



FOR GROUND LEASE OR BUILD TO SUIT ENTITLED FAST FOOD RESTAURANT PADS

NWC
INLAND CENTER DR & I ST.
SAN BERNARDINO, CA



PROPERTY HIGHLIGHTS

- **Join:**   - **Now Open**
- Two (2) Fully Entitled / CUP Approved Drive Through Pads Available For Ground Lease or Build To Suit
- Freeway Pylon & Monument Signage Opportunities Available
- High Volume 7-Eleven Convenience Store & Gas Sales
- Ideal For Fast Food, Banking, Auto & Many Other Retail/Commercial Uses
- Excellent Demographics & Strong Traffic Counts

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population:	10,872	124,534	332,988
Daytime Population:	10,655	95,558	208,899
Avg. Household Income:	\$84,183	\$84,632	\$95,521

Source: Regis Online

TRAFFIC COUNTS

20,439 CPD

On Inland Center Dr.

Source: Regis Online

147,453 CPD

215 Fwy. at Inland Center Dr.

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DRE #01269887

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

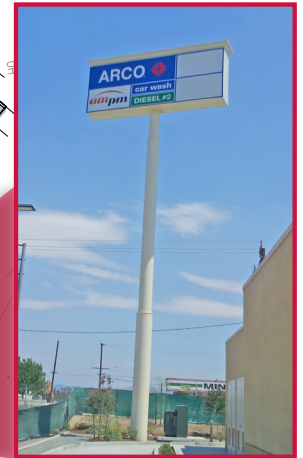
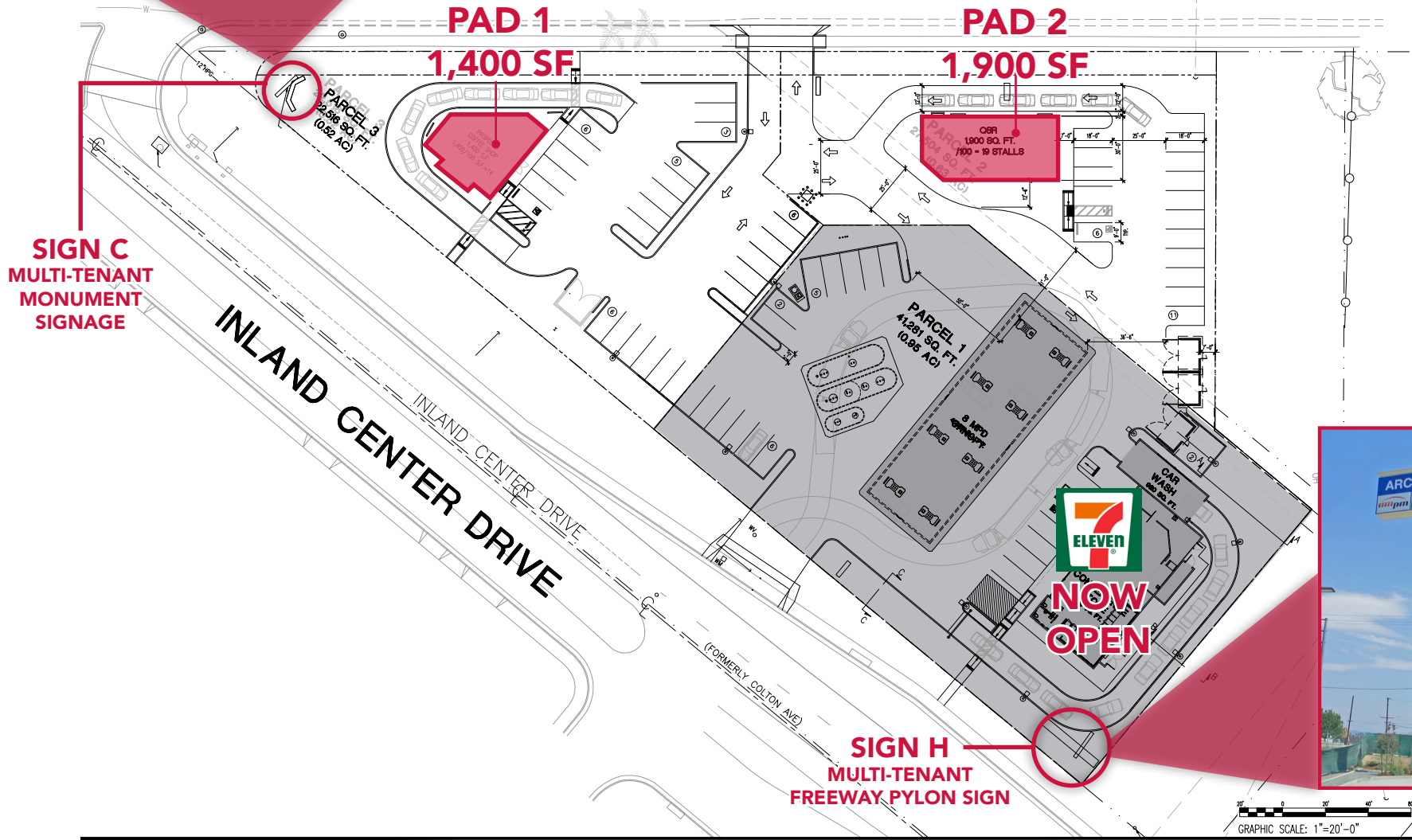
SITE PLAN

NWC
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S I STREET

"I" STREET



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SURROUNDING AMENITIES

NWC INLAND CENTER DR & I ST. SAN BERNARDINO, CA



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DEMOGRAPHICS

NWC ————
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SAN BERNARDINO, CA



DEMOGRAPHICS

3-mile radius

Population	124,534
Average Household Income	\$84,632
Households	33,900
Median Household Income	\$61,359
Daytime Population	95,558
Median Age	31.5

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