

RETAIL FOR LEASE PHELAN TOWNE SQUARE

3936 Phelan Rd Unit B13, Phelan, CA 92371



ECONOMIC DATA

LEASE RATE: \$2.00 SF/month (NNN)

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: ±37,358 SF
YEAR BUILT: 1993
ZONING: PH/CG

LISTING DATA

AVAILABLE SF: ±1,160 SF

PROPERTY OVERVIEW

Located at the signalized intersection of Phelan Road and Sheep Creek Road, this established multi-tenant shopping center offers prime retail space in the heart of Phelan's main commercial corridor. The center enjoys strong visibility, ample parking, and steady daily traffic, serving as a key destination for surrounding residential communities, schools, and civic institutions.

Currently available for lease are three suites: Unit B13 consisting of approximately ±1,160 square feet, Units B17 & B18 (combined) offering approximately ±3,600 square feet, and Unit D3 with approximately ±1,730 square feet. Each space features flexible layouts suitable for retail, office, or service-based tenants, with excellent frontage and signage opportunities.

Lease rates range from \$1.25 to \$2.00 per square foot per month on a triple net (NNN) basis, with NNN fees currently estimated at an additional \$0.50 per square foot monthly. This is a rare opportunity to secure space in one of the High Desert's most established and underserved retail trade areas.

Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE PHELAN TOWNE SQUARE

3936 Phelan Rd Unit B13, Phelan, CA 92371

(Not to Scale)



Unit B13 Floor Plan

Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

3936 Phelan Rd Unit B13, Phelan, CA 92371



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	±1,160 SF	Lease Rate:	\$2.00 SF/month

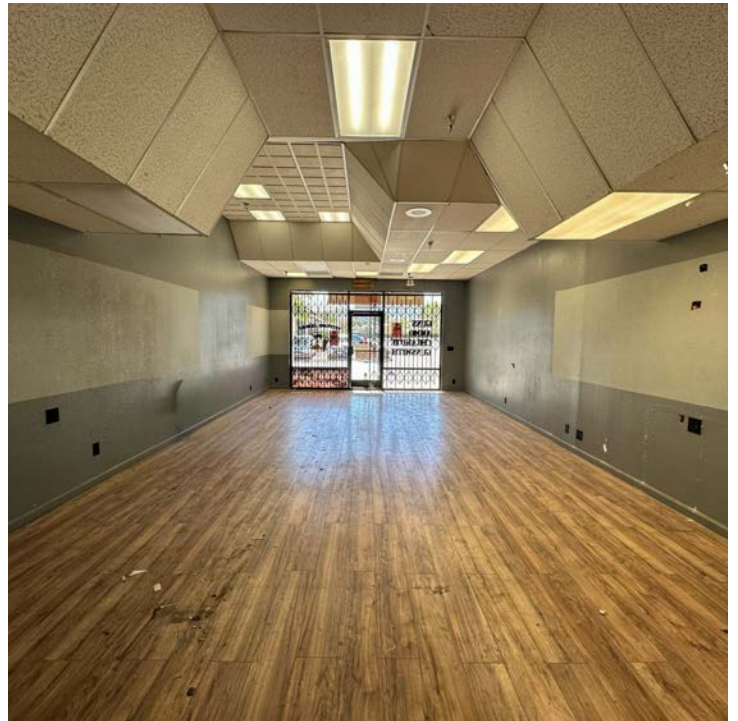
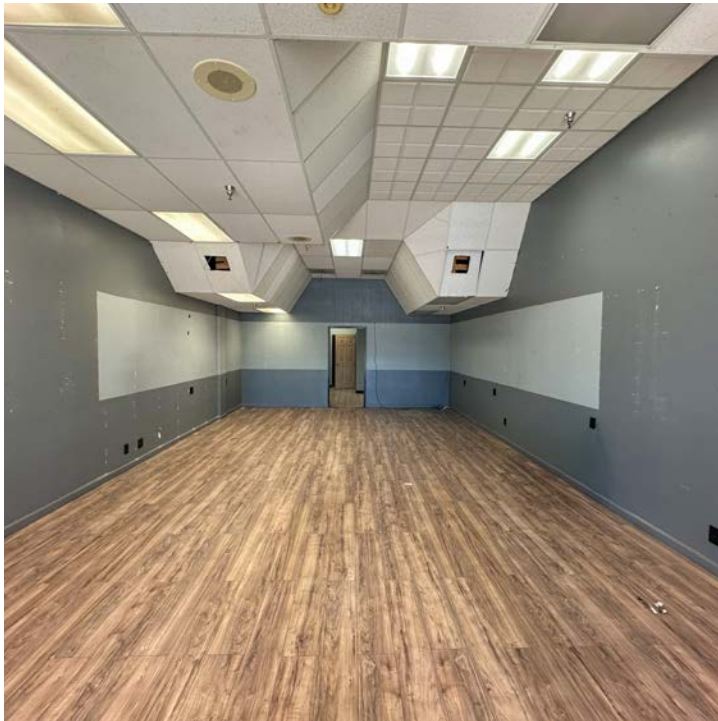
Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE PHELAN TOWNE SQUARE

3936 Phelan Rd Unit B13, Phelan, CA 92371

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE PHELAN TOWNE SQUARE

3936 Phelan Rd Unit B13, Phelan, CA 92371

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

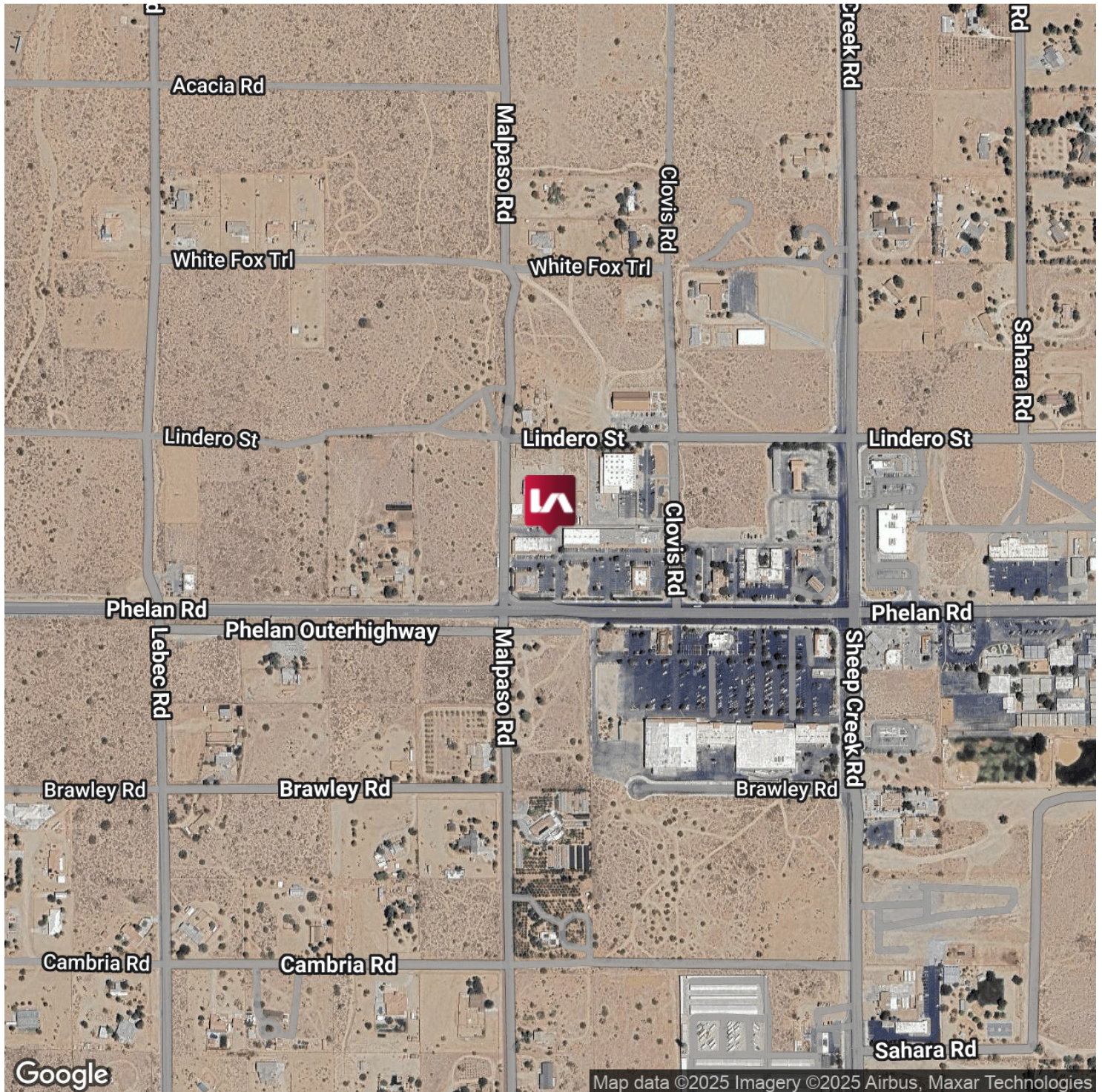
Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE PHELAN TOWNE SQUARE

3936 Phelan Rd Unit B13, Phelan, CA 92371

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



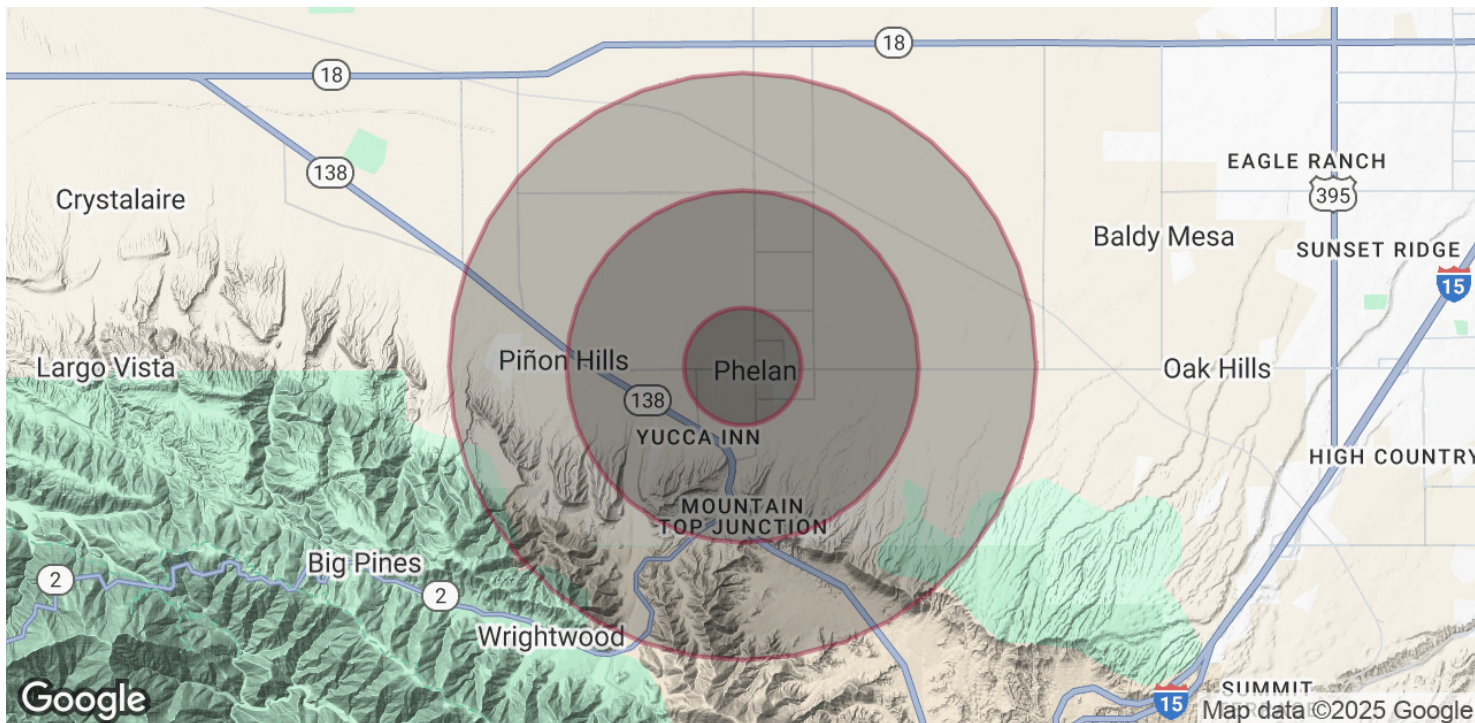
Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE PHELAN TOWNE SQUARE

3936 Phelan Rd Unit B13, Phelan, CA 92371



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,406	7,900	17,862
Average Age	43	42	42
Average Age (Male)	42	42	42
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	509	2,784	6,215
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$76,648	\$86,615	\$92,820
Average House Value	\$413,054	\$455,814	\$469,153

Demographics data derived from AlphaMap

Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.