

FOR LEASE

Pad Development

SWC W. 2nd St & N. E St | San Bernardino, CA 92401



Pad Development Opportunity

±30K SF of Land

Able to accommodate ±5,000 SF of building

PAD 1

DESCRIPTION

- Grocery anchored pad development
- Immediate access to I-215 Freeway (approx. 178k CPD) on/off-ramp
- Regional positioning just north of I-10 & I-215 Fwy interchange
- Surrounded by very strong daytime population
- Close proximity to Inland Center Mall, one of San Bernardino's major retail hubs

CONTACT

Terrison Quinn

949.698.1107 | terrison.quinn@srsre.com

CA License No. 01789657

Nick Wirick

951.669.1002 | nick.wirick@srsre.com

CA License No. 01304661

TRAFFIC COUNTS

W. 2nd Street

approx. 17,800 cpd

N. E Street

approx. 8,600 cpd

10 Fwy

approx. 239,100 cpd

215 Fwy

approx. 178,000 cpd

Source: Costar

Pad Development

SWC W. 2nd St & N. E St | San Bernardino, CA 92401



Pad Development

SWC W. 2nd St & N. E St | San Bernardino, CA 92401



EST. DEMOGRAPHICS

3 Mile

Population	137,616
Avg Household Income	\$73,818
Daytime Population	65,779

5 Miles

Population	366,809
Avg Household Income	\$85,743
Daytime Population	134,322

10 Miles

Population	893,059
Avg Household Income	\$105,069
Daytime Population	298,177

*Source: Esri

CONTACT

Terrison Quinn

949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

Nick Wirick

951.669.1002 | nick.wirick@srsre.com
CA License No. 01304661

Site

SWC W 2nd St & N. E St
San Bernardino, CA 92401

approx. 178,000 CPD

approx. 123,300 CPD

approx. 239,100 CPD