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 $\pm 1,730$ 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.

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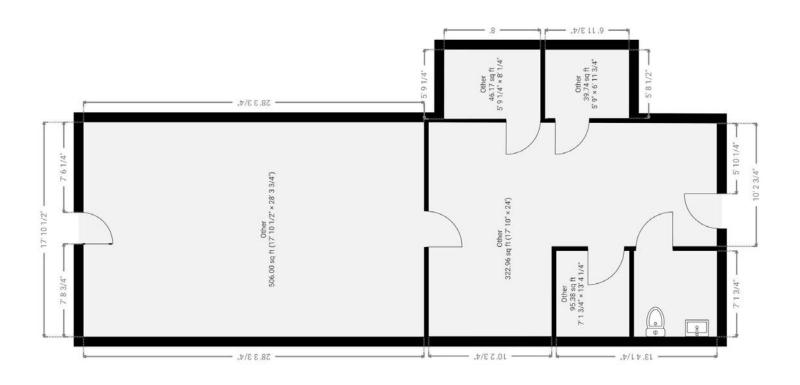
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(Not to Scale)



Unit B13 Floor Plan

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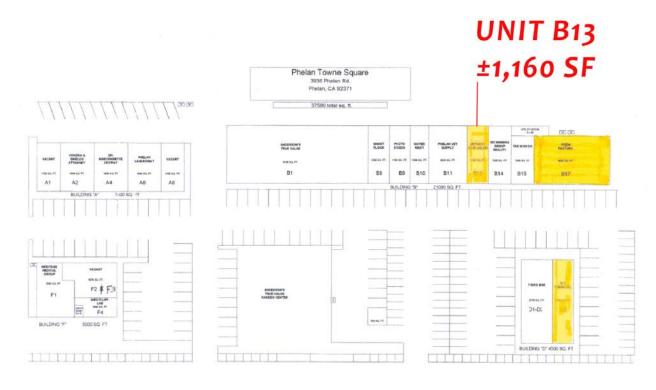




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LEASE INFORMATION

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

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3936 Phelan Road Unit B13	Available	±1,160 SF	NNN	\$2.00 SF/month	Suite B13 offers approximately ±1,160 square feet of retail space, ideally configured for a variety of service-oriented uses. The suite features a spacious open front area perfect for reception, retail display, or workstations, which transitions into a flexible rear section that includes two former dressing rooms, a dedicated storage room, a single restroom, and a utility/storage area near the rear exit. This layout lends itself well to a wide range of uses, including a barber shop, beauty salon, nail salon, or other service retail concepts. With prominent frontage and signage potential within a busy neighborhood center at the intersection of Phelan Road and Sheep Creek Road, Suite B-13 presents a opportunity for small business operators looking to establish or expand in the High Desert.

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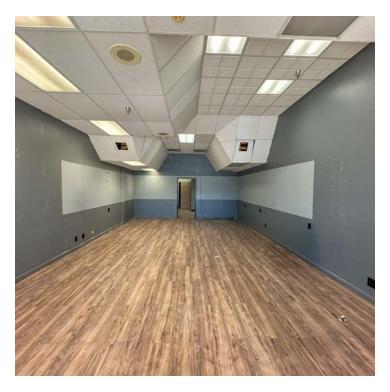
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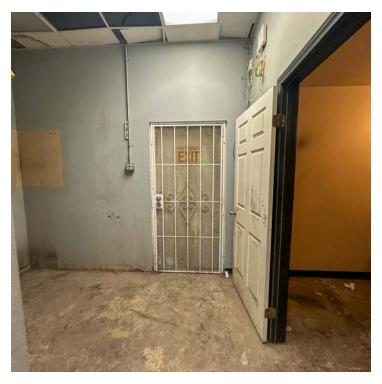


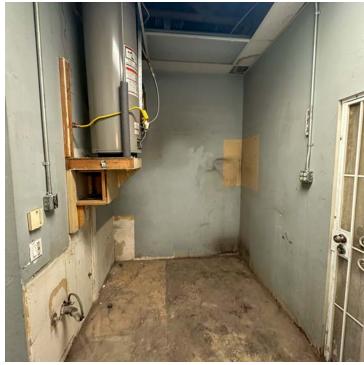
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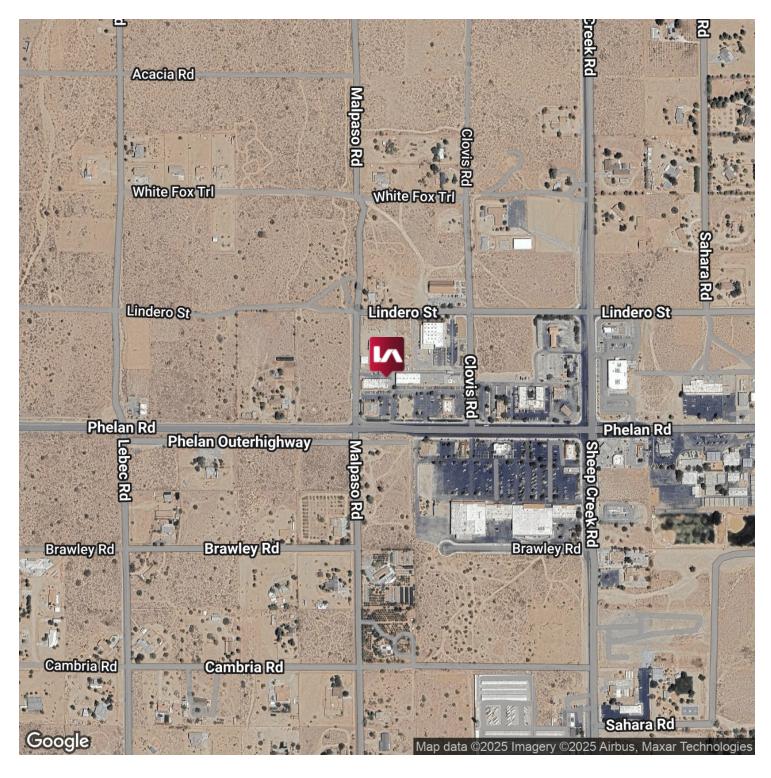
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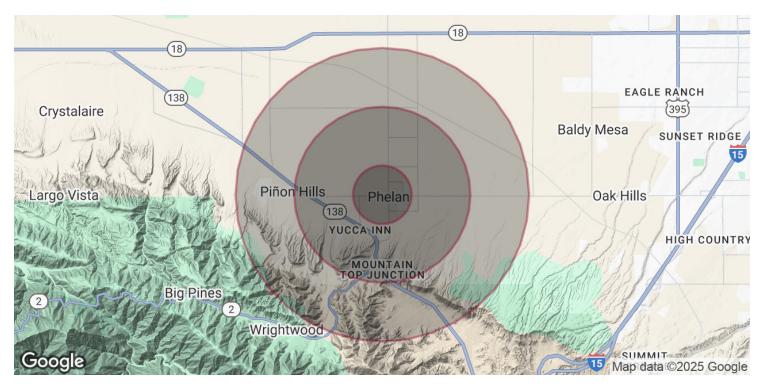
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,406	7,900	17,862
Average Age	43	42	42
Average Age (Male)	42	42	42
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 509	3 MILES 2,784	5 MILES 6,215
Total Households	509	2,784	6,215

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Demographics data derived from AlphaMap

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