

# HIGH VISIBILITY GROUND LEASE OPPORTUNITY



850 West Highland Avenue, San Bernardino, CA 92405

## Available: 21,372 SF Commercial Parcel

- Site available for long term ground lease
- Highly visible corner location at signalized FWY 259 on/off ramp
- Existing 5,778 SF building; can be demolished for new development
- Multiple major retailers and schools in close proximity to site

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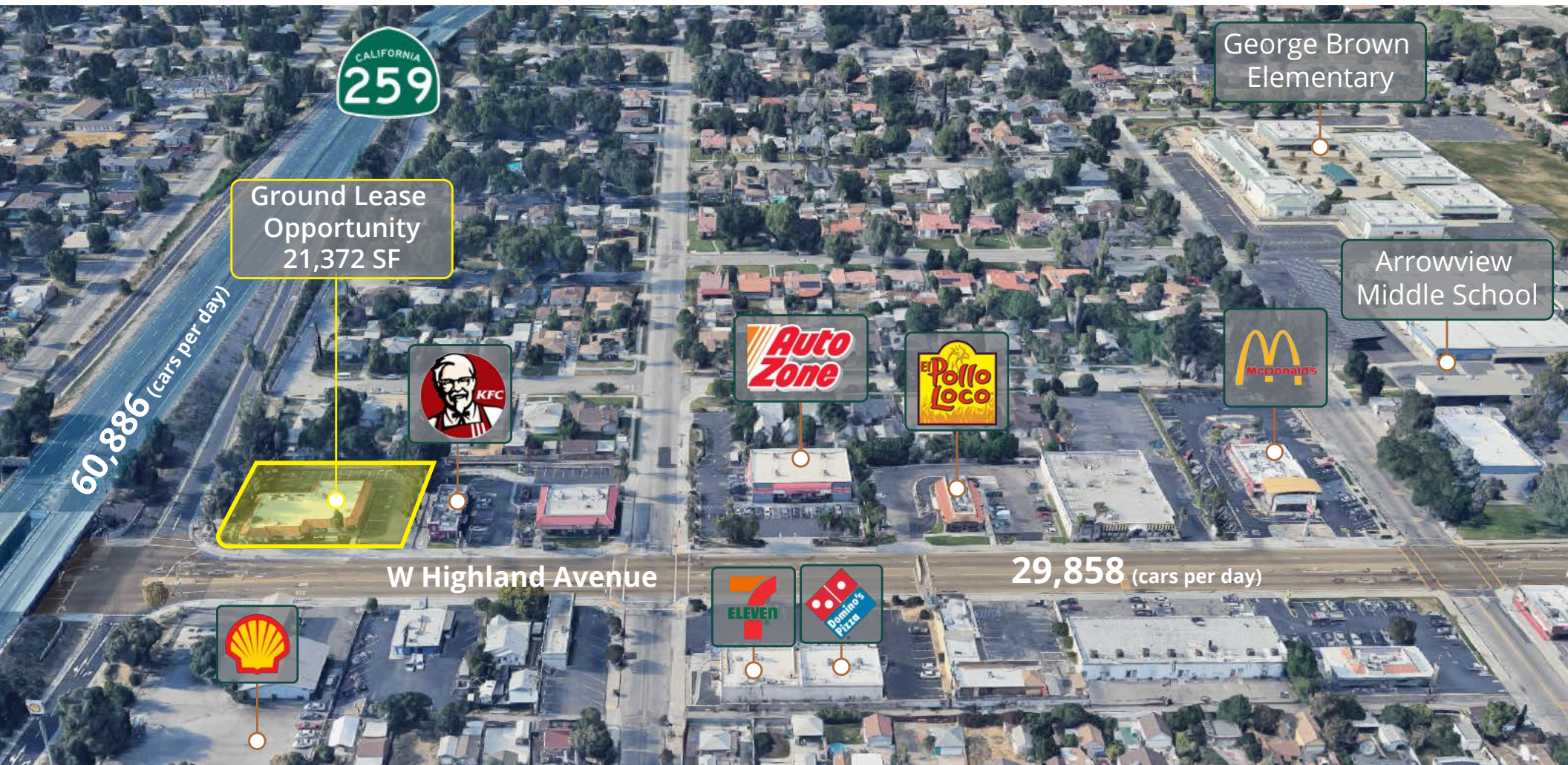


# AERIAL

## GROUND LEASE OPPORTUNITY

850 West Highland Avenue, San Bernardino, CA 92405

- 29,858 cars per day - West Highland Avenue
- 60,886 cars per day - Freeway 259



**Dan Malcolm**

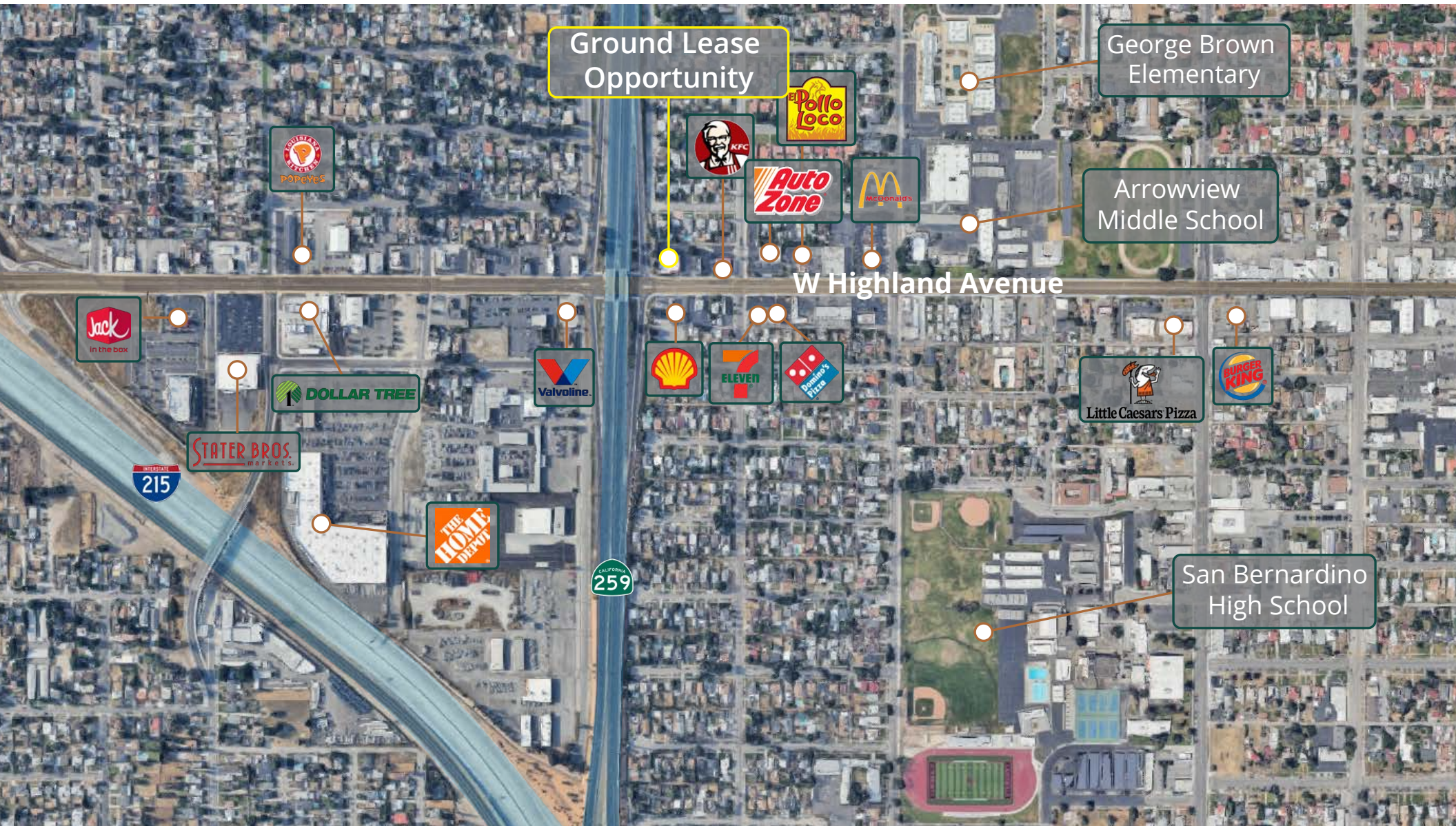
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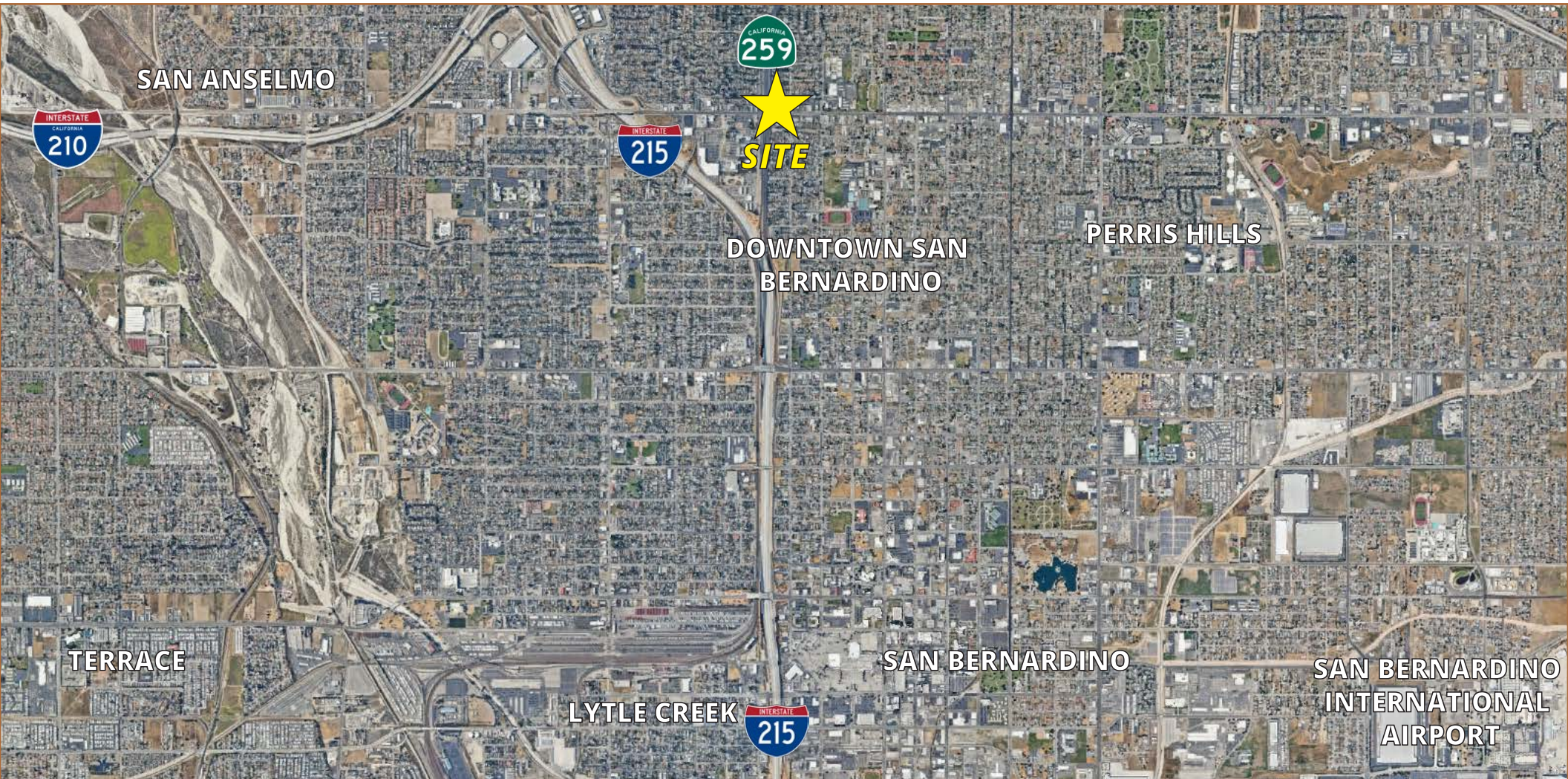




# REGIONAL MAP

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# DEMOGRAPHICS

## GROUND LEASE OPPORTUNITY

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	1 MILE		3 MILE		5 MILE	
POPULATION						
2024 Estimate	24,408		162,187		341,074	
2029 Projection	24,781		164,588		345,922	
Median Age	31.40		31.60		32.00	
POPULATION BY RACE						
White	4,216	17.27%	29,264	18.04%	63,131	18.22%
Black	2,074	8.50%	17,861	11.01%	34,415	10.09%
Am. Indian & Alaskan	498	2.04%	2,938	1.81%	6,181	1.81%
Asian	370	1.52%	4,077	2.51%	9,895	2.90%
Hawaiian & Pacific Islander	59	0.24%	600	0.37%	1,269	0.37%
Other	17,191	70.43%	107,447	66.25%	227,183	66.61%
POPULATION BY HISPANIC ORIGIN						
Non- Hispanic Origin	5,234	21.44%	41,701	25.71%	84,926	24.90%
Hispanic Origin	19,174	78.56%	120,486	74.29%	227,183	66.61%
HOUSEHOLDS						
2024 Estimate	6,678		45,914		93,849	
2029 Projection	6,779		46,634		95,235	
2020 Census	6,712		45,970		94,405	
2024 Avg. HH Size	3.50		3.40		3.50	
2024 Avg. HH Income	\$66,372		\$66,717		\$73,859	
2024 OCCUPIED HOUSE						
Owner Occupied	3,294	49.33%	19,745	43.00%	47,071	50.16%
Renter Occupied	3,384	50.67%	26,170	57.00%	46,777	49.84%
2024 Median Home Value	\$310,119		\$322,824		\$344,156	



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*For more information, please contact:*

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