

# FOR LEASE



INLAND  
EMPIRE

WATERMAN PROFESSIONAL BUILDING

1799 N. WATERMAN AVE.

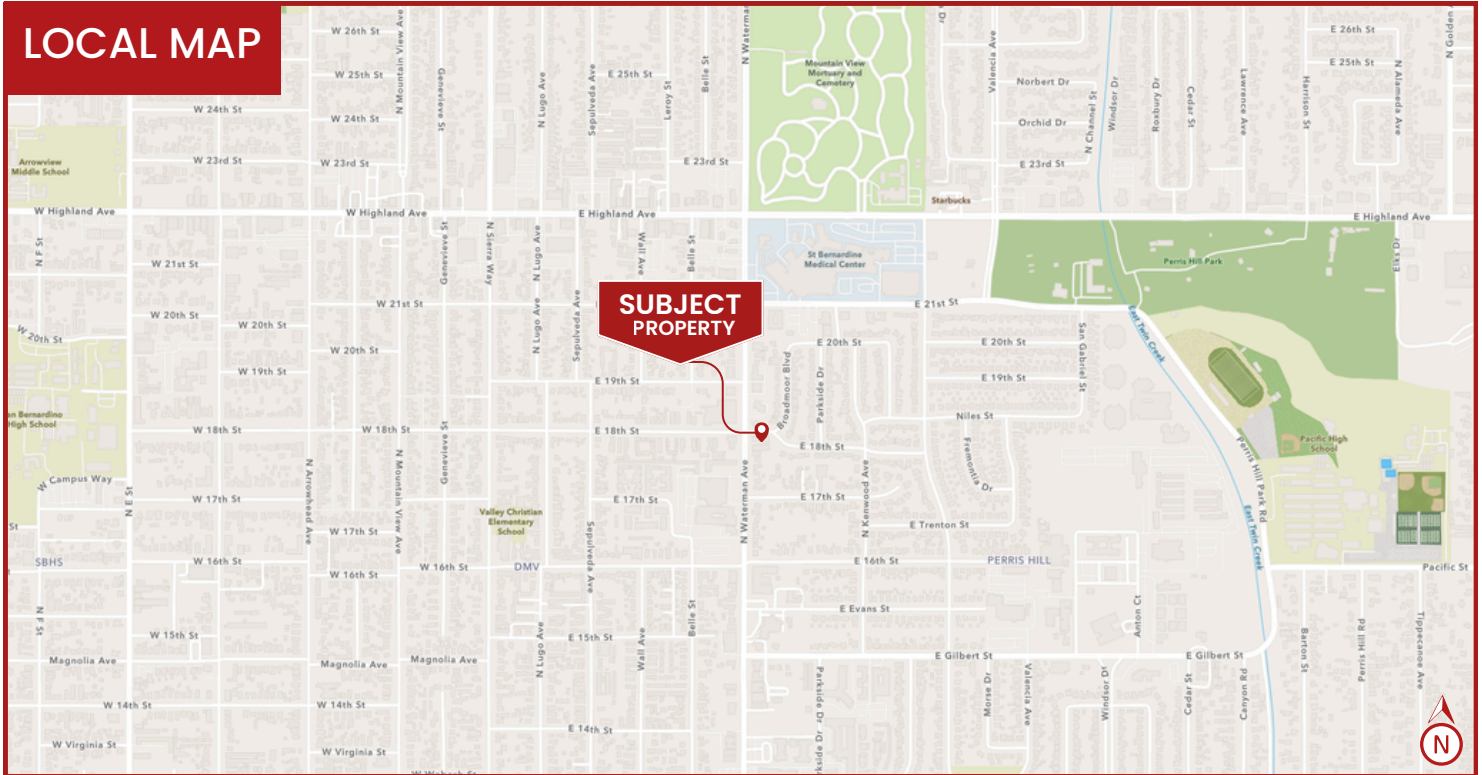
SAN BERNARDINO, CA 92404



## PROPERTY HIGHLIGHTS

- ±950 – 2,000sq.ft Unit(s) Available.
- Additional On-Site Parking
- Frontage on N. Waterman Ave.  
(±36,000 Vehicles per Day)
- Zoned: Commercial Office (CO),  
per the City of San Bernardino, CA
- Minutes from the I-210 and near  
the I-215 Freeway





Rene Ramos, Jr.  
**909.980.6868**  
 Rene.Ramos@kwcommercial.com  
 CalDRE Lic. #01836872

Jacob B. Bernardy  
**909.935.0935**  
 Jacob.Bernardy@kwcommercial.com  
 CalDRE Lic. #02039512

Aidan J. Isaias  
**909.935.0936**  
 Aidan.Isaias@kwcie.com  
 CalDRE Lic. #02228061

# DEMOGRAPHICS



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SAN BERNARDINO, CA 92404**

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2030 Projection	27,632	178,983	317,006
2025 Estimate	27,314	176,936	313,868
2020 Census	26,909	174,365	317,006
Growth 2025 - 2030	0.2%	0.2%	0.1%
Growth 2020 - 2025	0.3%	0.3%	0.2%

2025 Population by Hispanic Origin	1 Mile	3 Mile	5 Mile			
<b>2025 Population</b>	28,882	168,216	329,747			
White	5,196	17.99%	30,952	18.40%	60,916	18.47%
Black	3,076	10.65%	18,313	10.89%	33,484	10.15%
Am. Indian & Alaskan	585	2.03%	3,015	1.79%	5,904	1.79%
Asian Hawaiian & Pacific Island	518	1.79%	4,420	2.63%	10,270	3.11%
Other	98	0.34%	644	0.38%	1,267	0.38%
U.S. Armed Forces	19,410	67.20%	110,872	65.91%	217,906	66.08%
		0	34		214	

Households	1 Mile	3 Mile	5 Mile			
2030 Projection	7,871	51,014	89,110			
2025 Estimate	7,775	50,396	88,161			
2020 Census	7,629	49,495	87,167			
Growth 2025 - 2030	0.2%	0.2%	0.2%			
Growth 2020 - 2025	1.00%	0.9%	0.9%			
Owner Occupied	2,733	34.72%	21,255	41.67%	43,353	48.65%
Renter Occupied	5,138	65.26%	29,759	58.33%	45,757	51.35%

2025 Household by HH Income	1 Mile	3 Mile	5 Mile			
<b>2025 Household by HH Income</b>	7,776	50,396	88,159			
Income: <\$25,000	1,593	20.48%	10,202	20.24%	15,014	17.03%
Income: \$25,000 - \$50,000	2,209	28.40%	11,687	23.19%	19,661	22.30%
Income: \$50,000 - \$75,000	1,386	17.82%	8,145	16.16%	14,638	16.60%
Income: \$75,000 - \$100,000	1,108	14.24%	7,042	13.97%	12,513	14.19%
Income: \$100,000 - \$125,000	560	7.20%	5,353	10.62%	10,367	11.75%
Income: \$125,000 - \$150,0000	317	4.07%	2,758	5.47%	5,527	6.26%
Income: \$150,000 - \$200,000	297	3.81%	3,106	6.16%	5,909	6.70%
Income: \$200,000+	306	3.93%	2,103	4.17%	4,530	5.13%

Household Growth	1 Mile	3 Mile	5 Mile			
Growth 2020 - 2025	1.00%	0.9%	0.2%			
Growth 2025 - 2030	0.2%	0.2%	0.9%			
Renter Occupied	2,733	34.72%	21,255	41.67%	43,353	48.65%
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EMPIRE**

**CAL DRE # 02120868**

# AERIAL



# INLAND EMPIRE



**KW COMMERCIAL - INLAND EMPIRE**  
**3595-1 Inland Empire Blvd.**  
**Suite 1250**  
**Ontario, CA 91764**  
**909.980.6868**  
**WWW.KWCIE.COM**

Rene Ramos, Jr.  
**909.980.6868**  
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**CAL DRE # 02120868**

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