

±0.33 AC AVAILABLE FOR SALE/LEASE



**SWC CONEJO DR & LAURELWOOD DR
SAN BERNARDINO, CA**



PROPERTY FEATURES

- Directly positioned on the I-10 Freeway and S. Tippecanoe with over 38,000 cars per day.
- High profile pad opportunity located directly across from San Bernardino Costco which has over 175,000 monthly visits per Regis Online Digital Data.
- Located directly accross from Sam's Club.
- Convenient access heading North, South, East and West bound.
- High exposure frontage along S. Tippecanoe.
- High Retail Synergy within immediate intersection.
- Immediately adjacent to Raising Cane's at the offramp of the I-10 Freeway & S. Tippecanoe.
- Surrounded by an abundance of residential.

5 MILE RADIUS DEMOS

262,554
POPULATION



\$94,291
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS**

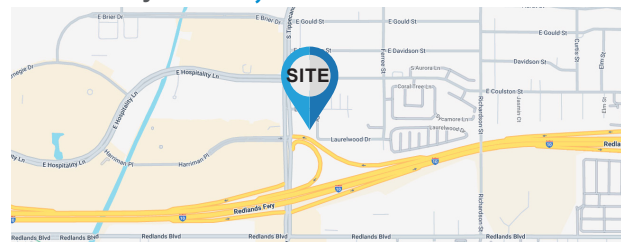
181,580

TRAFFIC COUNTS

S Tippecanoe Ave: ±24,109 CPD

Harriman Place: ±14,699 CPD

I-10 Freeway: ±195,270 CPD



Jay Nichols
Managing Partner
+1 909 406 4000
jnichols@catalystretail.com
Lic. #01905191

Chase Harvey
Partner
+1 909 406 4000
charvey@catalystretail.com
Lic. #01954291

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CATALYST
RETAIL

SITE **SOURCE**
RETAIL BROKER NETWORK

This map illustrates the Loma Linda area, highlighting its commercial and educational hubs. Key features include:

- Major Roads:** Interstate 10 (I-10) and State Route 60 (SR-60) are the primary thoroughfares.
- Commercial District:** The central area is densely packed with businesses, including retail stores like Amazon and Target, and a variety of dining options such as Sizzler, Popeyes, McDonald's, and several fast-food chains.
- Educational Institutions:** Loma Linda University is prominently featured in the lower right quadrant, with its main campus and various academic buildings clearly marked.
- Geographical Features:** The Santa Ana River flows along the western edge of the map, providing a natural boundary for the urban development.
- Infrastructure:** The map shows a well-developed network of streets and highways, facilitating easy access to the area's amenities.



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Partner
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charvey@catalystretail.com
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