

24586 & 24588 Redlands Blvd Loma Linda, CA 92354

Two adjacent C-2 commercial condo units, opened up and used as one space. Offered individually or together.

\$495,000 per unit | \$990,000 for both units



The units (outlined in red) along Redlands Blvd and I-10, with Loma Linda University Medical Center in the background.



The building along the I-10 freeway.

Offering summary

Property	Two adjacent commercial condo units: 24586 and 24588 Redlands Boulevard, Loma Linda, CA 92354
Sale structure	Sold together or separately
Zoning	C-2
Building	Built in 1982; 14-unit, single-level complex; warehouse/office and retail layout; central heat and air conditioning
HOA	Dues cover structure insurance, water, trash, parking lot electricity and landscaping. Owners/tenants have their own gas and electric meters and insure unit interiors. Dues: \$175 per unit per month.

	24586 Redlands Blvd	24588 Redlands Blvd
Size	1,368 SF each (both units are the same size)	
Parcel number (APN)	0281-3311-30000	0281-3311-40000
Price per SF	\$361.84 each	

Property description

Commercial condo in Loma Linda, located between I-10 and Redlands Blvd! This end unit with excellent natural light offers tremendous visibility, just minutes from Loma Linda University Medical Center, the VA Hospital, Costco, Home Depot, and In-N-Out. Currently this condo is opened up to the adjoining unit. They can be sold together, or separately. The desirable end units are closer to the parking lot, and the end cap itself has excellent natural light. Versatile C-2 zoning provides for a large variety of use cases. Perfect opportunity for an owner-user who wants an established location with massive daily vehicle traffic.

Tenancy and income

The current tenant has received a notice to vacate, making this an ideal opportunity for an owner-user.

Current rent	\$6,250 per month for both units (\$75,000 per year)
Pro forma income	\$37,500 per year per unit (pro forma gross scheduled income)

Location

Redlands Boulevard is a major commuter route with direct access to I-10 and I-215. Estimated daily traffic is roughly 19,600 to 28,600 vehicles on Redlands Blvd and about 214,000 on I-10. **Directions:** heading west on I-10, take exit 74 (Tippecanoe Ave/Anderson St), turn left onto S Tippecanoe Ave, then right onto Redlands Blvd; the units are on the right.



The building end, entrance and parking lot.

Loma Linda at a glance

A health-care and university city of about 25,000 residents, anchored by Loma Linda University and its medical campus. All figures below are estimates.

Population	Median household income	Median property value	Within 5 miles
about 25,100 (2024)	\$83,847, ZIP 92354 (2024)	\$596,900 (2024)	about 238,700 people; \$97,200 average household income

This memorandum is for information only and is not an offer to sell. Figures come from the seller, public listings and third-party data and have not been independently verified. Traffic and demographic figures are estimates. Buyers should confirm all details, including zoning, permitted uses, HOA terms, taxes and lease terms, with their own advisors.