



 **REALICORE**

Real Estate Group

**Flex Space Available in
San Bernardino**

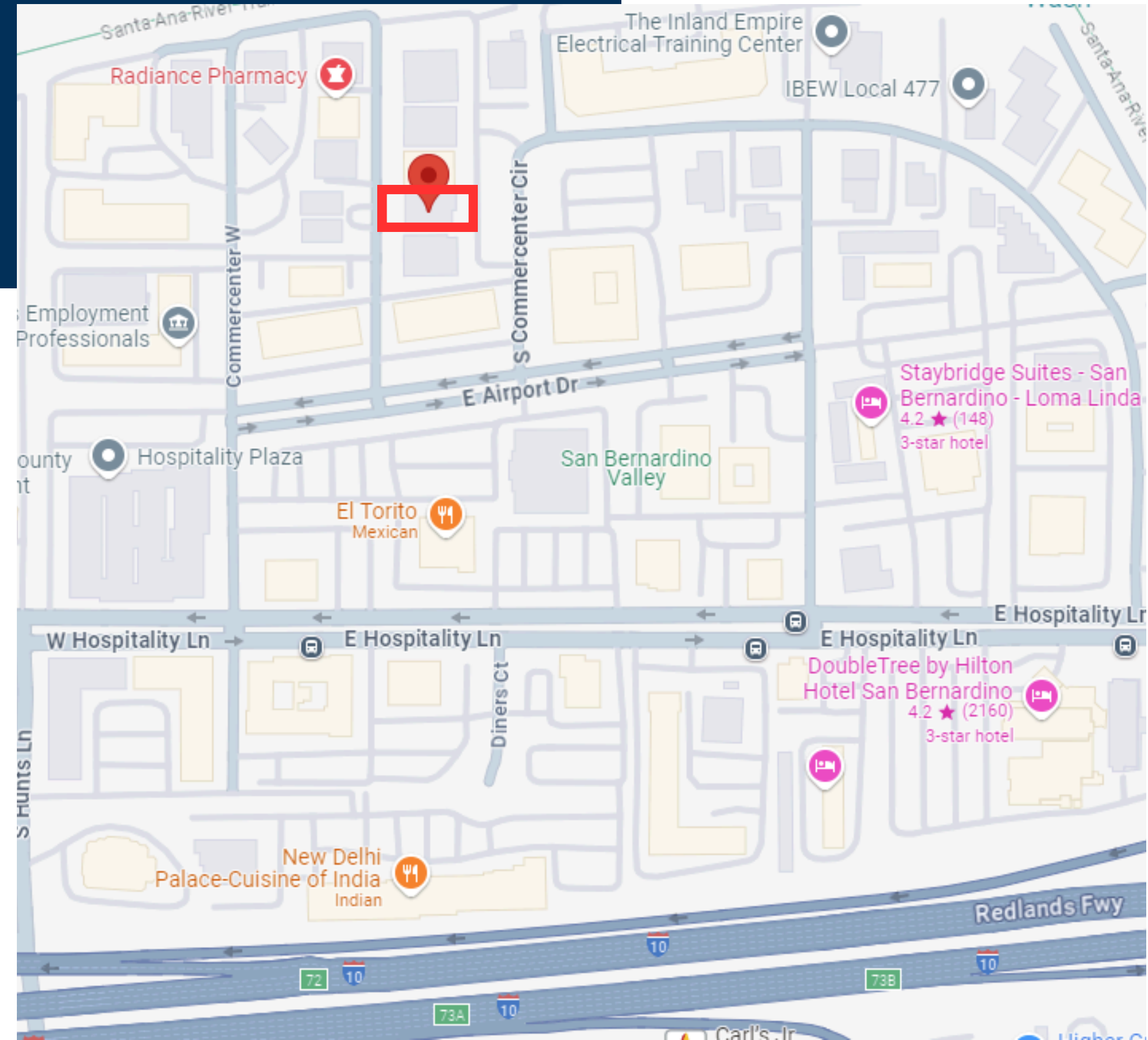
1836 S Commercenter Cir



**Listing by:
David Friedman**

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Overview

7,824 flex office / warehouse (Approx. 70/30 layout). The space has a close proximity to Hospitality Lane and two major freeways. It has the protentional to be professional office, barbershop or beauty school, and more. Private parking available in back and public/customer or employee parking in front. The owner is willing to install roll up door in back, as well as do new carpet and convert backspace to more warehouse/storage space if tenant desires.

Property Facts

- > Property Type : Flex Office / Warehouse
- > Zoning : CR-3
- > Year Built : 1985



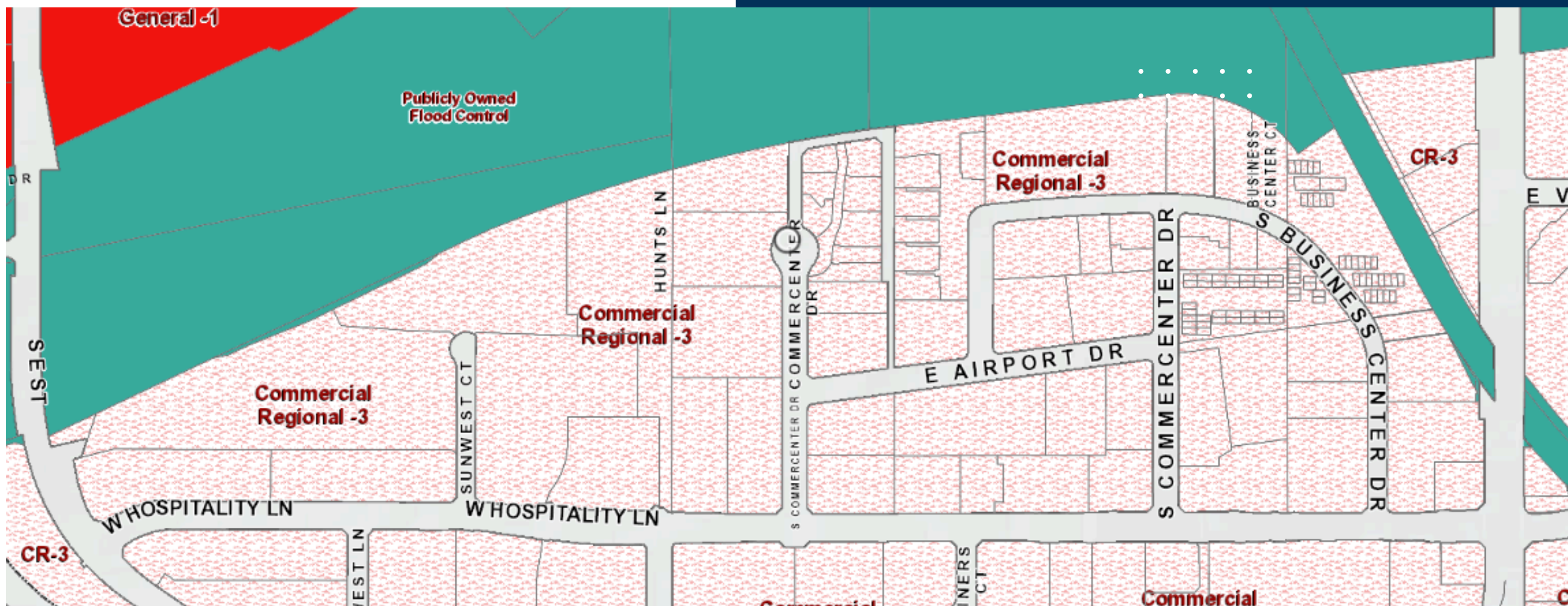
Neighboring Businesses



> Neighboring businesses may bring some synergy to your offerings or attract a certain clientele to the area

> Major neighbors include: Alpha Tubular Motors, Avalon Business Maintenance, California Conservation Corps., and The GEO Group Inc. and many more!

> Further neighbors include the County of San Bernardino, Community College District, Wells Fargo, Citizens Business Bank and several major hotel chains such as Hilton, La Quinta, Best Western



Zoning, Allowed Uses:

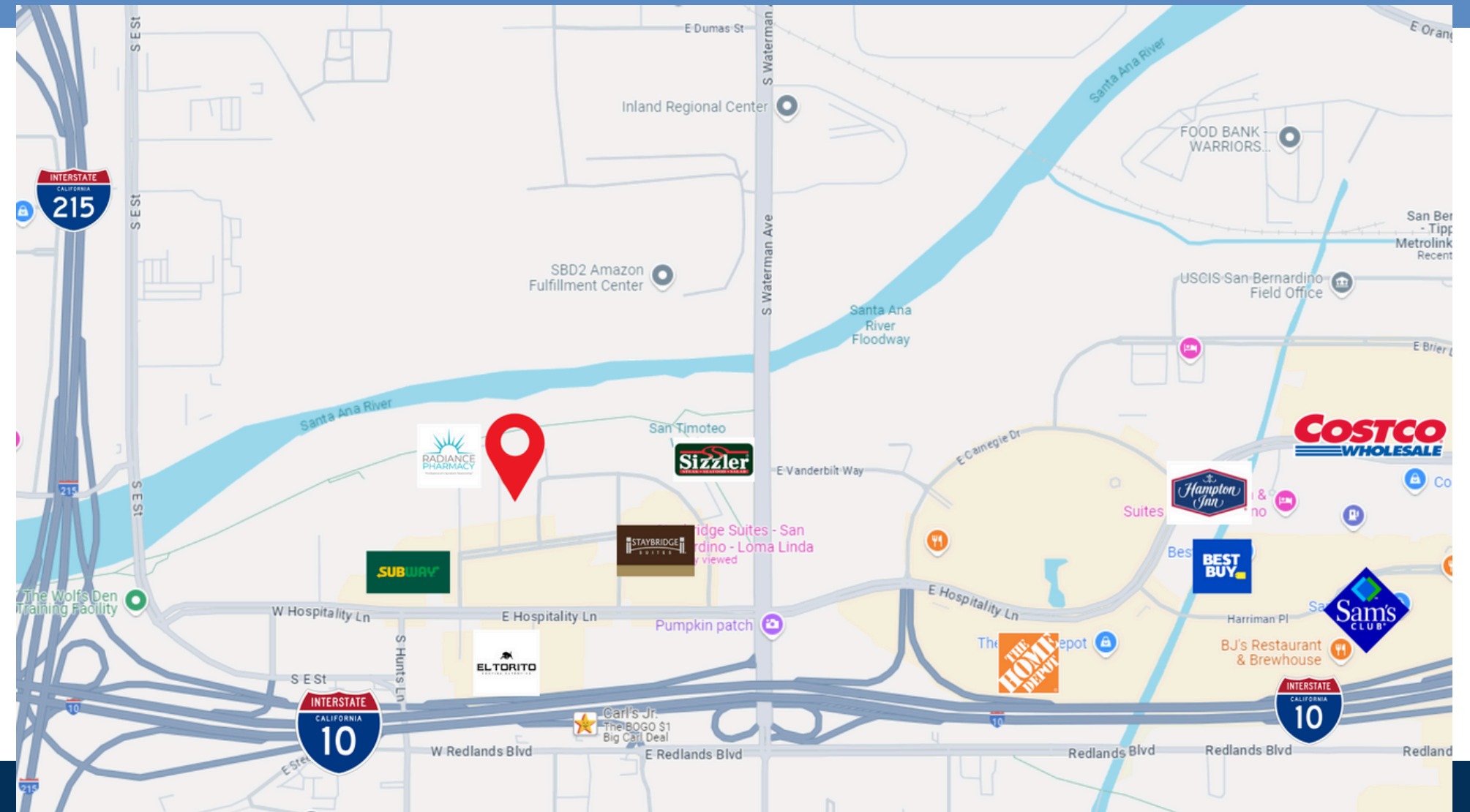
Commercial Regional 3 CR-3

This zone is intended to permit a diversity of regional-serving uses including corporate and professional offices, retail commercial, entertainment (theaters, nightclubs, etc.), financial establishments, restaurants, hotels/motels, warehouse/promotional retail, supporting retail and services, and similar uses. (MC 1098 7/5/01; MC 1436 12/19/16)

Development Permitted

- Flex Warehouse/Office
- Professional Office
- Health Clinic
- Medical Office
- Flex Retail
- Barber/Beauty School
- Dance School
- Event Studio

Investment Highlights



Nearby Businesses

There is a diverse set of businesses in the area. Right near by are multiply city businesses, restaurant, and hotels.

Accessible Transportation

A few miles away you have the San Bernardino-Tippecanoe Metrolink Station

Near Major Freeways

The space is near the 10 Freeway off of Waterman exit. It is also right next to the junction for the 215 Freeway.

San Bernardino Demographics



Demographic and Income Profile

City of San Bernardino
Area: 62.24 square miles

Prepared by Esri

KEY FACTS

221,917
Population

30.6
Median Age

3.4
Average Household Size

\$58,447
Median Household Income

BUSINESS



6,351
Total Businesses



87,686
Total Employees

INCOME



\$58,447
Median Household Income



\$22,682
Per Capita Income



\$51,896
Median Net Worth

EDUCATION

26.5%
No High School Diploma



34.6%
High School Graduate



24.9%
Some College/
Associate's Degree



14.0%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT

40.9%
White Collar

39.1%
Blue Collar

20.1%
Services

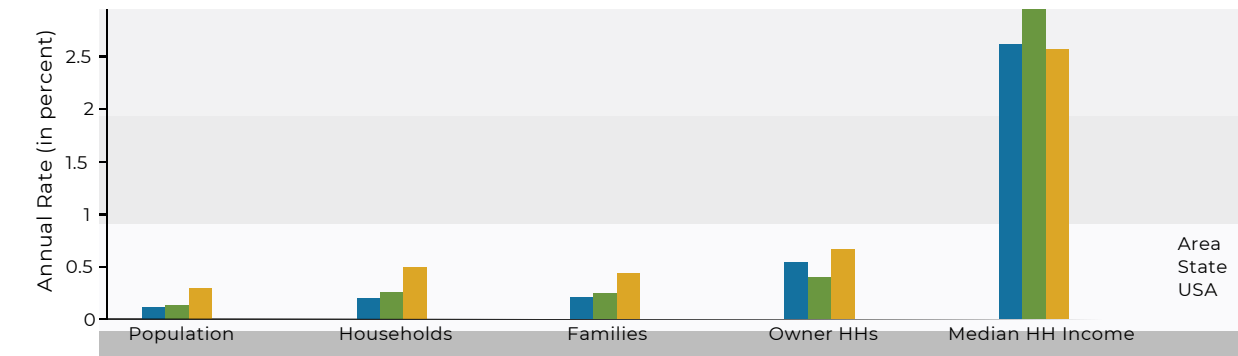
6.4%
Unemployment Rate

2023 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (18.7%)
The smallest group: \$200,000+ (4.0%)

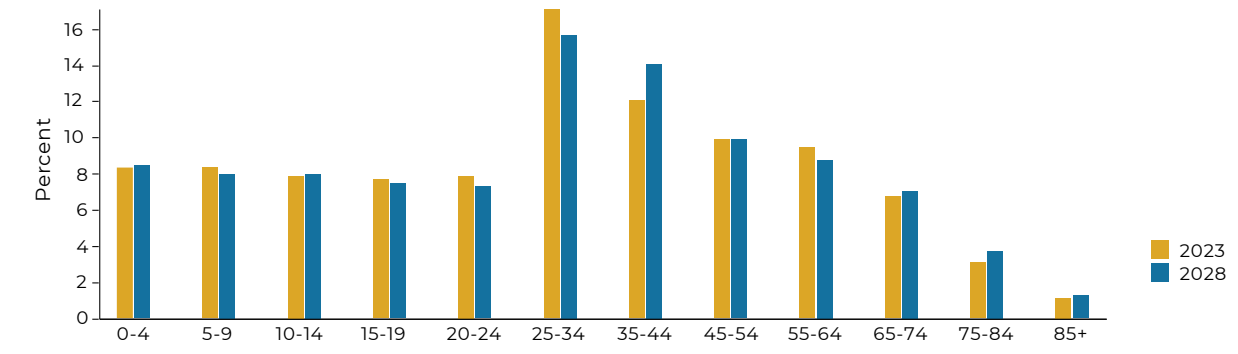
Indicator▲	Value	Diff
<\$15,000	12.7%	+4.2%
\$24,999	8.4%	+2.3%
\$34,999	8.4%	+2.2%
\$49,999	12.4%	+2.8%
\$74,999	18.7%	+1.4%
\$99,999	14.7%	+0.2%
\$149,999	15.2%	-4.8%
\$199,999	5.5%	-3.8%
\$200,000+	4.0%	-4.5%

Bars show deviation from San Bernardino County

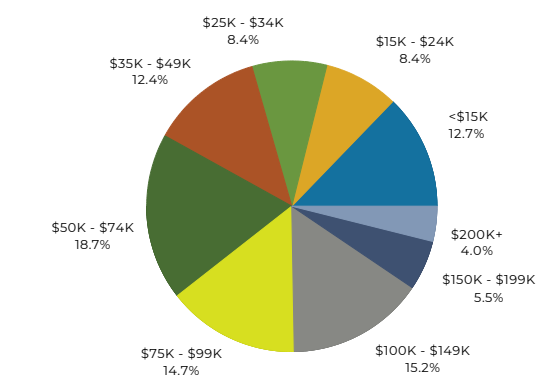
Trends 2023-2028



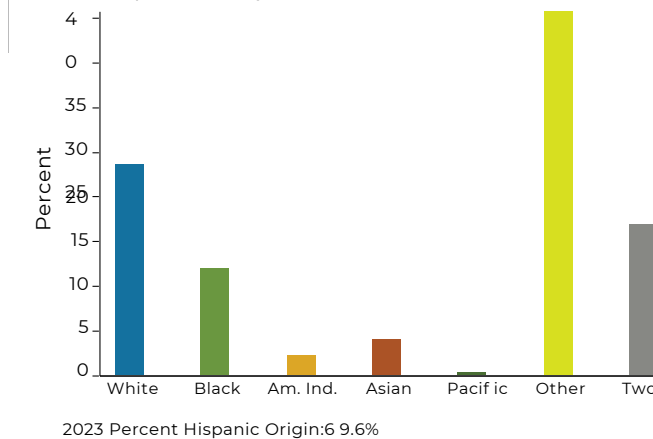
Population by Age



2023 Household Income



2023 Population by Race



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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