

# FOR GROUND LEASE

HIGH TRAFFIC RETAIL PAD SITE

850 West Highland Avenue, San Bernardino, CA 92405

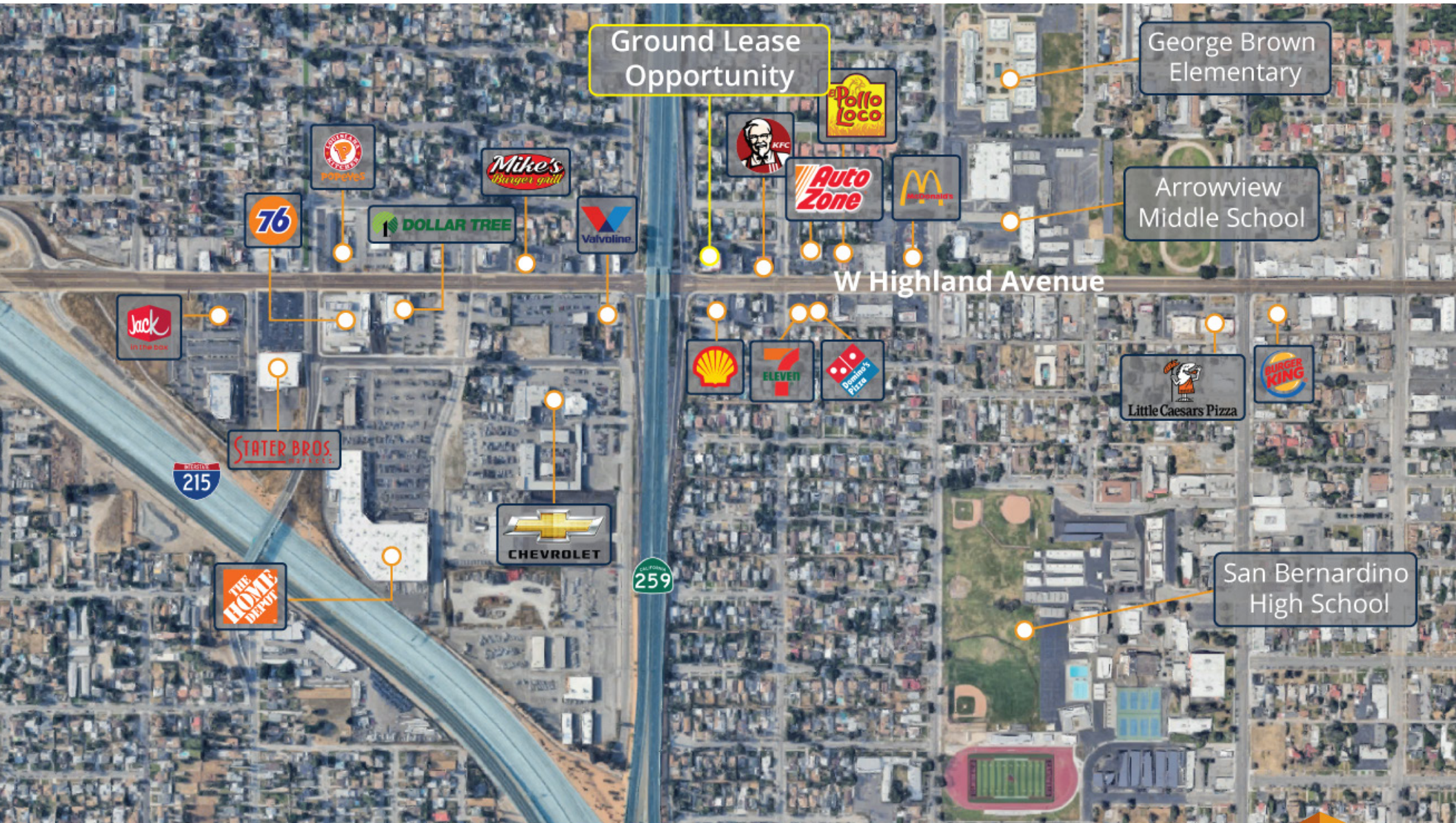


## Available: 21,372 SF Commercial Parcel

- High Traffic Location at Freeway On/Off Ramps along Highland Ave
- Excellent Positioning on Going- to- Work Side of Road
- Tremendous Retail Synergy and Traffic in the Immediate Area
- Located along Highway 259 Connecting the 215 & 210 Freeways

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





**Rob Bloom – Vice President**

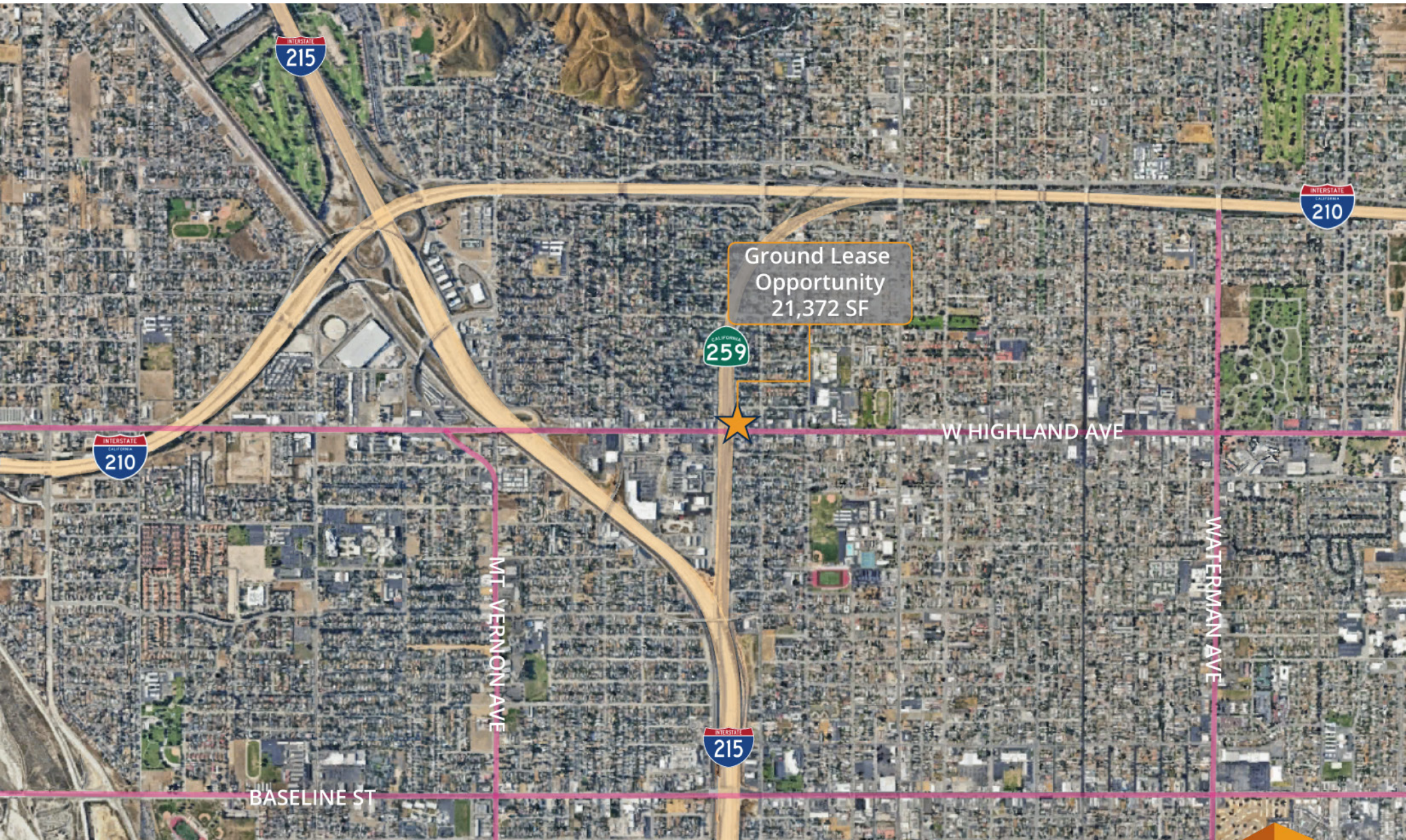
(858) 405-5342 | [rob@duhscommercial.com](mailto:rob@duhscommercial.com)

CA DRE# 01302163

# REGIONAL MAP

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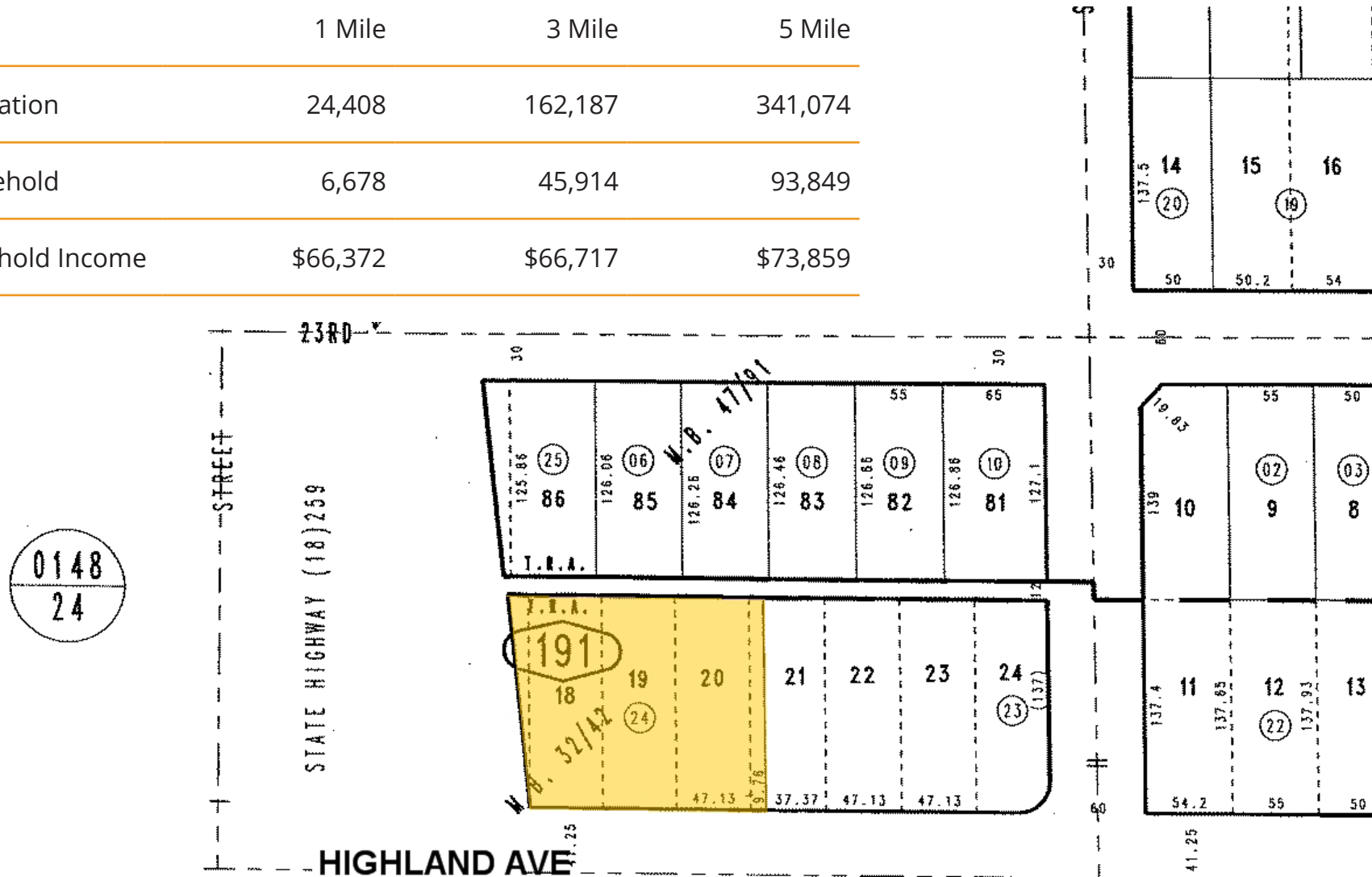


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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	24,408	162,187	341,074
2024 Household	6,678	45,914	93,849
Avg. Household Income	\$66,372	\$66,717	\$73,859



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