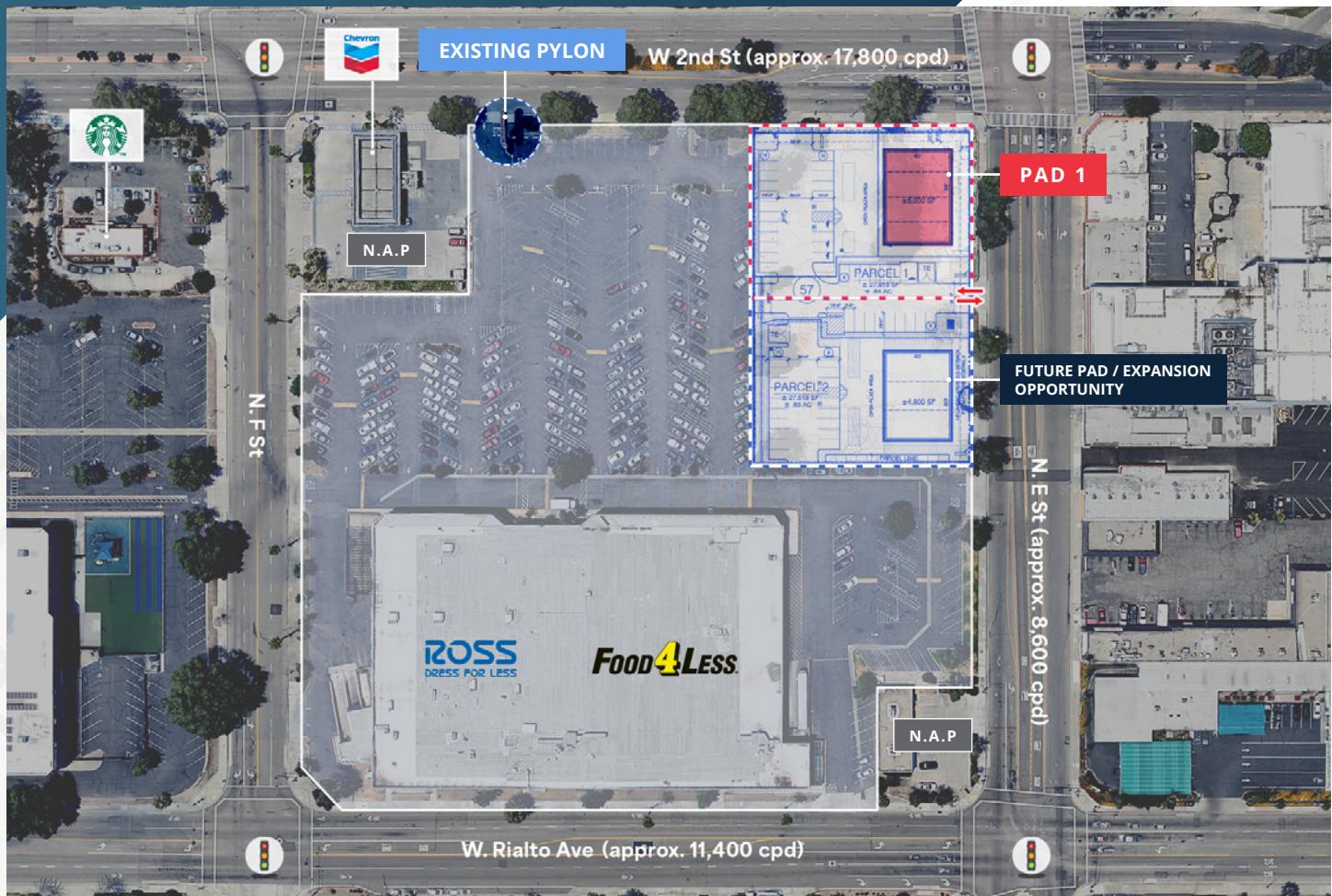


Pad Development

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

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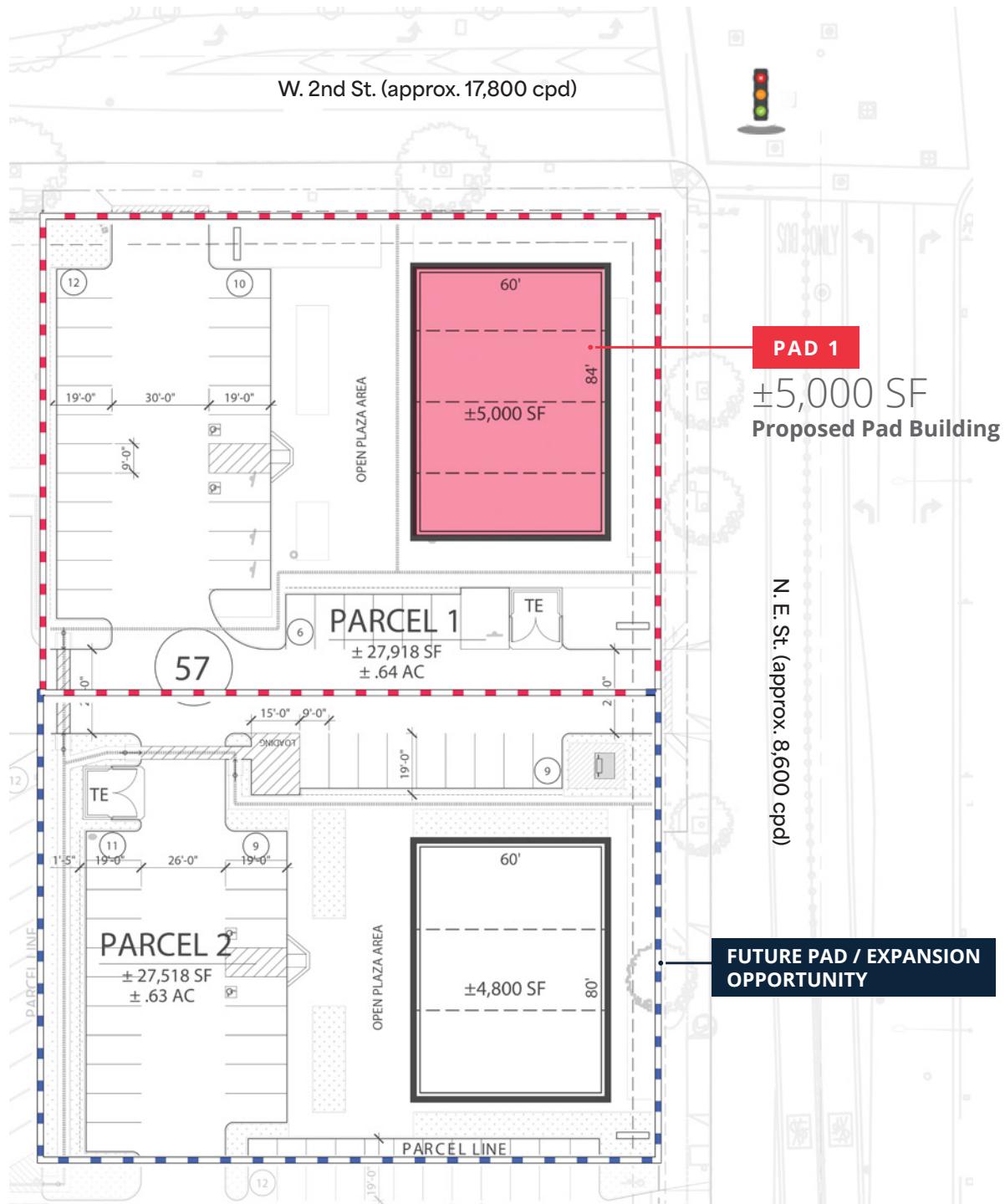
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TRAFFIC COUNTS

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	

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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

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Site

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