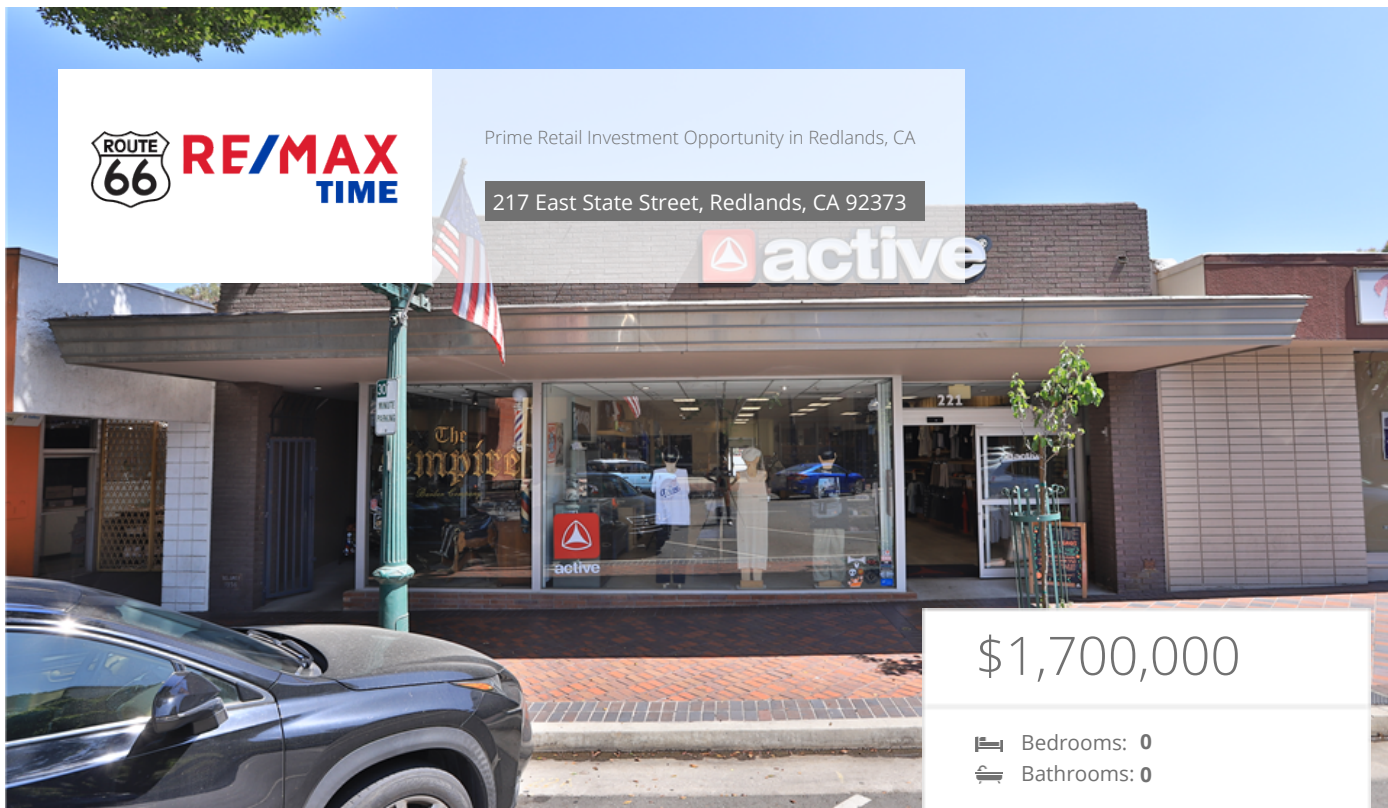




Prime Retail Investment Opportunity in Redlands, CA

217 East State Street, Redlands, CA 92373



\$1,700,000

🛏 Bedrooms: 0  
🚿 Bathrooms: 0

#### EXTRAS:

• Living Space: 4,080 sq ft

## Property Description

Downtown Redlands Retail - For Sale

217-221 E State Street, Redlands, CA 92373

Income Property with Owner-User Potential

Welcome to 217-221 East State Street, a prime retail property located in the heart of historic downtown Redlands. Offered at \$1,700,000, this asset is perfect for both investors and owner-users seeking visibility, foot traffic, and long-term upside in one of Southern California's most livable downtown districts.

#### Property Highlights

Total Building Size: ±4,200 SF (Three units)  
Vacancy: ±2,100 SF (Suite 221) - Available for lease or owner occupancy  
Leased Units: Two fully leased suites under NNN agreements  
Lot Size: 0.11 Acres  
Projected Cap Rate: 7% (Pro Forma)  
Walk Score: 94 - "Walker's Paradise"  
Upgraded in 2023 - Historic charm with modern functionality  
Zoning: Downtown Transit Village Specific Plan

#### Flexible Occupancy Options

Suite 221 (±2,100 SF) is currently vacant, offering a unique opportunity for a buyer to occupy the space while collecting rental income from the other two tenants. Alternatively, lease it up at \$2.88 PSF NNN to maximize your cash flow and ROI.



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