

FOR LEASE

3970-3996 N SIERRA WAY

*Corner Retail Center for lease
on Main-on-Main Corner
in San Bernardino*

SAN BERNARDINO, CA 92405

1,224 SF
AVAILABLE

1,624 SF
AVAILABLE



±34K CARS/DAY
At Intersection

KIDDER.COM

km

Kidder
Mathews

LEASE HIGHLIGHTS

PROPERTY HIGHLIGHTS

Prime corner retail space available - 1,624 SF

Prominent frontage/signage on Sierra Way and 40th st

Over 34K cars per day at intersection

2nd Floor space available on Sierra Way - 1,224 SF facing parking lot

Dedicated parking lot to allow for many uses

AREA HIGHLIGHTS

National tenants continuously target and occupy this retail pocket for its amenities and consumer draw.

High density location with $\pm 22.3K$ cars per day on E 40th St and $\pm 11.8K$ on N Sierra Way.

Direct neighboring tenants include Cardenas Markets, Walgreens, and 7-Eleven providing a constant daily consumer draw to the immediate area.

Sierra Way and 40th intersection are lined with the major national retail/restaurants in the area. This high density intersection feature shopping centers anchored by Cardenas Markets, Stater Brothers, and TJ Maxx as well as many national quick service fast food chains.

San Bernardino/Inland Empire market with consumer demographics of \$74k - \$66K household incomes in a 1-5 mile radius, and population of 16K to 234k residents in a 1-5 mile radius.

$\pm 22.3K$

AVERAGE VEHICLES PER DAY (W 40TH ST)

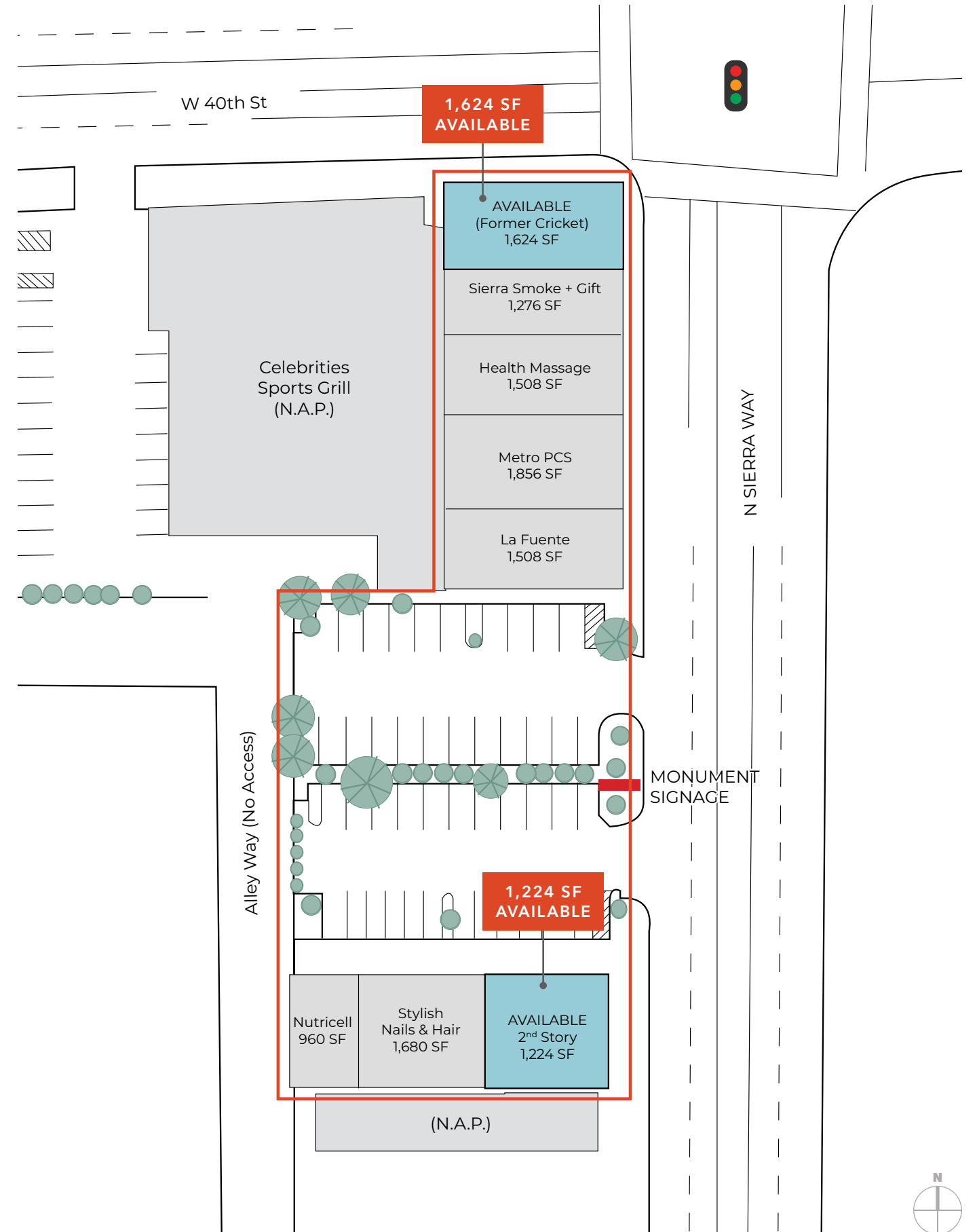
$\pm 11.8K$

AVERAGE VEHICLES PER DAY (N SIERRA WAY)

FOR SALE ■ 3970-3996 N SIERRA WAY



PARCEL MAP



SAN BERNARDINO

San Bernardino is the economic, cultural, and political hub of the San Bernardino Valley and the Inland Empire.

Nestled south of the San Bernardino Mountains and west of the lower desert – the city has been recognized for its scenic beauty and strategic location. Today, the City of San Bernardino serves as the county seat and is the largest city in the County of San Bernardino. Furthermore, the city’s University District serves as a college town, as home to California State University, San Bernardino.

For more than 100 years, the City of San Bernardino has been a major transportation link between the east and west coasts.

San Bernardino is located approximately 60 miles east of Los Angeles, 120 miles northeast of metropolitan San

Diego, and 55 miles northwest of Palm Springs. For more than 100 years, the City of San Bernardino has been a major transportation link between the east and west coasts. With rail, freeway, two nearby International Airports and the Port of Los Angeles within an hour’s drive, San Bernardino is the link to national markets, Mexico, and the Pacific Rim.

San Bernardino is, now more than ever, a city of opportunity. As the City rests in the heart of inland Southern California it offers affordable housing, a pathways-focused public education system, an innovative Cal-State university, low-cost of doing business, a large labor force, and a multifaceted transportation hub.

62
MILES TO
LOS ANGELES, CA

56
MILES TO
PALM SPRINGS, CA

16
MILES TO
RIVERSIDE, CA

DEMOGRAPHICS

POPULATION

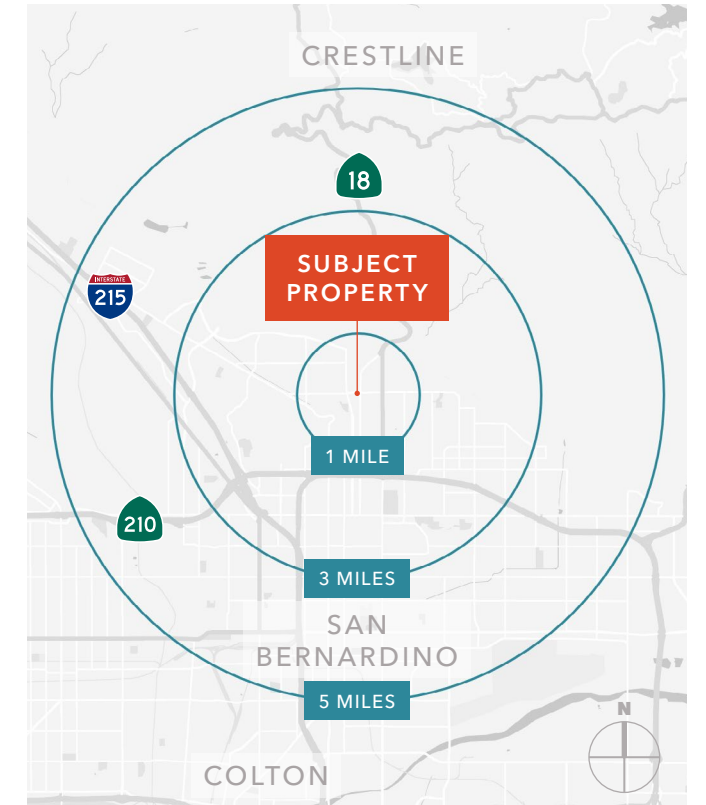
	1 Mile	3 Miles	5 Miles
2023 POPULATION	17,435	113,287	243,885
2028 POPULATION PROJECTION	16,519	108,813	235,511
ANNUAL GROWTH 2010-2020	0.6%	0.5%	0.5%
ANNUAL GROWTH 2023-2028	-1.1%	-0.8%	-0.7%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
TOTAL ANNUAL CONSUMER SPENDING (\$)	\$424.7M	\$2.22B	\$4.46B

INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$110,701	\$94,312	\$93,307
MEDIAN HH INCOME	\$75,256	\$69,756	\$68,246





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