

**1470**

HIGHLAND AVE, SAN BERNARDINO, CA 92404  
SAN BERNARDINO, CA 92404

For Lease



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# Property Summary



## PROPERTY DESCRIPTION

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1470 Highland Ave | Stater Bros. Shopping Center | San Bernardino, CA

Prime retail space located in the high-traffic Stater Bros. Shopping Center at 1470 Highland Ave in San Bernardino. This well-established neighborhood center offers excellent visibility, ample parking, and strong co-tenancy with national and regional retailers. The property benefits from consistent foot traffic driven by Stater Bros. Markets, making it an ideal location for a wide range of retail, service, or medical uses.

## OFFERING SUMMARY

Lease Rate:	\$1.05 - 1.75 SF/month (NNN)
Number of Units:	2
Available SF:	2,100 - 2,520 SF
Lot Size:	51,000 SF
Building Size:	10,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	395	1,751	7,113
Total Population	1,373	6,049	25,685
Average HH Income	\$63,406	\$71,937	\$71,050

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# Additional Photos



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# Demographics Map & Report

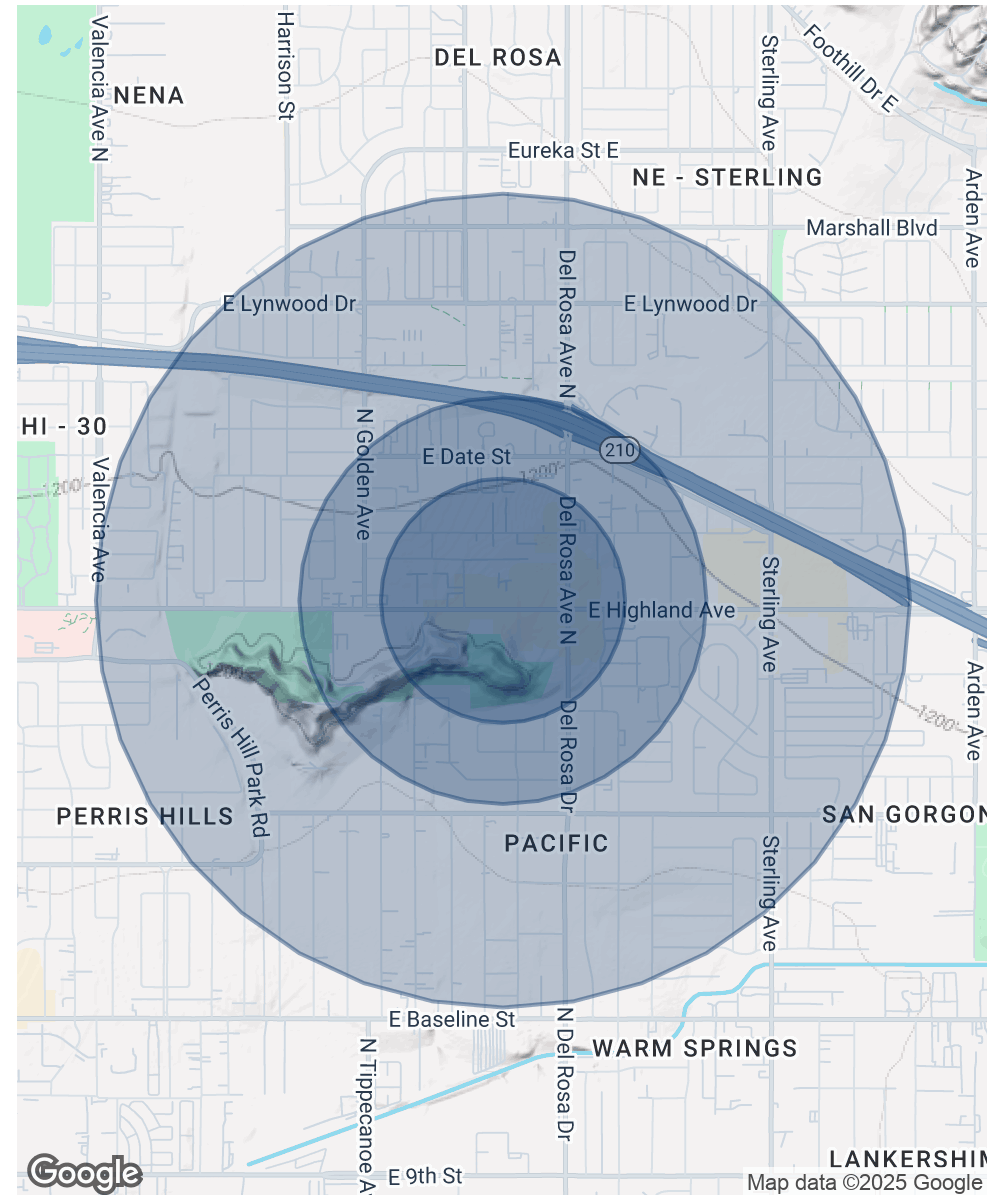


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,373	6,049	25,685
Average Age	33	34	34
Average Age (Male)	32	33	33
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	395	1,751	7,113
# of Persons per HH	3.5	3.5	3.6
Average HH Income	\$63,406	\$71,937	\$71,050
Average House Value	\$483,540	\$478,081	\$379,780

Demographics data derived from AlphaMap



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