

# FOR LEASE: OFFICE/RETAIL SPACE

## ±1,839 to 5,008 SF AVAILABLE

1740-1770 & 1765-1795 Orange Tree Lane, Redlands, CA 92374



### PROPERTY HIGHLIGHTS

- Located in the Orange Tree Lane Business District
- Excellent access to the I-10 Freeway from Alabama and California Street off-on ramps
- Freeway visibility
- Traffic count in excess of 195,000 cars per day on the I-10 Freeway



#### DEMOGRAPHICS

#### 3 MILE RADIUS

Population	77,215
Households	25,951
Average HH Income	\$119,981

\*2024 Demos - Source: RegisOnline



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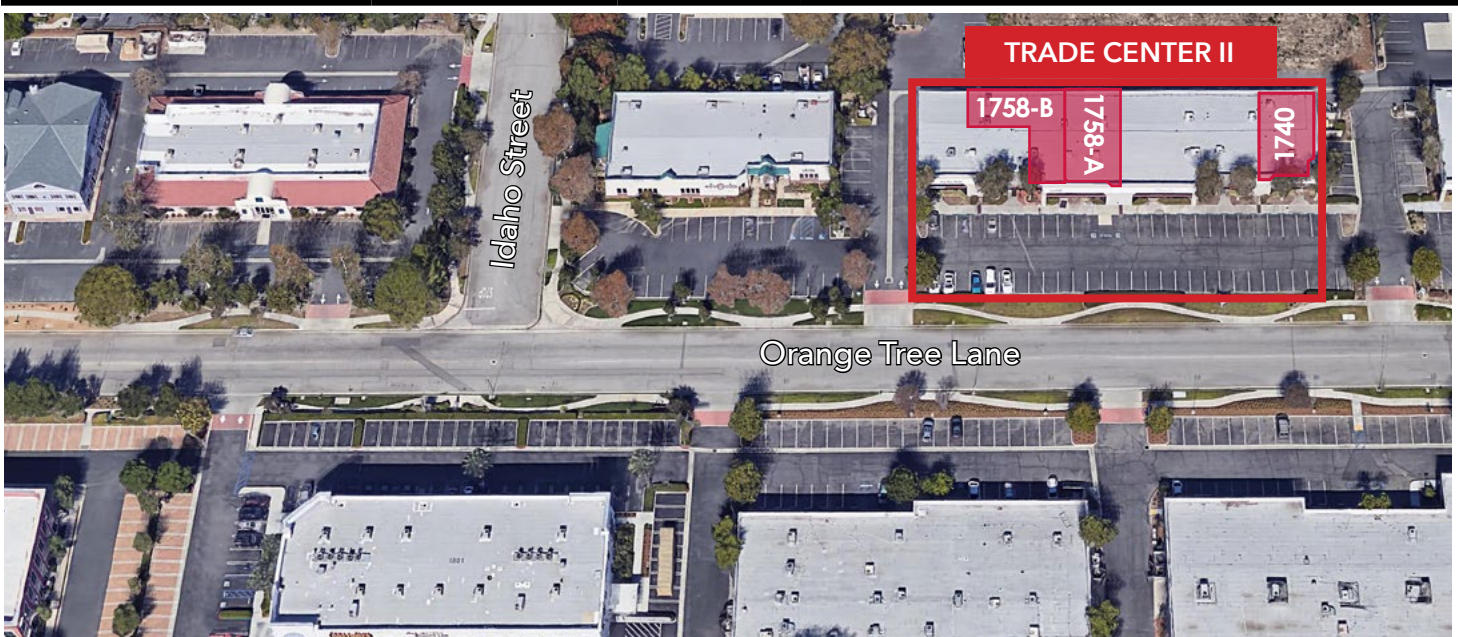
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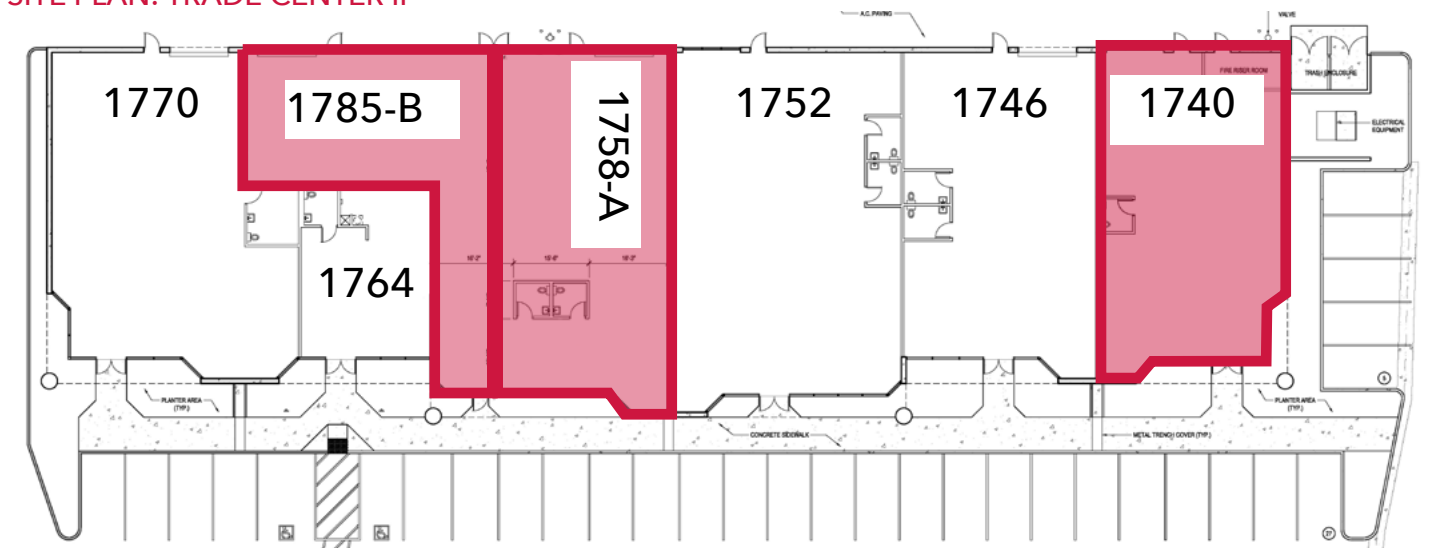
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### TRADE CENTER II

ADDRESS	RENTABLE SF	RATE PSF	SUITE DESCRIPTION
1740 Orange Tree Lane	±2,654 SF	\$1.35 PSF	NNN Lease
1758-A Orange Tree Lane	±1,839 SF	\$1.35 PSF	NNN Lease
1758-B Orange Tree Lane	±2,923 SF	\$1.35 PSF	NNN Lease



SITE PLAN: TRADE CENTER II



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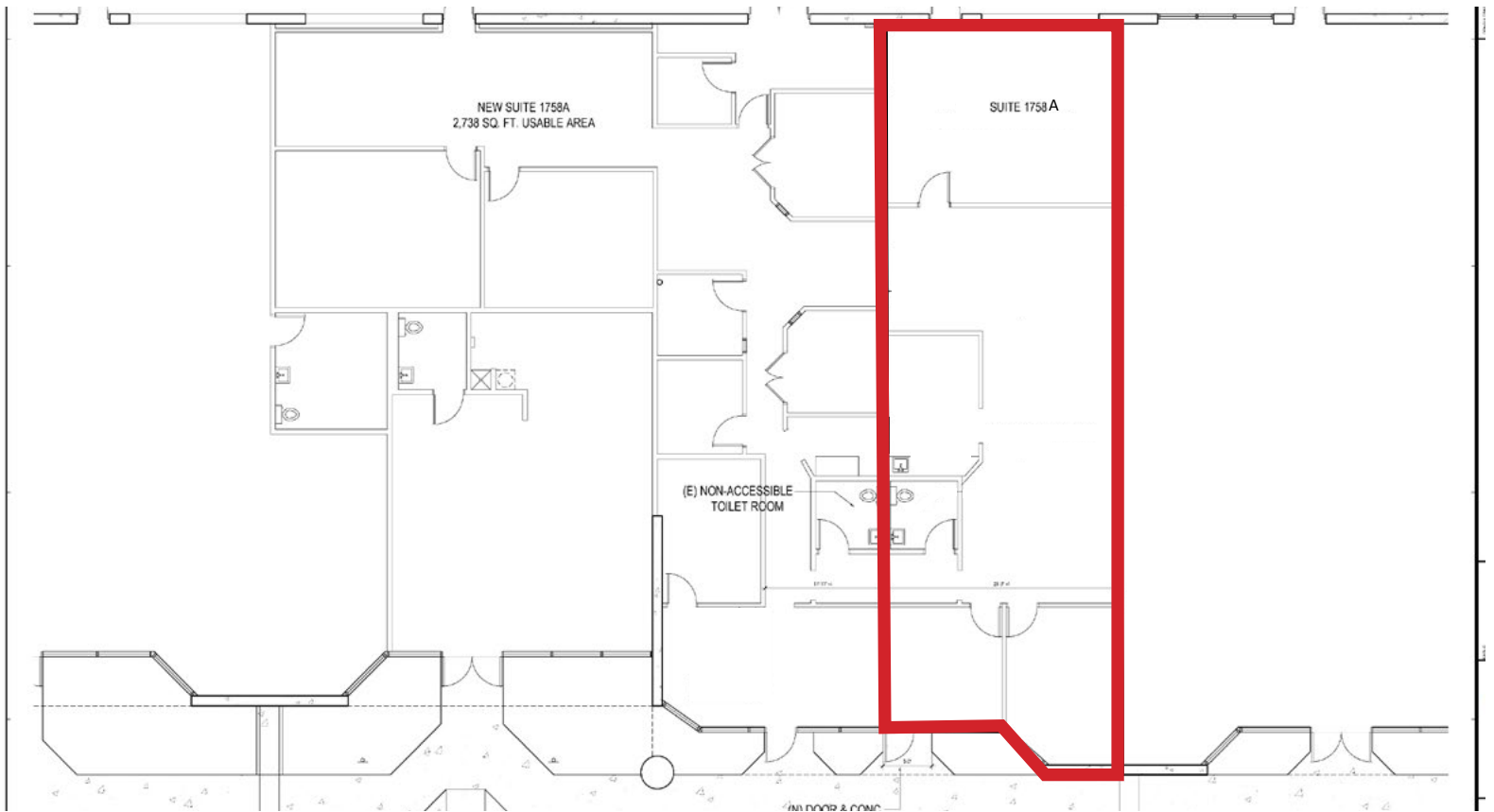
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### FLOOR PLAN

### 1758-A ORANGE TREE LANE



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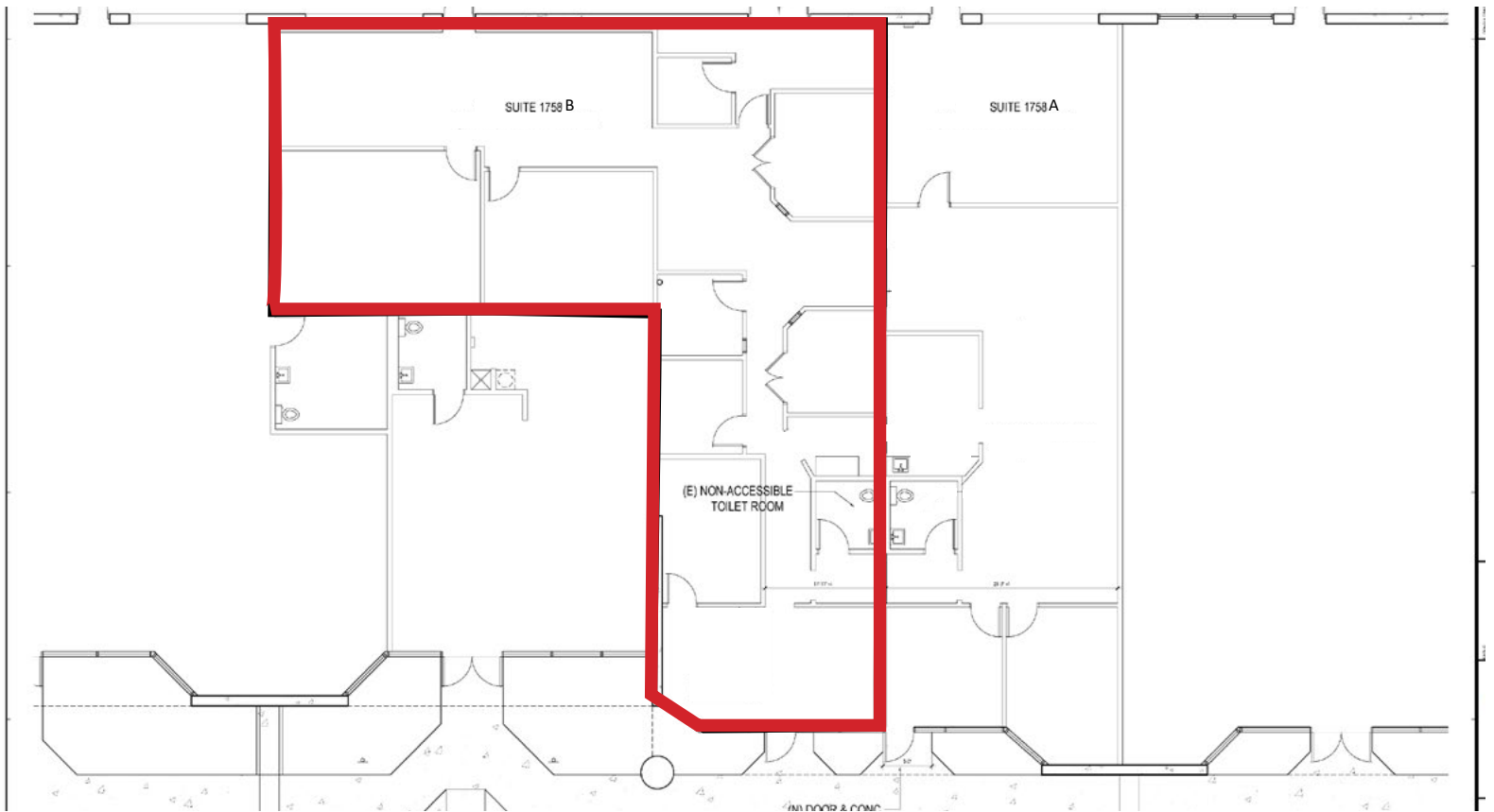
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### FLOOR PLAN

### 1758-B ORANGE TREE LANE



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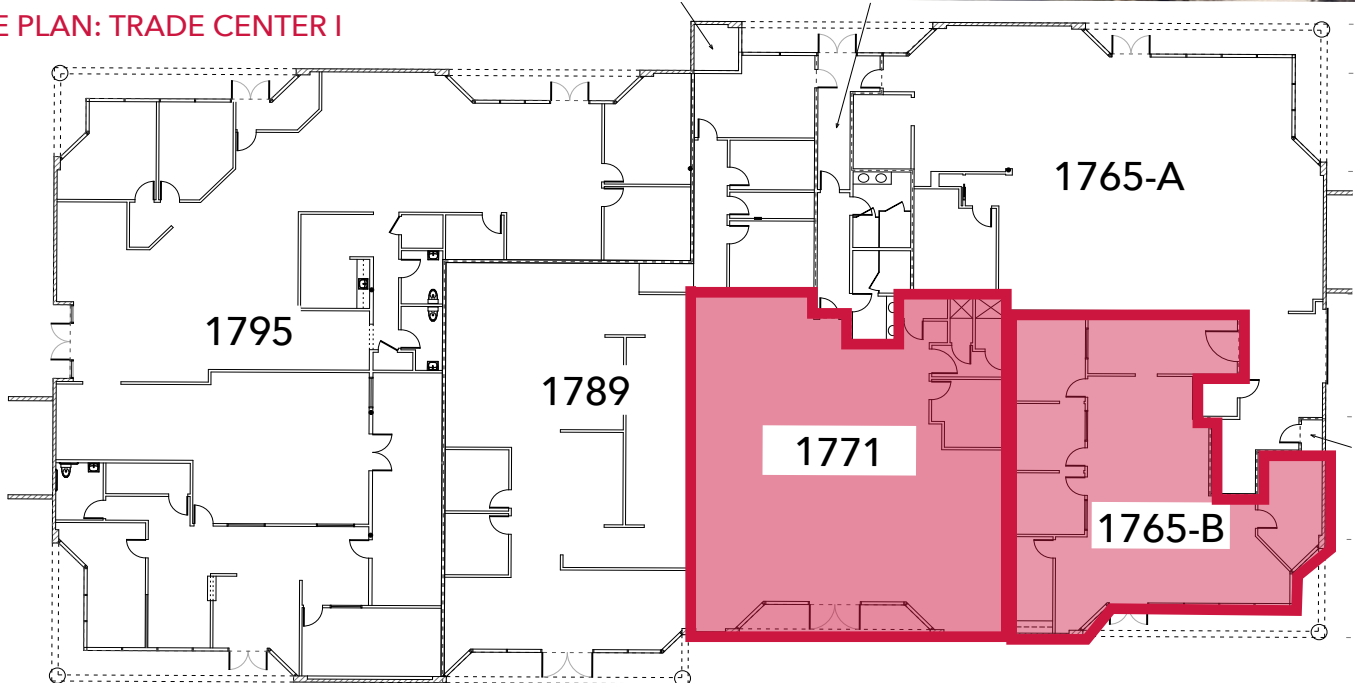
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### TRADE CENTER I

ADDRESS	RENTABLE SF	RATE PSF	SUITE DESCRIPTION
1765-B Orange Tree Lane	±2,108 SF*	\$1.35 PSF	NNN Lease *Can be combined for ±5,008 SF of contiguous space
1771 Orange Tree Lane	±2,900 SF*	\$1.35 PSF	NNN Lease *Can be combined for ±5,008 SF of contiguous space



### SITE PLAN: TRADE CENTER I



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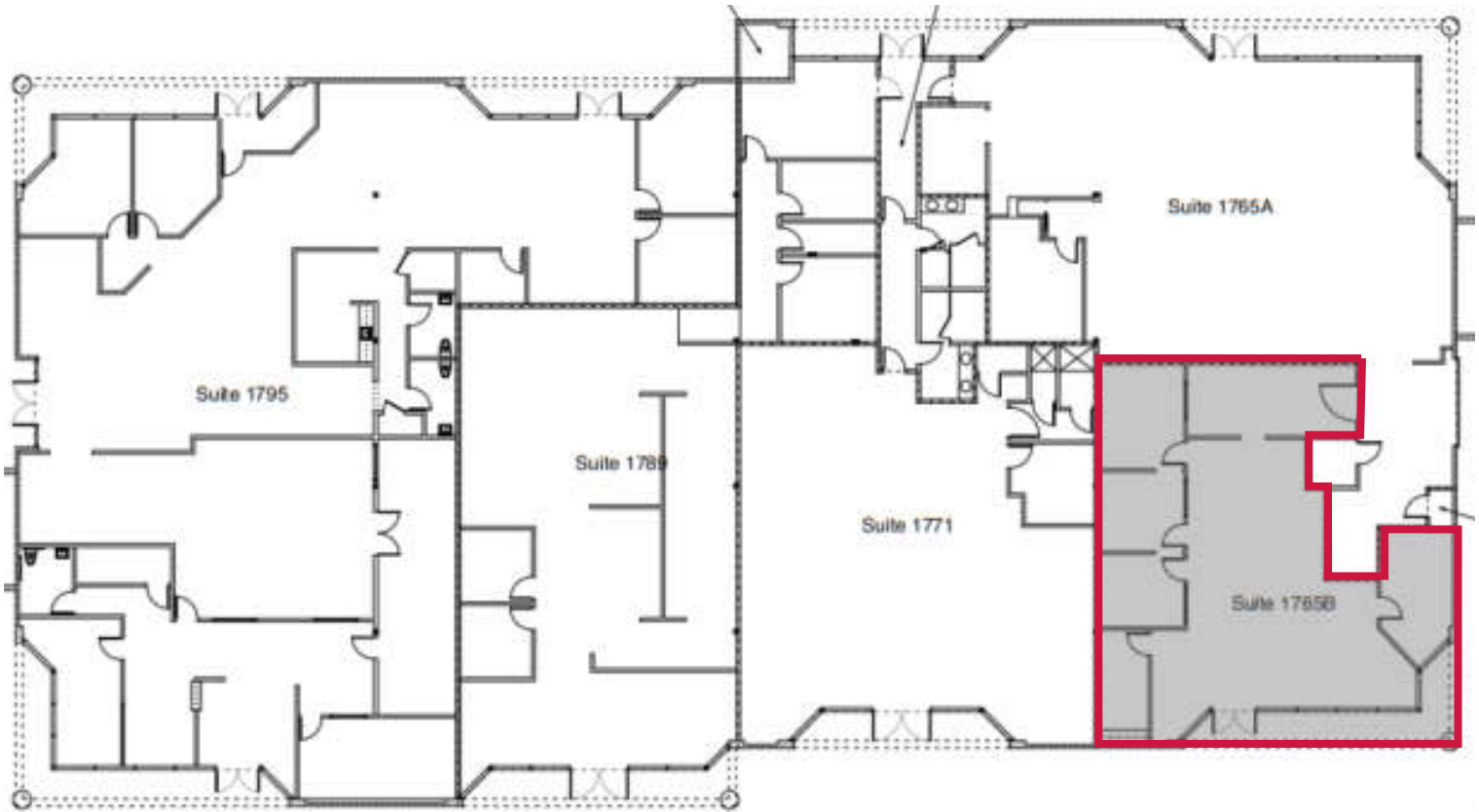
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### FLOOR PLAN

### 1765-B ORANGE TREE LANE



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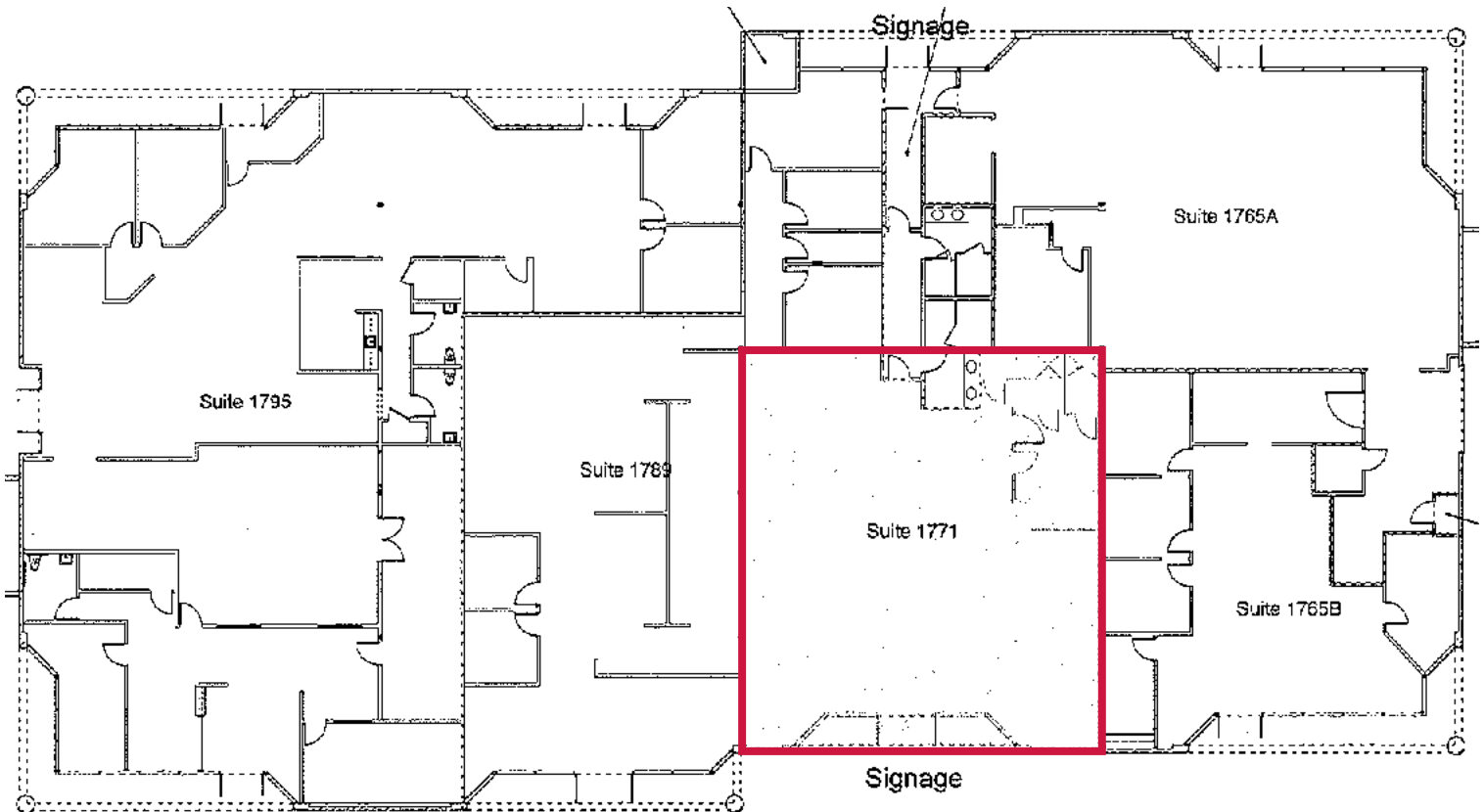
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### FLOOR PLAN

### 1771 ORANGE TREE LANE



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