

NOW LEASING

UNIVERSITY VILLAGE

SEC REDLANDS BLVD & BRYN MAWR AVE
LOMA LINDA, CA 92354

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**LEWIS
RETAIL CENTERS**

SITE

An aerial photograph of the University Village area in Loma Linda, California. The image shows a large green field in the foreground, a road (Sec Redlands Blvd) running horizontally, and a modern building complex in the background. A blue location pin icon with the word 'SITE' inside is placed over the green field. The entire image is framed by a yellow circular border.

PROJECT OVERVIEW

- Can accommodate a multitude of uses such as: restaurant, office, and service uses.
- Directly adjacent to ±270,000 sf VA Ambulatory Care Center housing over ±500 employees & serving over 78,000 veterans in the Riverside & San Bernardino counties per year.
- Neighboring Loma Linda University with ±4,200 Enrolled Students and ±1,809 full-time faculty.
- San Bernardino's main hospitality hub with a daytime population in excess of 200,000.
- Conveniently located by I-10 freeway and Mountain View Avenue's On/Off ramp.
- Easy access along Redlands Blvd. as well as Bryn Mawr Ave.
- Expanding residential units in immediate trade area.
- A plethora of schools within a 1-mile radius.

5 MILE RADIUS DEMOS

209,655
POPULATION



\$106,402

AVERAGE
HOUSEHOLD
INCOME

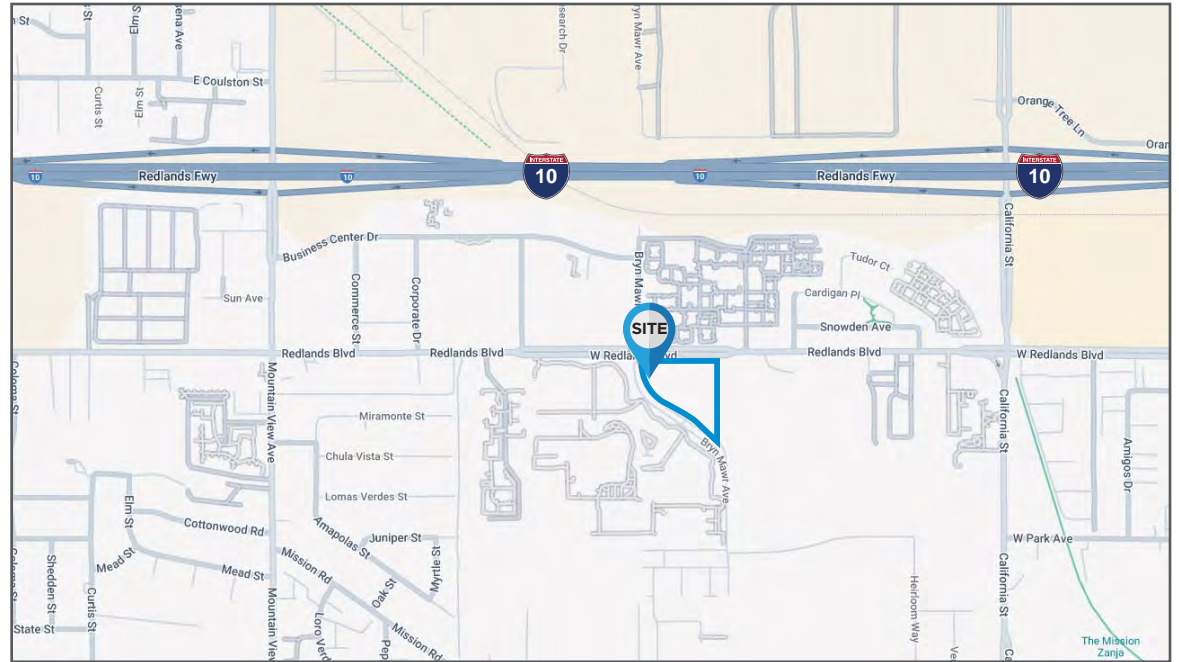
DAYTIME
DEMOGRAPHICS

152,675

TRAFFIC COUNTS

On Redlands Blvd & Mawr Ave

±19,836 CPD



CITRUS TRAILS
110 AC Master
Planned Community

224 Single Family
208 Multi-Family Senior
142 General Multi-Family

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AVAILABILITY 1,200 - 13,500 SF

REDLANDS BLVD ±16,795 CPD

SHOPS 1
6,300 S.F.

SHOPS 2
6,300 S.F.

MAJOR "A"
13,500 SF

BRYN MAWR AVE ±3,041 CPD

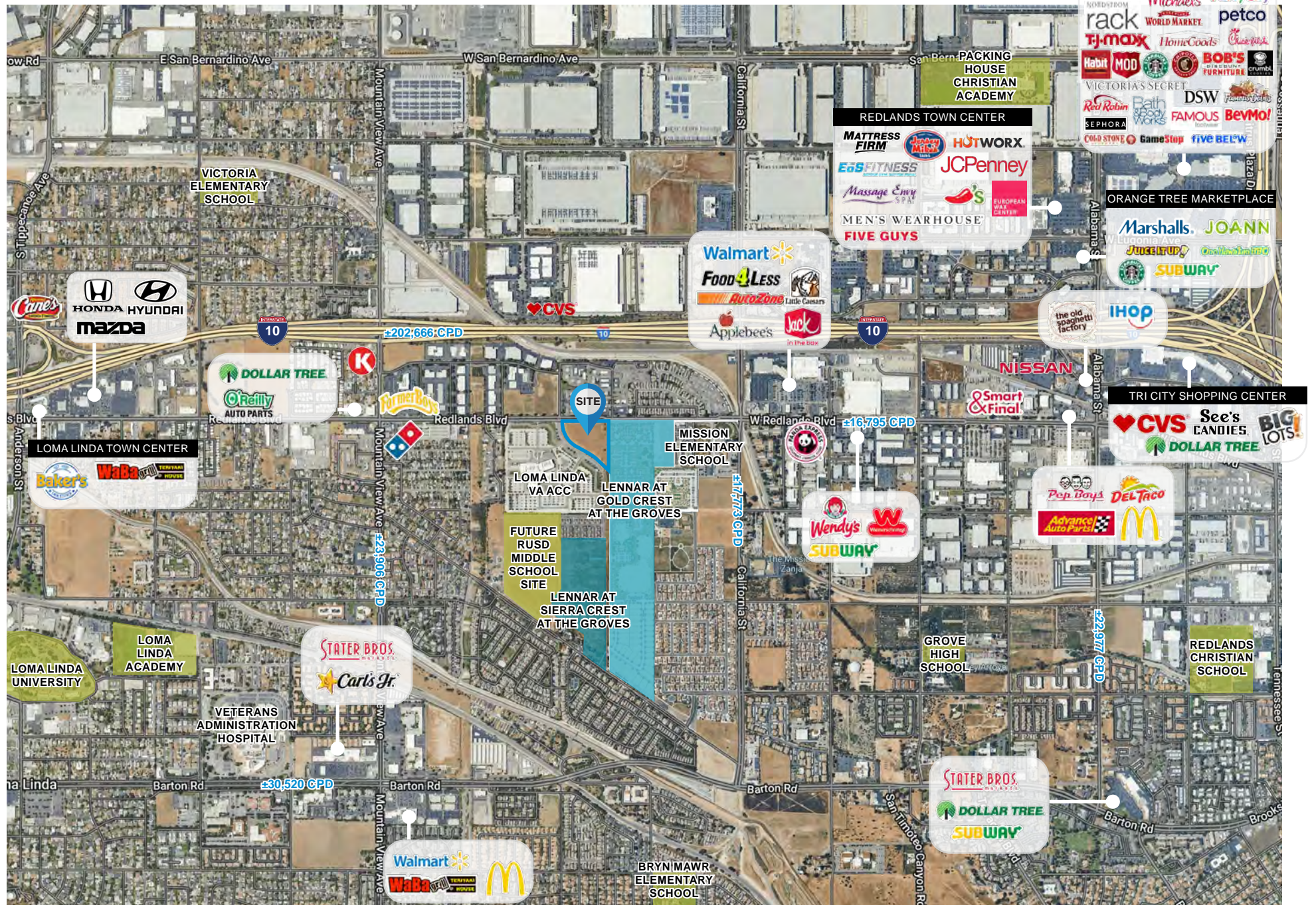
DAY CARE
8,000 S.F.

VA LOMA LINDA
HEALTH CARE SYSTEM
SERVING ±78,000 VETERANS

CITRUS TRAILS
110 AC Master
Planned Community

224 Single Family
208 Multi-Family Senior
142 General Multi-Family

TENANT OVERVIEW





POPULATION

25,111

Census est, 2023

209,665

Within 5 miles

HOUSEHOLD INCOME



\$112,715



DAILY TRAFFIC

80,000

Local

+272,000

Freeway, Caltrans

COLLEGE EDUCATED



+52%

of adults 25
years and older



80+ mi of hiking trails & 12 parks



Health-focused restaurants

BLUE ZONE

**1 OF 5 PLACES ON EARTH WHERE RESIDENTS LIVE
LONGER, HEALTHIER LIVES.**

FEATURED IN NAT GEO & NETFLIX



**Loma Linda University Medical Center
& Children's Hospital**

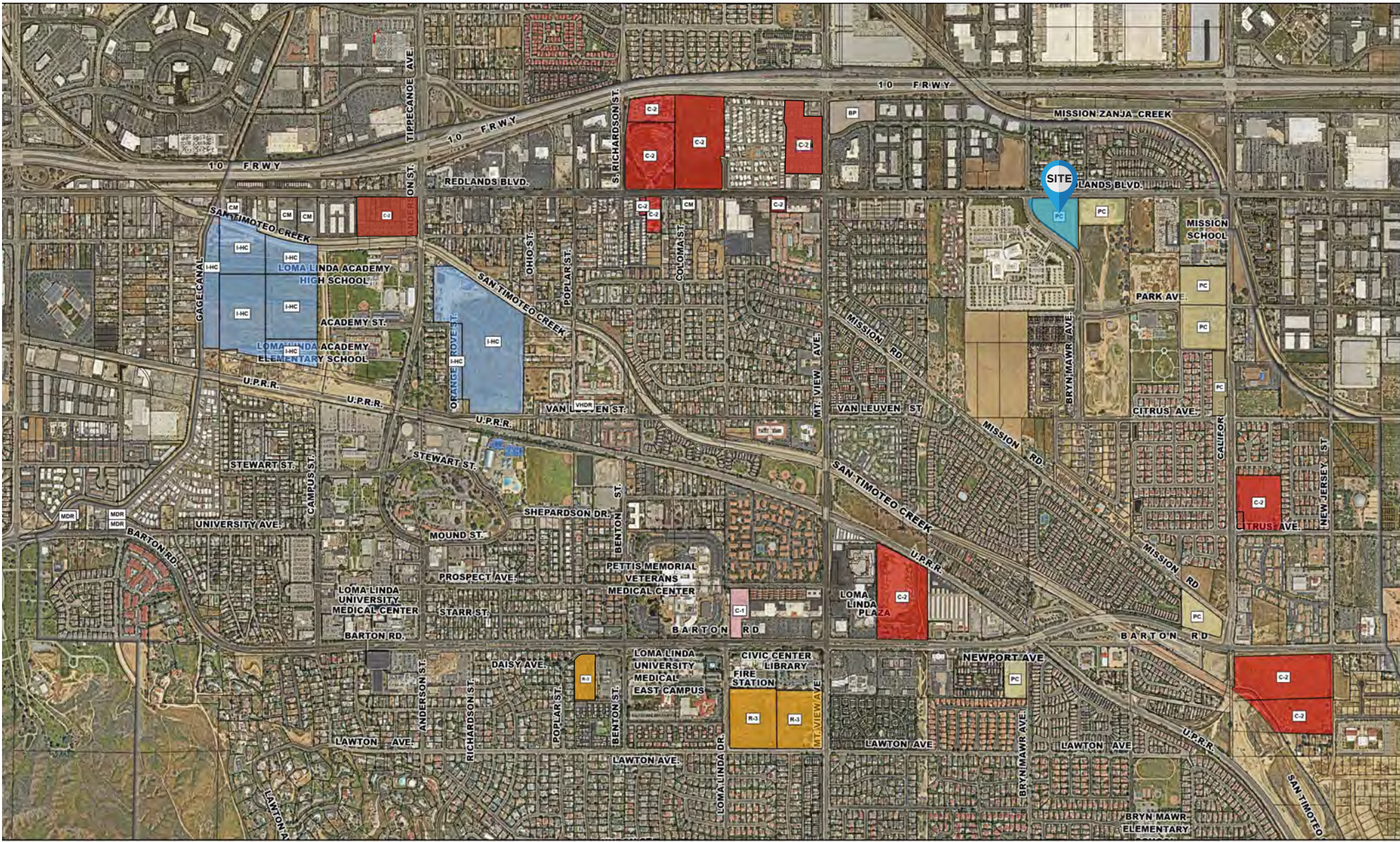
Areas of Opportunity

- Bio-Tech, Wellness Spas, Medical Equipment
- Restaurants, Entertainment, Retail

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VACANT LAND ZONING

- BP
- C-2
- I-HC
- R-1
- C-1
- CM
- PC
- R-3

- BP - BUSINESS PARK
- C-1 - NEIGHBORHOOD COMMERCIAL
- C-2 - GENERAL COMMERCIAL
- CM - COMMERCIAL MANUFACTURING
- PC - PLANNED COMMUNITY
- R-1 - LOW DENSITY RESIDENTIAL
- R-3 - HIGH DENSITY RESIDENTIAL
- I-HC - INSTITUTIONAL HEALTHCARE



DEMOGRAPHICS

University Village Redlands, CA 92373	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,645	58,632	209,655
2029 Projected Population	10,005	58,515	206,774
2020 Census Population	10,063	59,466	213,674
2010 Census Population	7,728	53,515	199,704
Projected Annual Growth 2024 to 2029	0.7%	-	-0.3%
Historical Annual Growth 2010 to 2024	1.8%	0.7%	0.4%
2024 Median Age	33.2	35.5	33.8
Households			
2024 Estimated Households	3,460	21,502	68,298
2029 Projected Households	3,674	21,999	68,770
2020 Census Households	3,372	21,228	68,552
2010 Census Households	2,700	19,382	63,782
Projected Annual Growth 2024 to 2029	1.2%	0.5%	0.1%
Historical Annual Growth 2010 to 2024	2.0%	0.8%	0.5%
Race and Ethnicity			
2024 Estimated White	33.0%	37.3%	35.1%
2024 Estimated Black or African American	9.6%	9.2%	10.3%
2024 Estimated Asian or Pacific Islander	27.1%	20.7%	11.9%
2024 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.5%
2024 Estimated Other Races	29.3%	31.7%	41.2%
2024 Estimated Hispanic	38.2%	41.1%	53.3%
Income			
2024 Estimated Average Household Income	\$115,971	\$111,910	\$106,402
2024 Estimated Median Household Income	\$95,261	\$84,683	\$83,107
2024 Estimated Per Capita Income	\$41,690	\$41,239	\$34,909
Business			
2024 Estimated Total Businesses	554	3,705	8,608
2024 Estimated Total Employees	7,195	45,129	88,142
2024 Estimated Employee Population per Business	13.0	12.2	10.2
2024 Estimated Residential Population per Business	17.4	15.8	24.4



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