UNIVERSITY VILLAGE
LOMA LINDA, CALIFORNIA 92354

Mixed Use Development
Hotel, Medical Office Building, Daycare & Restaurant/Retail Space

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Lewis Retail Centers

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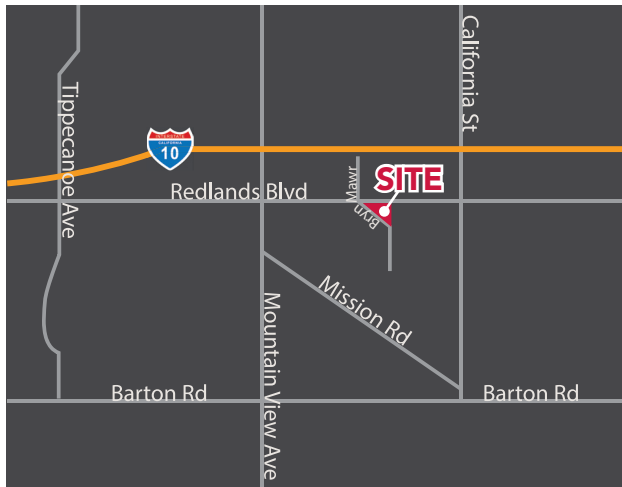951.276.3636 | DRE# 01304661
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OVERVIEW

- Space available for lease, restaurant, hotel, office, and QSR

- Located on a major arterial – Redlands Blvd.

- Adjacent to new, ±270,000 sf VA Ambulatory Care Center housing over ±2,500 employees & serving over 67,000 veterans in the Riverside & San Bernardino counties

- In close proximity to Loma Linda University with ±4,700 Enrolled Students and ±1,543 full-time faculty and employees

- The university will open its new child & adult hospital in 2020 that will admit over 15,000 children annually and provide ambulatory services to over 160,000 patients

- Located near the heart of San Bernardino's hospitality epicenter with a daytime population in excess of 50,000

- Serving local schools such as University of Redlands with over 4,769 students

TRADE AREA

Loma Linda is located approximately 56 miles East of Los Angeles and 23 miles West of Palm Springs in San Bernardino County. The Ontario International Airport is located approximately 14 miles from Loma Linda.

Key trade area points are:

- Located in the "Blue Zone", Loma Linda's Residents are considered one of the Inland Empire's Longest Living Communities.

- The Community is focused on Health & Wellness Research with the Nationally Acclaimed Loma Linda University.

- The I-10 is the primary commuter route to the low desert communities of Palm Springs, Palm Desert, & La Quinta.
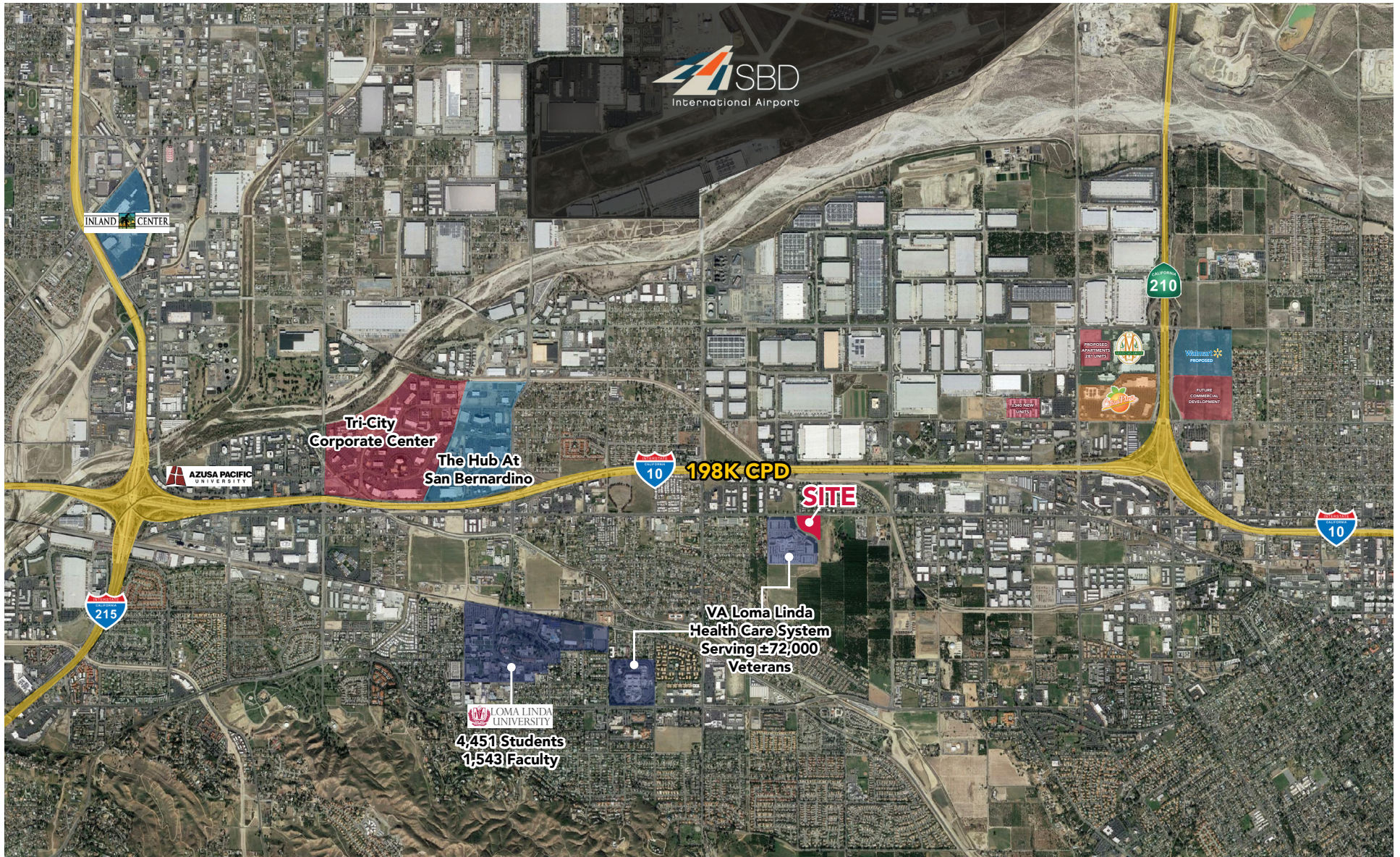
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AREA OVERVIEW

SBD International Airport

INLAND CENTER

210

Tri-City Corporate Center

The Hub At San Bernardino

AZUSA PACIFIC UNIVERSITY

10

198K CPD

SITE

215

VA Loma Linda Health Care System Serving ±72,000 Veterans

LOMA LINDA UNIVERSITY

4,451 Students
1,543 Faculty

Walmart PROPOSED

PROPOSED APARTMENTS 281 UNITS

FUTURE COMMERCIAL DEVELOPMENT

10

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UNIVERSITY VILLAGE AT LOMA LINDA - Loma Linda, California 92354   **03**

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RETAIL AERIAL

INTERSTATE 10 CALIFORNIA — 198K CPD

27K CPD MOUNTAIN VIEW AVE

20K CPD

REDLANDS BLVD

SITE

Food4Less

Walmart

Jack

Applebees

SUBWAY

Panda Express Wendy's SUBWAY

VETERANS HOSPITALS — LOMA LINDA UNIVERSITY

MISSION ELEMENTARY SCHOOL

FUTURE RUSD MIDDLE SCHOOL SITE

FUTURE CITRUS TRAILS MASTER PLAN DEVELOPMENT

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UNIVERSITY VILLAGE AT LOMA LINDA - Loma Linda, California 92354   **04**

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REDLANDS BLVD.

SHOPS 1
6,300 SF

SHOPS 2
6,300 SF

GARDEN WALK

HOTEL
15,700 SF

ENHANCED PAVING
AT ENTRY PLAZA

PATIO SEATING

BRYN MAWR AVE.

DAYCARE
8,000 SF

DEMOGRAPHICS OVERVIEW

	1 Mile	3 Mile	5 Mile
INCOME			
Estimated Average Household Income (2018)	$69,094	$80,482	$74,500
Projected Average Household Income (2023)	$79,314	$93,080	$86,856
RACE AND ETHNICITY			
Estimated White	39.7%	48.0%	48.6%
Estimated Black or African American	9.3%	8.3%	10.7%
Estimated Asian or Pacific Islander	30.8%	22.8%	11.4%
Estimated American Indian or Native Alaskan	0.3%	0.7%	1.0%
Estimated Other Races	13.9%	14.5%	22.7%
Estimated Hispanic	32.3%	34.6%	49.7%
BASIC DEMOGRAPHICS			
Median Home Value (2015)	$273,447	$325,275	$297,297
Median Age (2018)	32.1	35.4	33.1

DEMOGRAPHICS OVERVIEW

	1 Mile	3 Mile	5 Mile
MARITAL STATUS			
Never Married	34.3%	38.8%	41.0%
Currently Married	45.2%	38.8%	37.9%
Previously Married	20.5%	22.5%	21.1%
Separated	37.3%	26.9%	27.6%
Widowed	24.5%	29.3%	26.9%
Divorced	38.2%	43.8%	45.5%
EDUCATION (AGE 25+)			
Estimated Elementary (Grade Level 0 to 8)	4.6%	5.9%	9.8%
Estimated Some High School (Grade Level 9 to 11)	7.6%	7.0%	11.5%
Estimated High School Graduate	19.0%	21.8%	24.5%
Estimated Some College	20.5%	18.8%	21.1%
Estimated Associate's Degree Only	11.7%	8.1%	7.7%
Estimated Bachelor's Degree Only	24.7%	21.6%	14.9%
Estimated Graduate Degree	12.8%	16.8%	10.5%