

NWC H STREET & ORANGE STREET

SAN BERNARDINO, CA 92410



Property Features:

- ◆ Located Next To 215 Fwy Entrance & Exit
- ◆ Located On Signalized Corner
- ◆ Approx. 30,000 CPD on Baseline St
- ◆ Zoned CG-1
- ◆ 39,198 +/- SF Lot
- ◆ Easily Accessible From Both Side of Fwy
- ◆ Ideal for Retail Fast Food
- ◆ Growing Population Area

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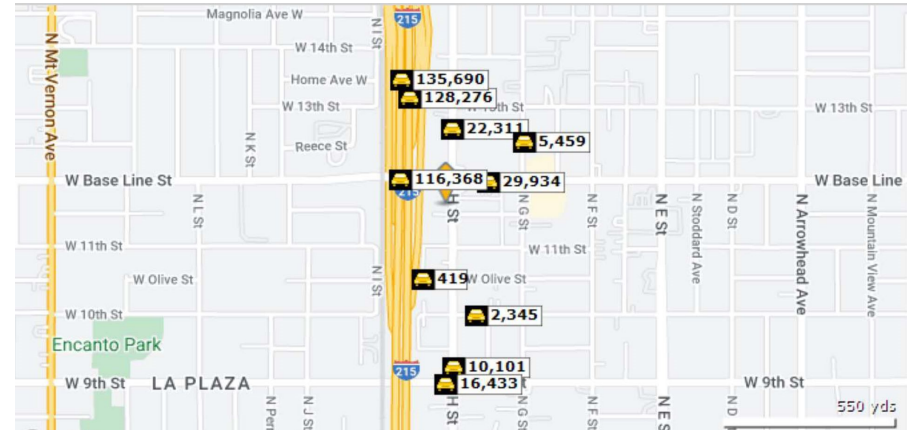
0.90 ACRE
LAND FOR LEASE

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TRAFFIC COUNT REPORT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Baseline Rd	N G St	0.06 E	2022	29,934	MPSI	.09
2 West Baseline Street	I- 215	0.02 E	2020	116,368	MPSI	.10
3 N H St	W Olive St	0.06 E	2022	419	MPSI	.14
4 N H St	W 13th St	0.04 N	2018	22,311	MPSI	.15
5 N G St	W 13th St	0.07 N	2022	5,459	MPSI	.19
6 W 10th St	N Crescent Ave	0.02 E	2022	2,345	MPSI	.22
7 215		0.00	2022	128,276	MPSI	.22
8 I- 215	W Baseline Rd	0.19 S	2022	135,690	MPSI	.25
9 N H St	W 9th St	0.03 S	2022	10,101	MPSI	.30
10 W 9th St	N H St	0.01 E	2022	16,433	MPSI	.34



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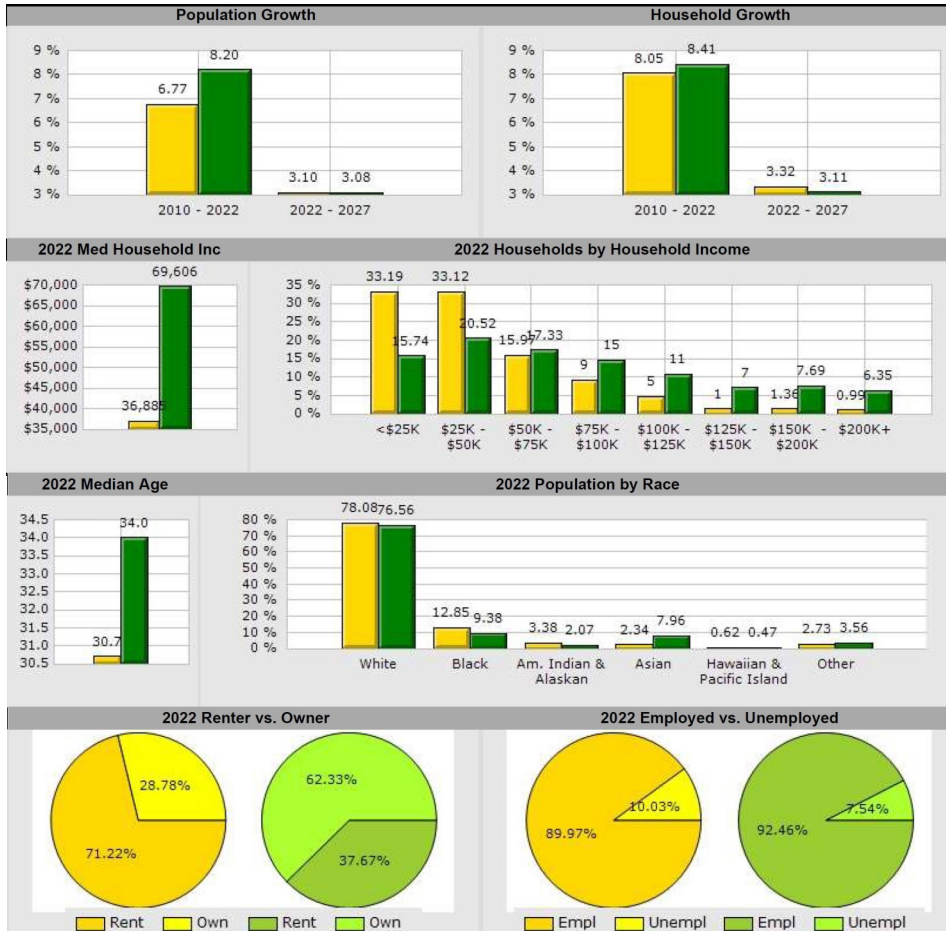
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DEMOGRAPHIC MARKET COMPARISON REPORT



	1 Mile	County		
Population Growth				
Growth 2010 - 2022	6.77%	8.20%		
Growth 2022 - 2027	3.10%	3.08%		
Empl	10,528	89.97%	945,491	92.46%
Unempl	1,174	10.03%	77,096	7.54%
2022 Population by Race	27,874	2,198,329		
White	21,764	78.08%	1,682,943	76.56%
Black	3,581	12.85%	206,166	9.38%
Am. Indian & Alaskan	942	3.38%	45,597	2.07%
Asian	653	2.34%	174,978	7.96%
Hawaiian & Pacific Island	174	0.62%	10,401	0.47%
Other	760	2.73%	78,244	3.56%
Household Growth				
Growth 2010 - 2022	8.05%	8.41%		
Growth 2022 - 2027	3.32%	3.11%		
Renter Occupied	5,303	71.22%	249,295	37.67%
Owner Occupied	2,143	28.78%	412,413	62.33%
2022 Households by Household Income	7,446	661,708		
Income <\$25K	2,471	33.19%	104,175	15.74%
Income \$25K - \$50K	2,466	33.12%	135,798	20.52%
Income \$50K - \$75K	1,189	15.97%	114,706	17.33%
Income \$75K - \$100K	689	9.25%	96,381	14.57%
Income \$100K - \$125K	358	4.81%	70,953	10.72%
Income \$125K - \$150K	98	1.32%	46,817	7.08%
Income \$150K - \$200K	101	1.36%	50,885	7.69%
Income \$200K+	74	0.99%	41,993	6.35%
2022 Med Household Inc	\$36,885		\$69,606	
2022 Median Age	30.70		34.00	



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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	28,738	162,137	389,138
2022 Estimate	27,873	157,937	378,087
2010 Census	26,105	151,798	357,736
Growth 2022 - 2027	3.10%	2.66%	2.92%
Growth 2010 - 2022	6.77%	4.04%	5.69%
2022 Population by Age	27,873	157,937	378,087
Age 0 - 4	2,041 7.32%	11,338 7.18%	27,312 7.22%
Age 5 - 9	2,240 8.04%	12,304 7.79%	29,190 7.72%
Age 10 - 14	2,412 8.65%	13,149 8.33%	30,628 8.10%
Age 15 - 19	2,356 8.45%	12,854 8.14%	29,719 7.86%
Age 20 - 24	2,265 8.13%	12,516 7.92%	29,177 7.72%
Age 25 - 29	2,318 8.32%	12,965 8.21%	30,794 8.14%
Age 30 - 34	2,214 7.94%	12,532 7.93%	30,297 8.01%
Age 35 - 39	1,963 7.04%	11,242 7.12%	27,380 7.24%
Age 40 - 44	1,720 6.17%	9,921 6.28%	24,056 6.36%
Age 45 - 49	1,555 5.58%	8,983 5.69%	21,652 5.73%
Age 50 - 54	1,439 5.16%	8,382 5.31%	20,218 5.35%
Age 55 - 59	1,341 4.81%	7,943 5.03%	19,308 5.11%
Age 60 - 64	1,181 4.24%	7,121 4.51%	17,484 4.62%
Age 65 - 69	940 3.37%	5,734 3.63%	14,158 3.74%
Age 70 - 74	715 2.57%	4,301 2.72%	10,627 2.81%
Age 75 - 79	503 1.80%	2,927 1.85%	7,203 1.91%
Age 80 - 84	334 1.20%	1,847 1.17%	4,490 1.19%
Age 85+	337 1.21%	1,878 1.19%	4,395 1.16%
Age 65+	2,829 10.15%	16,687 10.57%	40,873 10.81%
Median Age	30.70	31.50	32.00
Average Age	33.20	33.80	34.10

Radius	1 Mile	3 Mile	5 Mile
2022 Population By Race	27,873	157,937	378,087
White	21,764 78.08%	121,974 77.23%	283,766 75.05%
Black	3,581 12.85%	20,790 13.16%	52,070 13.77%
Am. Indian & Alaskan	941 3.38%	4,692 2.97%	10,349 2.74%
Asian	653 2.34%	4,838 3.06%	17,537 4.64%
Hawaiian & Pacific Island	174 0.62%	916 0.58%	2,054 0.54%
Other	760 2.73%	4,728 2.99%	12,312 3.26%
Population by Hispanic Origin	27,873	157,937	378,087
Non-Hispanic Origin	5,454 19.57%	39,041 24.72%	111,202 29.41%
Hispanic Origin	22,419 80.43%	118,896 75.28%	266,885 70.59%
2022 Median Age, Male	29.80	30.70	31.10
2022 Average Age, Male	32.40	33.00	33.30
2022 Median Age, Female	31.60	32.40	32.90
2022 Average Age, Female	34.00	34.60	34.90
2022 Population by Occupation Classification	20,708	118,577	285,022
Civilian Employed	10,528 50.84%	62,823 52.98%	155,963 54.72%
Civilian Unemployed	1,174 5.67%	6,600 5.57%	16,458 5.77%
Civilian Non-Labor Force	9,006 43.49%	49,084 41.39%	112,493 39.47%
Armed Forces	0 0.00%	70 0.06%	108 0.04%
Households by Marital Status			
Married	2,749	17,658	46,449
Married No Children	1,007	7,157	19,853
Married w/Children	1,742	10,501	26,596
2022 Population by Education	17,748	102,512	247,502
Some High School, No Diploma	7,221 40.69%	35,476 34.61%	73,323 29.63%
High School Grad (Incl Equivalency)	5,131 28.91%	28,336 27.64%	69,576 28.11%
Some College, No Degree	3,333 18.78%	24,218 23.62%	64,004 25.86%
Associate Degree	1,190 6.70%	6,734 6.57%	15,440 6.24%
Bachelor Degree	616 3.47%	5,568 5.43%	18,248 7.37%
Advanced Degree	257 1.45%	2,180 2.13%	6,911 2.79%



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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	7,446	42,048	103,711
<\$25,000	2,471 33.19%	11,755 27.96%	23,339 22.50%
\$25,000 - \$50,000	2,466 33.12%	12,007 28.56%	27,696 26.70%
\$50,000 - \$75,000	1,189 15.97%	7,455 17.73%	19,297 18.61%
\$75,000 - \$100,000	689 9.25%	4,903 11.66%	14,071 13.57%
\$100,000 - \$125,000	358 4.81%	2,813 6.69%	8,646 8.34%
\$125,000 - \$150,000	98 1.32%	1,397 3.32%	4,585 4.42%
\$150,000 - \$200,000	101 1.36%	1,127 2.68%	3,937 3.80%
\$200,000+	74 0.99%	591 1.41%	2,140 2.06%
2022 Avg Household Income	\$47,534	\$56,577	\$64,865
2022 Med Household Income	\$36,885	\$43,474	\$50,888
2022 Occupied Housing	7,446	42,046	103,711
Owner Occupied	2,143 28.78%	19,165 45.58%	51,527 49.68%
Renter Occupied	5,303 71.22%	22,881 54.42%	52,184 50.32%
2010 Housing Units	7,771	41,309	102,015
1 Unit	5,079 65.36%	30,239 73.20%	71,401 69.99%
2 - 4 Units	851 10.95%	3,026 7.33%	8,559 8.39%
5 - 19 Units	781 10.05%	3,512 8.50%	11,132 10.91%
20+ Units	1,060 13.64%	4,532 10.97%	10,923 10.71%
2022 Housing Value	2,143	19,165	51,528
<\$100,000	120 5.60%	2,739 14.29%	5,449 10.57%
\$100,000 - \$200,000	670 31.26%	3,470 18.11%	5,670 11.00%
\$200,000 - \$300,000	861 40.18%	6,907 36.04%	17,054 33.10%
\$300,000 - \$400,000	259 12.09%	3,724 19.43%	15,852 30.76%
\$400,000 - \$500,000	26 1.21%	1,335 6.97%	4,382 8.50%
\$500,000 - \$1,000,000	109 5.09%	605 3.16%	2,452 4.76%
\$1,000,000+	98 4.57%	385 2.01%	669 1.30%
2022 Median Home Value	\$232,694	\$248,841	\$285,873
2022 Housing Units by Yr Built	7,805	44,212	108,601
Built 2010+	155 1.99%	963 2.18%	3,923 3.61%
Built 2000 - 2010	109 1.40%	1,324 2.99%	3,793 3.49%
Built 1990 - 1999	192 2.46%	2,357 5.33%	8,762 8.07%
Built 1980 - 1989	440 5.64%	4,642 10.50%	19,245 17.72%
Built 1970 - 1979	1,058 13.56%	5,974 13.51%	16,824 15.49%
Built 1960 - 1969	1,412 18.09%	7,614 17.22%	18,521 17.05%
Built 1950 - 1959	1,802 23.09%	10,726 24.26%	21,554 19.85%
Built <1949	2,637 33.79%	10,612 24.00%	15,979 14.71%
2022 Median Year Built	1956	1960	1968

Radius	1 Mile	3 Mile	5 Mile
2022 Population by Occupation	19,006	113,788	285,867
Real Estate & Finance	289 1.52%	2,073 1.82%	5,526 1.93%
Professional & Management	2,135 11.23%	15,542 13.66%	42,738 14.95%
Public Administration	433 2.28%	2,865 2.52%	6,917 2.42%
Education & Health	1,329 6.99%	9,880 8.68%	27,914 9.76%
Services	2,274 11.96%	15,144 13.31%	34,764 12.16%
Information	105 0.55%	453 0.40%	1,236 0.43%
Sales	1,814 9.54%	12,528 11.01%	34,645 12.12%
Transportation	383 2.02%	1,408 1.24%	2,858 1.00%
Retail	1,287 6.77%	8,113 7.13%	21,840 7.64%
Wholesale	336 1.77%	2,299 2.02%	5,783 2.02%
Manufacturing	1,353 7.12%	5,710 5.02%	13,844 4.84%
Production	3,596 18.92%	17,137 15.06%	40,146 14.04%
Construction	1,567 8.24%	8,365 7.35%	18,169 6.36%
Utilities	1,278 6.72%	8,009 7.04%	19,651 6.87%
Agriculture & Mining	126 0.66%	458 0.40%	1,028 0.36%
Farming, Fishing, Forestry	100 0.53%	345 0.30%	859 0.30%
Other Services	601 3.16%	3,459 3.04%	7,949 2.78%
2022 Worker Travel Time to Job	10,281	60,540	150,181
<30 Minutes	6,150 59.82%	37,671 62.22%	94,142 62.69%
30-60 Minutes	3,138 30.52%	16,645 27.49%	39,372 26.22%
60+ Minutes	993 9.66%	6,224 10.28%	16,667 11.10%
2010 Households by HH Size	6,891	40,325	97,584
1-Person Households	1,357 19.69%	7,269 18.03%	16,836 17.25%
2-Person Households	1,216 17.65%	7,879 19.54%	20,224 20.72%
3-Person Households	991 14.38%	6,253 15.51%	15,765 16.16%
4-Person Households	1,038 15.06%	6,209 15.40%	15,836 16.23%
5-Person Households	910 13.21%	5,255 13.03%	12,509 12.82%
6-Person Households	592 8.59%	3,283 8.14%	7,392 7.58%
7 or more Person Households	787 11.42%	4,177 10.36%	9,022 9.25%
2022 Average Household Size	3.60	3.60	3.50
Households			
2027 Projection	7,693	43,182	106,843
2022 Estimate	7,446	42,046	103,711
2010 Census	6,891	40,326	97,584
Growth 2022 - 2027	3.32%	2.70%	3.02%
Growth 2010 - 2022	8.05%	4.27%	6.28%



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LOCATION MAP



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