



COSTCO WHOLESALE
IN-N-OUT BURGER
SAM'S CLUB
Panera
Cane's

curacao

Office DEPOT L A Z B O Y
ESPORTA FITNESS
ALDI
PANDA EXPRESS
FIVE GUYS BURGERS and FRIES
PETSMART

Two Carnegie
 (±69,700 SF)

Lakeside Tower
 (±119,000 SF)

One Carnegie
 (±110,000 SF)

One Parkside
 (±29,500 SF)

Two Parkside
 (±82,000 SF)

Three Parkside
 (±29,500 SF)

±1,108 SF AVAILABLE

Vanderbilt Plaza
 (±115,000 SF)

10 ±209,620 CPD

Waterman Ave
 Off-Ramp

planet fitness

HOSPITALITY LANE (± 34,077 CPD)

Mimi's Cafe

T.G.I. FRIDAYS

TRI-CITY COMMONS

±1,108 SF RETAIL SPACE AVAILABLE

420-424 E Hospitality Lane, San Bernardino, CA 92480

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PROPERTY OVERVIEW



HIGHLIGHTS

- **±1,108 SF retail space Available for Lease. Do not disturb tenant.**
- **Centrally Located Within the Tri-City Commercial Hub** – The center is strategically located at the “heart” of 1.7 million square feet of office and commercial space within a 0.5 miles radius (per CoStar), generating high traffic volumes that peak during the weekday lunch-hour.
- **Strong Retailer Activity** – Tri-City Corporate Centre is a highly sought-after location for retailers with neighboring tenants including: Home Depot, Costco, Sam’s Club, Best Buy, PetSmart, In-N-Out, TJI Fridays, Buffalo Wild Wings, BJ’s Restaurant & Brewhouse, and more.
- **Limited Competition** – Within the Tri-City Corporate Centre, smaller retail spaces are limited, resulting in less competition, a lower vacancy rate, and high desirability as retailers continue to seek out spaces in the 1,000 SF to 2,500 SF range.
- **Proximate to Interstate 10** – The westbound Waterman Avenue freeway exit directs traffic directly to the subject property, creating maximum repeat exposure to those commuting to work and to shoppers heading towards the Tri-City retailers.
- **Abundance of Parking** – This center has reciprocal parking with the surrounding buildings, offering an abundance of parking (±1,535 stalls).

AERIAL

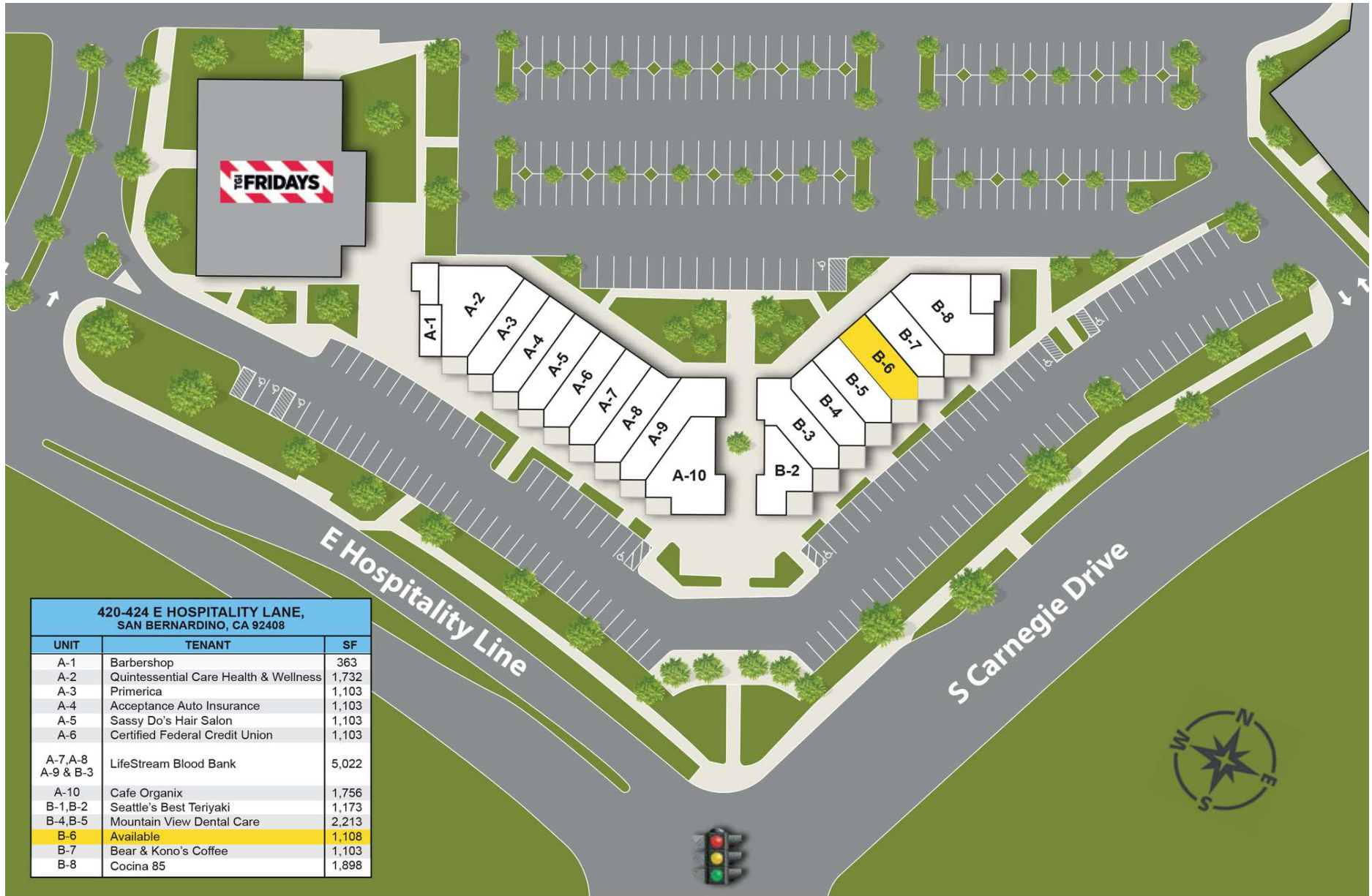


RETAILER MAP



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SITE PLAN



**420-424 E HOSPITALITY LANE,
SAN BERNARDINO, CA 92408**

UNIT	TENANT	SF
A-1	Barbershop	363
A-2	Quintessential Care Health & Wellness	1,732
A-3	Primerica	1,103
A-4	Acceptance Auto Insurance	1,103
A-5	Sassy Do's Hair Salon	1,103
A-6	Certified Federal Credit Union	1,103
A-7, A-8 A-9 & B-3	LifeStream Blood Bank	5,022
A-10	Cafe Organix	1,756
B-1, B-2	Seattle's Best Teriyaki	1,173
B-4, B-5	Mountain View Dental Care	2,213
B-6	Available	1,108
B-7	Bear & Kono's Coffee	1,103
B-8	Cocina 85	1,898

ADDITIONAL PHOTOS



DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes
POPULATION			
2023 Total Population	9,648	78,756	250,637
2023 Median Age	33.4	32.9	32.2
2023 Total Households (±69,000 SF)*	3,119	24,189	71,697
2023 Average Household Size	3.1	3.2	3.4
INCOME			
2023 Average Household Income	\$94,993	\$94,119	\$95,460
2023 Median Household Income	\$67,500	\$67,943	\$69,217
2023 Per Capita Income	\$30,850	\$29,246	\$27,498
BUSINESS SUMMARY			
2023 Total Businesses	1,435	4,845	9,148
2023 Total Employees	16,226	57,598	100,292