMUM LANDSCAPE AREA REQUIRED:

13,486 SQ. FT. (20%)



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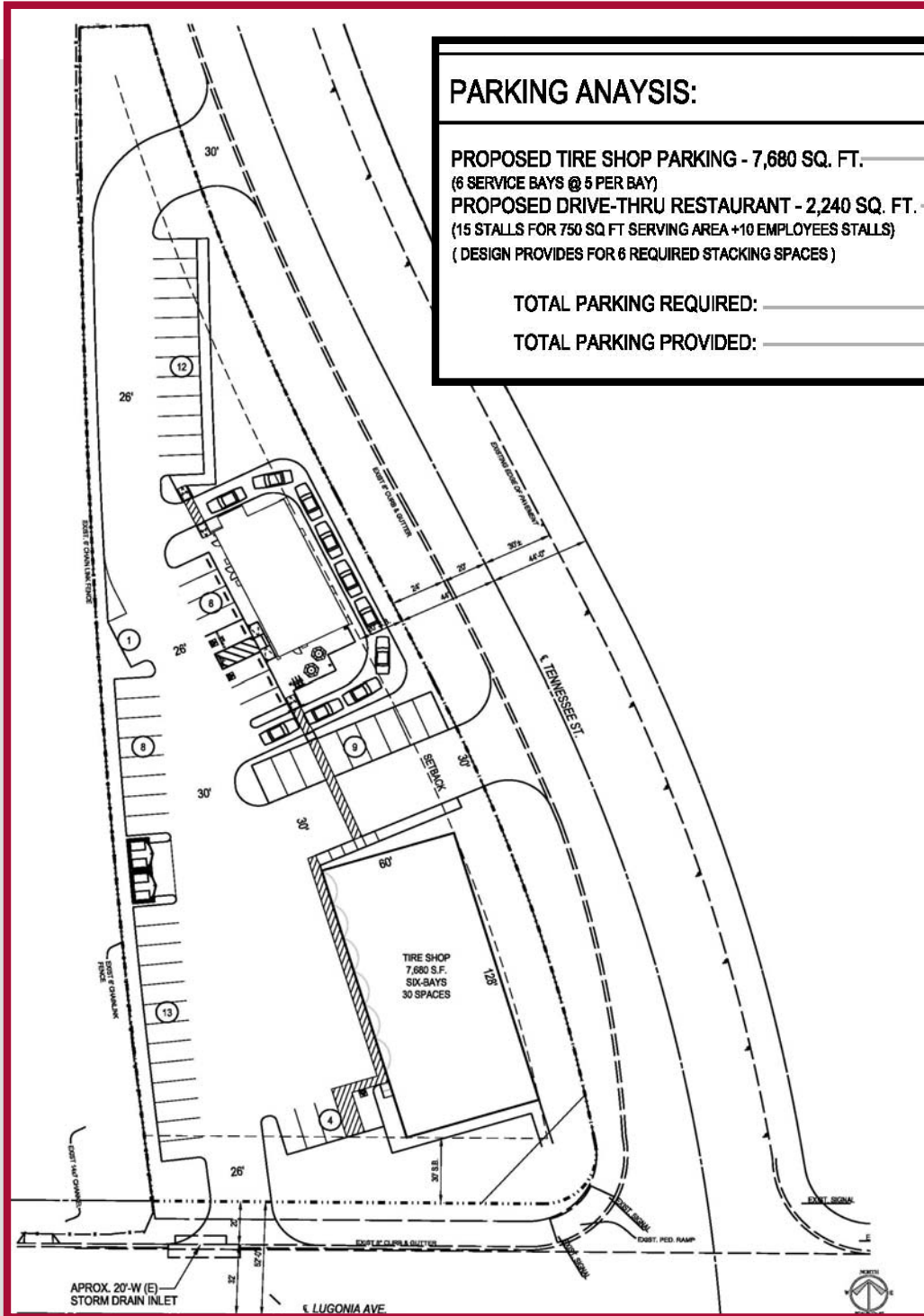
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PARKING ANALYSIS:

PROPOSED TIRE SHOP PARKING - 7,680 SQ. FT. ——— 30 STALLS
(6 SERVICE BAYS @ 5 PER BAY)

PROPOSED DRIVE-THRU RESTAURANT - 2,240 SQ. FT. ——— 25 STALLS
(15 STALLS FOR 750 SQ FT SERVING AREA +10 EMPLOYEES STALLS)
(DESIGN PROVIDES FOR 6 REQUIRED STACKING SPACES)

TOTAL PARKING REQUIRED: ——— 55 STALLS

TOTAL PARKING PROVIDED: ——— 55 STALLS



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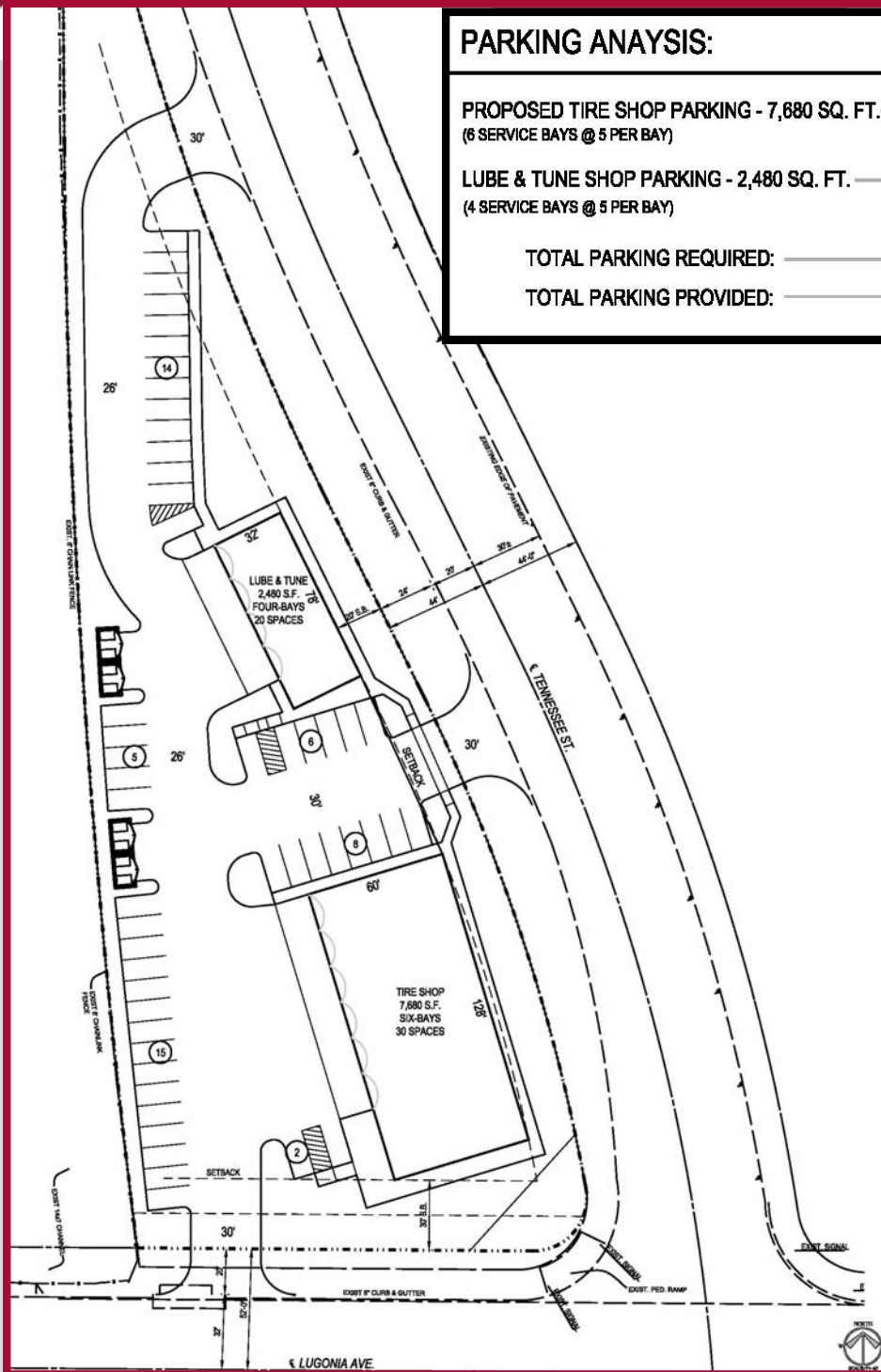
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PROPOSED TIRE SHOP PARKING - 7,680 SQ. FT. ——— 30 STALLS
(6 SERVICE BAYS @ 5 PER BAY)

LUBE & TUNE SHOP PARKING - 2,480 SQ. FT. ——— 20 STALLS
(4 SERVICE BAYS @ 5 PER BAY)

TOTAL PARKING REQUIRED: ——— 50 STALLS

TOTAL PARKING PROVIDED: ——— 50 STALLS



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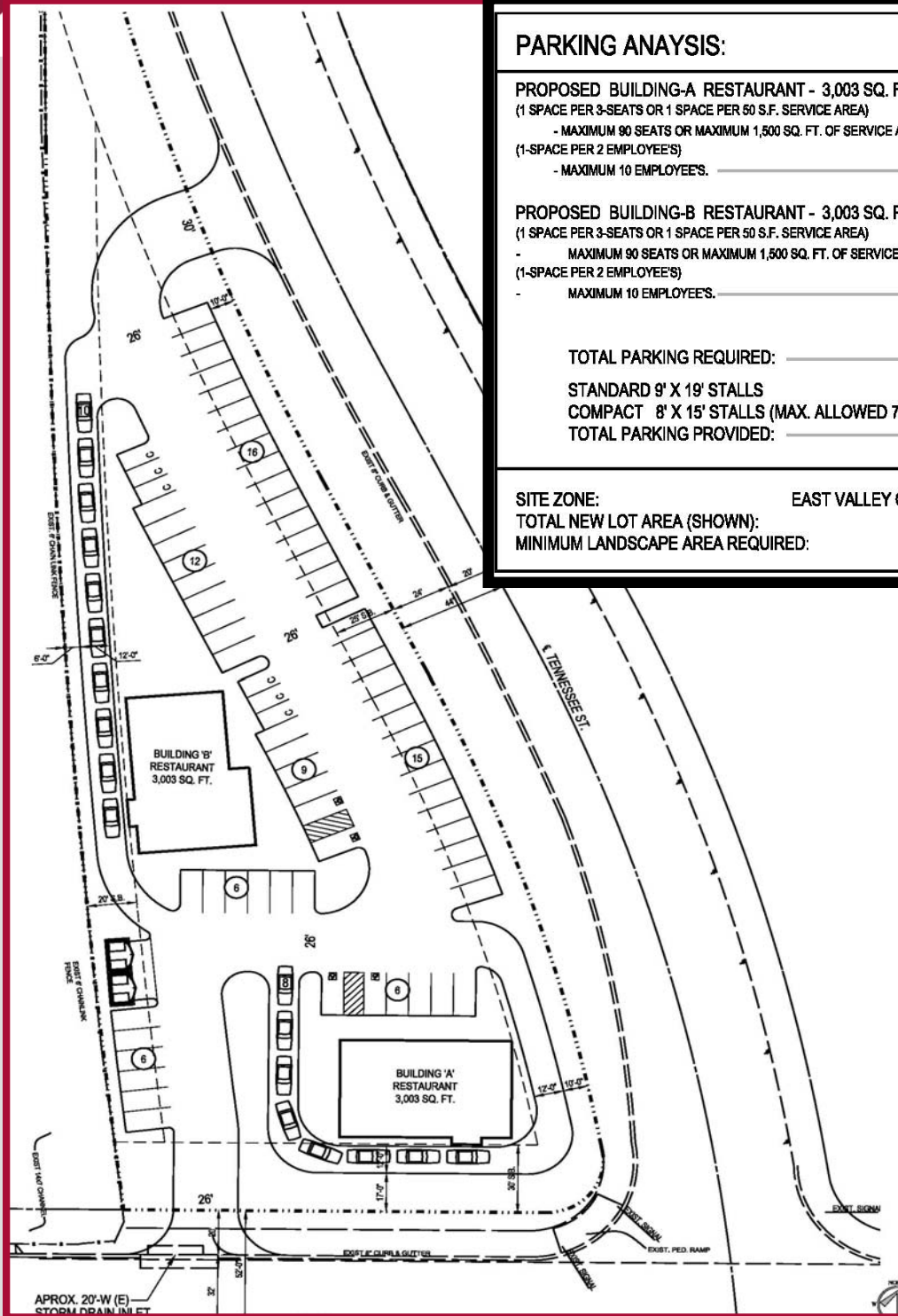
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PARKING ANALYSIS:

PROPOSED BUILDING-A RESTAURANT - 3,003 SQ. FT.

(1 SPACE PER 3-SEATS OR 1 SPACE PER 50 S.F. SERVICE AREA)

- MAXIMUM 90 SEATS OR MAXIMUM 1,500 SQ. FT. OF SERVICE AREA — 30 STALLS

(1-SPACE PER 2 EMPLOYEE'S)

- MAXIMUM 10 EMPLOYEE'S. — 5 STALLS

35 STALLS

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- MAXIMUM 10 EMPLOYEE'S. — 5 STALLS

35 STALLS

TOTAL PARKING REQUIRED: — 70 STALLS

STANDARD 9' X 19' STALLS — 63 STALLS

COMPACT 8' X 15' STALLS (MAX. ALLOWED 7.5) — 6 STALLS

TOTAL PARKING PROVIDED: — 70 STALLS

SITE ZONE:

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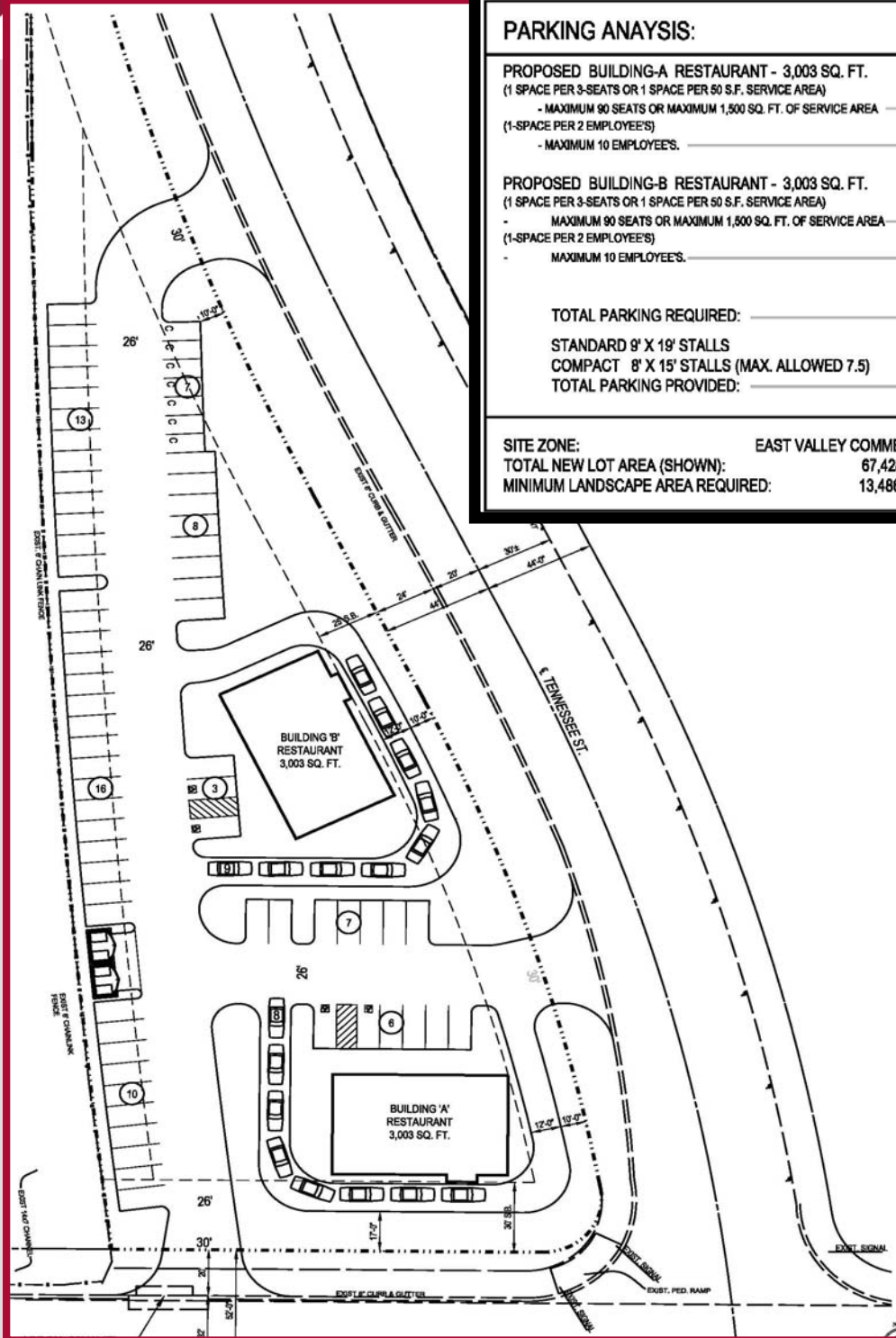
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