

# Redlands Village

NWC WABASH AVE. & LUGONIA AVE.  
REDLANDS, CALIFORNIA



## PROJECT FEATURES

- 79,000-square-foot neighborhood center including a 45,000-square-foot Stater Bros., CVS, AutoZone and Starbucks
- Captive trade area with existing residential base
- Busy signalized intersection located on two major streets
- Lugonia Ave. (Hwy. 38) connects to the mountain communities of Lake Arrowhead and Big Bear
- Center is fully leased.

## DEMOGRAPHICS

	1-Mi Radius Trade Area	2-Mi Radius Trade Area	3-Mi Radius Trade Area
2014 Estimated Population	11,784	30,851	56,901
2019 Projected Population	12,114	31,724	58,820
2014 Estimated Average Household Income <small>Source: Nielsen</small>	\$75,742	\$75,877	\$75,522

## TRAFFIC COUNT

Lugonia Ave. (Hwy. 38) 14,300 Average ADT (2013)  
Source: Caltrans

**Lewis Retail Centers**  
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**LEE & ASSOCIATES\***  
COMMERCIAL REAL ESTATE SERVICES

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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.

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## DEMOGRAPHICS

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 2.00 miles <i>Radius 2</i>		0.00 - 3.00 miles <i>Radius 3</i>	
		%		%		%
<b>Population</b>						
2019 Projection	12,114		31,724		58,820	
2014 Estimate	11,784		30,851		56,901	
2010 Census	11,576		30,294		55,604	
2000 Census	10,438		27,088		50,475	
Growth 2000 - 2010	10.90%		11.84%		10.16%	
Growth 2010 - 2014	1.80%		1.84%		2.33%	
Growth 2014 - 2019	2.80%		2.83%		3.37%	
<b>Households</b>						
2019 Projection	4,069		10,622		20,045	
2014 Estimate	3,953		10,333		19,363	
2010 Census	3,882		10,171		18,910	
2000 Census	3,610		9,345		17,631	
Growth 2000 - 2010	7.53%		8.84%		7.25%	
Growth 2010 - 2014	1.81%		1.59%		2.40%	
Growth 2014 - 2019	2.95%		2.80%		3.52%	
<b>2014 Est. Population by Single Classification Race</b>						
	11,784		30,851		56,901	
White Alone	8,178	69.40	21,302	69.05	37,584	66.05
Black or African American Alone	642	5.45	1,621	5.25	3,176	5.58
American Indian and Alaska Native Alone	171	1.45	341	1.11	631	1.11
Asian Alone	606	5.14	2,079	6.74	3,927	6.90
Native Hawaiian and Other Pacific Islander Alone	42	0.36	110	0.36	225	0.40
Some Other Race Alone	1,447	12.28	3,629	11.76	8,249	14.50
Two or More Races	698	5.92	1,769	5.73	3,110	5.47
<b>2014 Est. Population Hispanic or Latino</b>						
	11,784		30,851		56,901	
Hispanic or Latino	3,926	33.32	9,739	31.57	20,367	35.79
Not Hispanic or Latino	7,858	66.68	21,112	68.43	36,534	64.21
<b>2014 Tenure of Occupied Housing Units</b>						
	3,953		10,333		19,363	
Owner Occupied	2,735	69.19	6,930	67.07	12,354	63.80
Renter Occupied	1,218	30.81	3,403	32.93	7,009	36.20
<b>2014 Average Household Size</b>						
	2.90		2.83		2.84	

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Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2014 Est. Households by Household Income</b>	3,953		10,333		19,363	
CY HHs, Inc < \$15,000	354	8.96	1,083	10.48	2,423	12.51
CY HHs, Inc \$15,000 - \$24,999	337	8.53	936	9.06	1,904	9.83
CY HHs, Inc \$25,000 - \$34,999	211	5.34	681	6.59	1,505	7.77
CY HHs, Inc \$35,000 - \$49,999	552	13.96	1,481	14.33	2,668	13.78
CY HHs, Inc \$50,000 - \$74,999	818	20.69	2,113	20.45	3,586	18.52
CY HHs, Inc \$75,000 - \$99,999	676	17.10	1,458	14.11	2,491	12.86
CY HHs, Inc \$100,000 - \$124,999	439	11.11	1,060	10.26	1,834	9.47
CY HHs, Inc \$125,000 - \$149,999	237	6.00	529	5.12	936	4.83
CY HHs, Inc \$150,000 - \$199,999	224	5.67	592	5.73	1,158	5.98
CY HHs, Inc \$200,000 - \$249,999	51	1.29	160	1.55	314	1.62
CY HHs, Inc \$250,000 - \$499,999	49	1.24	202	1.95	432	2.23
CY HHs, Inc \$500,000+	5	0.13	39	0.38	113	0.58
<b>2014 Est. Average Household Income</b>	\$75,742		\$75,877		\$75,522	
<b>2014 Est. Median Household Income</b>	\$65,963		\$61,646		\$58,237	
<b>2014 Median HH Inc by Single Race Class or Ethn</b>						
White Alone	64,948		60,641		59,409	
Black or African American Alone	74,720		59,939		43,371	
American Indian and Alaska Native Alone	63,789		62,654		61,029	
Asian Alone	106,420		82,488		80,266	
Native Hawaiian and Other Pacific Islander Alone	76,990		46,787		41,567	
Some Other Race Alone	53,568		55,985		47,382	
Two or More Races	45,290		66,566		65,831	
Hispanic or Latino	48,840		55,501		49,982	
Not Hispanic or Latino	72,037		64,441		62,662	

Source: Nielsen



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