

1960

W. Baseline St
San Bernardino, CA 92411



Property Highlights

- QSR Ground lease or BTS opportunity
- NEC Baseline Street & Pennsylvania Avenue 18,859 CPD
- Entitled for two drive-thru restaurants (1 acre each)
- Underserved area of San Bernardino
- Easy ingress/egress from Baseline & Pennsylvania
- Excellent daytime population
- Proposed gas station at Baseline Street & California Street

Demographics



Total Population

2 Miles: 73,358
3 Miles: 167,818
5 Miles: 372,598



Avg. Household Income

2 Miles: \$72,237
3 Miles: \$73,038
5 Miles: \$79,642



Daytime Population

2 Miles: 10,366
3 Miles: 37,996
5 Miles: 110,798

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. Copyright © 2022.

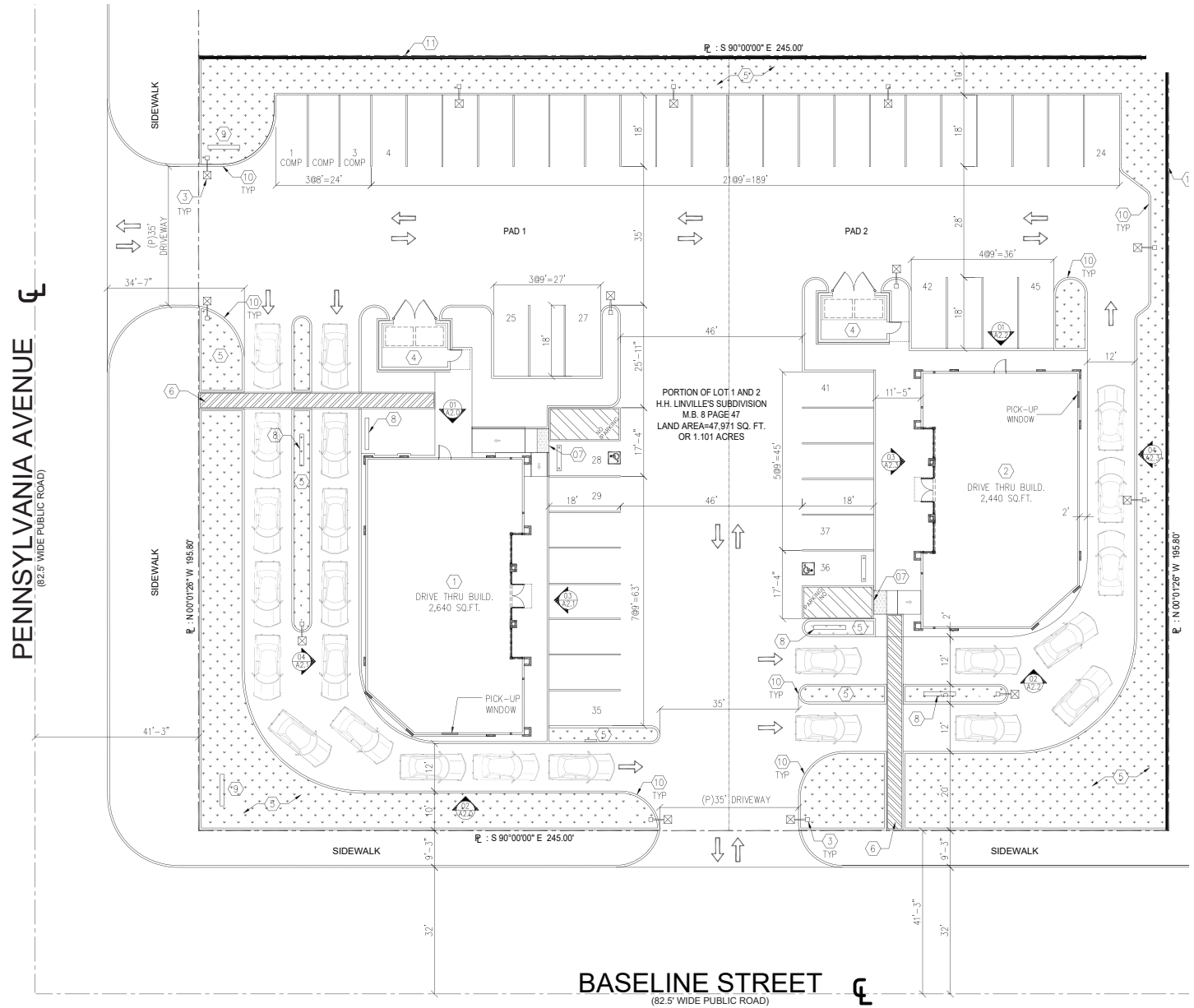


OAKS
COMMERCIAL
REAL ESTATE

Fred G. Encinas, Broker Lic. # 00582260
909 609 4675
fred@oakscre.com

Vicky Espinosa Lic. #01114702
909 418 2120
vicky.espinosa@cbre.com

Site Plan



Fred G. Encinas, Broker Lic. # 00582260
 909 609 4675
 fred@oakscre.com

Vicky Espinosa Lic. #01114702
 909 418 2120
 vicky.espinosa@cbre.com