

STATER BROS. ANCHORED SHOPPING CENTER

±900 - ±5,156 SF SHOP SPACES FOR LEASE

25540-25698 Barton Road, Loma Linda, CA 92354



PAUL SU

Senior VP, Retail Leasing & Sales
O: 909.230.4500 | C: 626.417.4539
paul.su@progressiverep.com
DRE #01949696

PROGRESSIVE
REAL ESTATE PARTNERS

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- ±900 SF - ±5,156 SF Retail Spaces Available
- Best corner in the trade area including Walmart Neighborhood Market & Clark's Natural Food Market
- High traffic volume, averaging 41,108 cars per day at the intersection of Barton Road & Mountain View Avenue
- Well maintained and operated retail center with over 20 tenants
- 5 minute drive from Loma Linda University, U.S. Veterans Hospital (next door), City Hall (across the street) and Loma Linda University Medical Center

SITE PLAN



- | | | | |
|--|---------------------------------|---------------------------------|-------------------------|
| 25540 Uptown Barbershop | 25586 Vim & Vigor Fitness | 25612 Mail Choice | 25678 Inland Laundry |
| 25542 Chinatown | 25564 Naida's Beauty | 25616 W.H. Cigarettes | 25680 Loma Linda Waters |
| 25548 Indian Restaurant | 25566 Bakery | 25620 Loma Linda Pharmacy | 25682 Fabulous Finds |
| 25550 Moon Nails | 25568 AVAILABLE 5,156 SF | 25630 Stater Bros. | 25684 Papa John's |
| 25552 Red Wasabi | 25590 Choice Beauty Supply | 25650 AVAILABLE 3,580 SF | 25686 Manna Donuts |
| 25556 AVAILABLE Former Dental Office 1,500 SF | 25592 Loma Linda Uniforms | 25690 Chevron | 25696 Boba Tea House |
| 25560 H&R Block | 25596 Thai Spoon 2 | 25656 AVAILABLE 900 SF | 25698 |
| 25536 Carl's Jr. | 25608 AVAILABLE 977 SF | 25660 AVAILABLE 900 SF | 11240 Bin Store |
| Land Available Approximately 2.5 Acres | | 25676 Not Available | |

RETAILER MAP



NEARBY SUMMARY



LOMA LINDA UNIVERSITY

MEDICAL CENTER

BY THE NUMBERS

- Hospitals- 6
- Employees- 17,595
- Physicians- 1,287
- Inpatient visits- 57,781
- Outpatient visits- 1,063,571
- Babies born- 4,541
- Emergency room visits- 171,707
- Residents- 715
- Fellows- 150

NUMBER OF LICENSED BEDS

- Adult Hospital- 320
- Children's Hospital- 364
- Medical Center - East Campus- 134
- Behavioral Medicine Center- 89
- Medical Center Murrieta- 111
- Surgical Hospital- 28
- Total- 1,046



LOMA LINDA UNIVERSITY

Current enrollment: 4,247 (2023-24)

Faculty: 1,809 full-time faculty, 605 Loma Linda University paid full-time faculty

VA



U.S. Department of Veterans Affairs

- **Veteran's Hospital-** has over 3,299 employees that serve over 76,000 Veterans. The Faculty has 169 hospital beds and a 110-bed Community Living Center.

CLOSE UP MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2023 Total Population	17,523	59,021	179,099
2023 Median Age	36.4	35.4	34.1
2023 Total Households	6,196	20,930	56,547
2023 Average Household Size	2.8	2.8	3.1
INCOME			
2023 Average Household Income	\$126,221	\$112,531	\$112,656
2023 Median Household Income	\$89,946	\$84,172	\$81,790
2023 Per Capita Income	\$44,864	\$40,107	\$35,864
BUSINESS SUMMARY			
2023 Total Businesses	414	3,419	8,067
2023 Total Employees	4,827	42,757	84,986

Presented By



PAUL SU

Senior VP, Retail Leasing & Sales

T 909.230.4500 | **C** 626.417.4539

paul.su@progressiverep.com

CaIDRE #01949696

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.