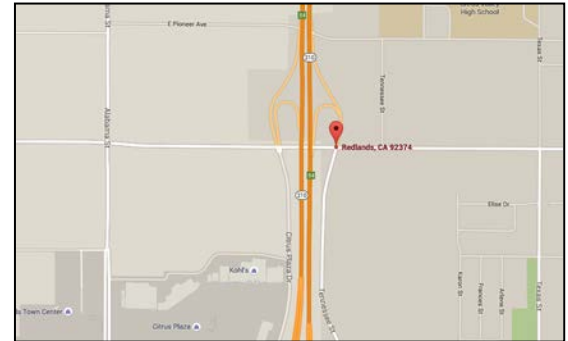


Redlands Crossing — Lease It!

Tennessee Street and San Bernardino Avenue



Property Data:

Building Type:	Regional Power Center
Building Status:	New/Proposed
Available Spaces:	60,500 SF (9 out-parcels)
Land Area:	23.9 acres
Traffic Count:	76,000 cars/day (I-210) 7,141 cars/day (San Bernardino Ave)

Broker Contact Information:

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NewMark Merrill Companies
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Features:

- High visibility location adjacent to Interstate 210 Freeway
- Anchored by 196,000 SF **Walmart Supercenter** (*Walmart has received all approvals and the plan check process is well underway*)
- Nine perimeter parcels available: (3) drive-thru fast food restaurants, three (3) retail spaces, a fast food restaurant without drive-thru, and a retail/gas station with drive-thru
- Major retail trade area with proximity to successful Citrus Plaza and Mountain Grove regional centers

