



ANCHOR
1



ANCHOR
2



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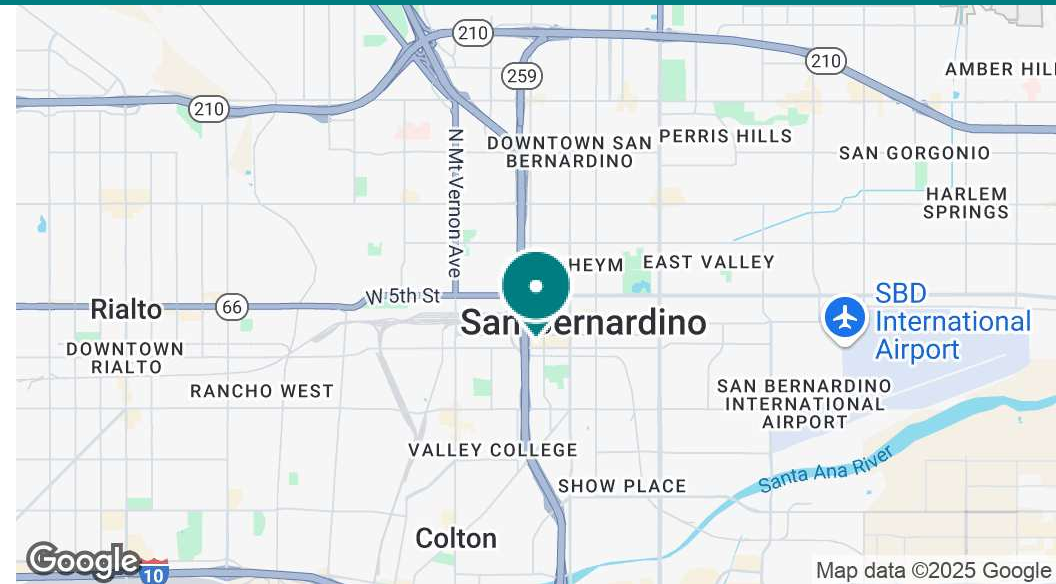
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PROPERTY SUMMARY

FOR LEASE | MARSHALL PLAZA

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PROPERTY DESCRIPTION

CBM1 is pleased to offer two prominent anchor opportunities at Marshall Plaza, one of San Bernardino's highest-traffic shopping centers.

Anchor Space 1 totals approximately 31,500 SF across two levels, with ground-floor infrastructure in place for escalators, elevators, a dedicated loading dock, and an expansive second-floor footprint—ideal for showroom retail, fitness, or other large-format uses.

Anchor Space 2 offers 6,300 SF with expansion to 12,000 SF, providing excellent flexibility for growing retailers. The center also features a highly visible pylon sign directly along the freeway, offering exceptional branding exposure.

LOCATION DESCRIPTION

Marshall Plaza is a dominant regional shopping center located on 2nd Street in San Bernardino, directly off the I-215 freeway and positioned in one of the city's busiest commercial corridors. Surrounded by national retailers and high-volume traffic drivers, the plaza is anchored by Marshall's, DD's Discounts, Dollar Tree, CosmoProf, Skechers, Sally Beauty, Dutch Bros, and Taco Bell. The center benefits from excellent visibility, high daily traffic counts, and close proximity to downtown San Bernardino, with direct freeway access making it a retail hub for the greater Inland Empire.

SUITE	SPACE TYPE	SPACE SIZE
761-D	Jr. Anchor	5,265 SF
781	Anchor 1	31,500 SF
805	Anchor 2	6,300 - 12,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,890	41,189	110,518
Total Population	11,560	139,803	367,325
Average HH Income	\$36,334	\$51,519	\$59,309

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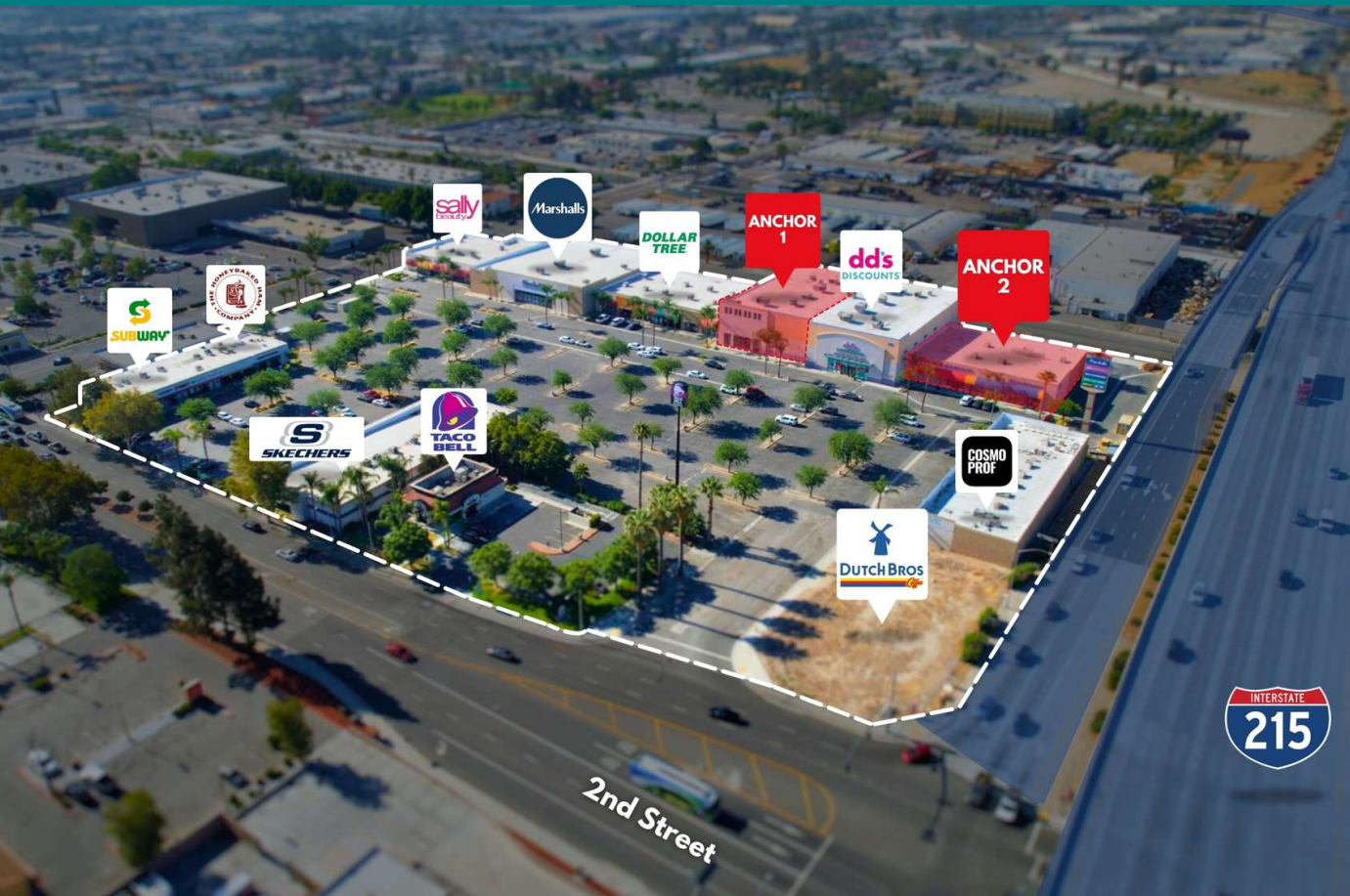
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FEATURES & AMENITIES

FOR LEASE | MARSHALL PLAZA

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FEATURES & AMENITIES

- Anchored by national brands including Marshall's, dd's Discounts, and Dollar Tree
- Situated along high-traffic 2nd Street with immediate I-215 freeway access
- Strong tenant mix including Dutch Bros, Taco Bell, Skechers, CosmoProf, and Sally Beauty
- Excellent visibility and access with heavy vehicular and pedestrian traffic
- Central location serving greater San Bernardino and Inland Empire trade areas

NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

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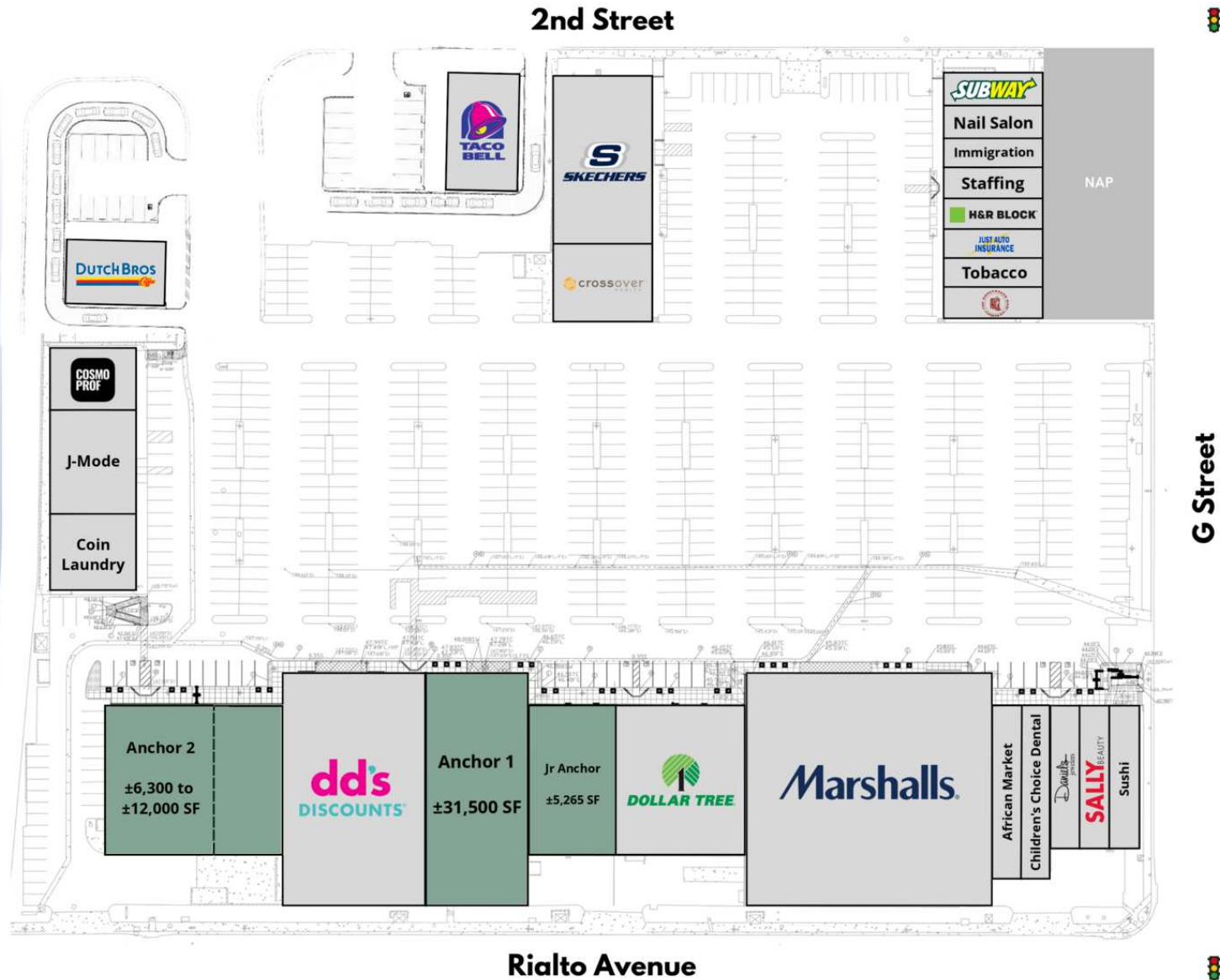
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SITE PLAN

FOR LEASE | MARSHALL PLAZA

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ADDITIONAL PHOTOS FOR LEASE | MARSHALL PLAZA

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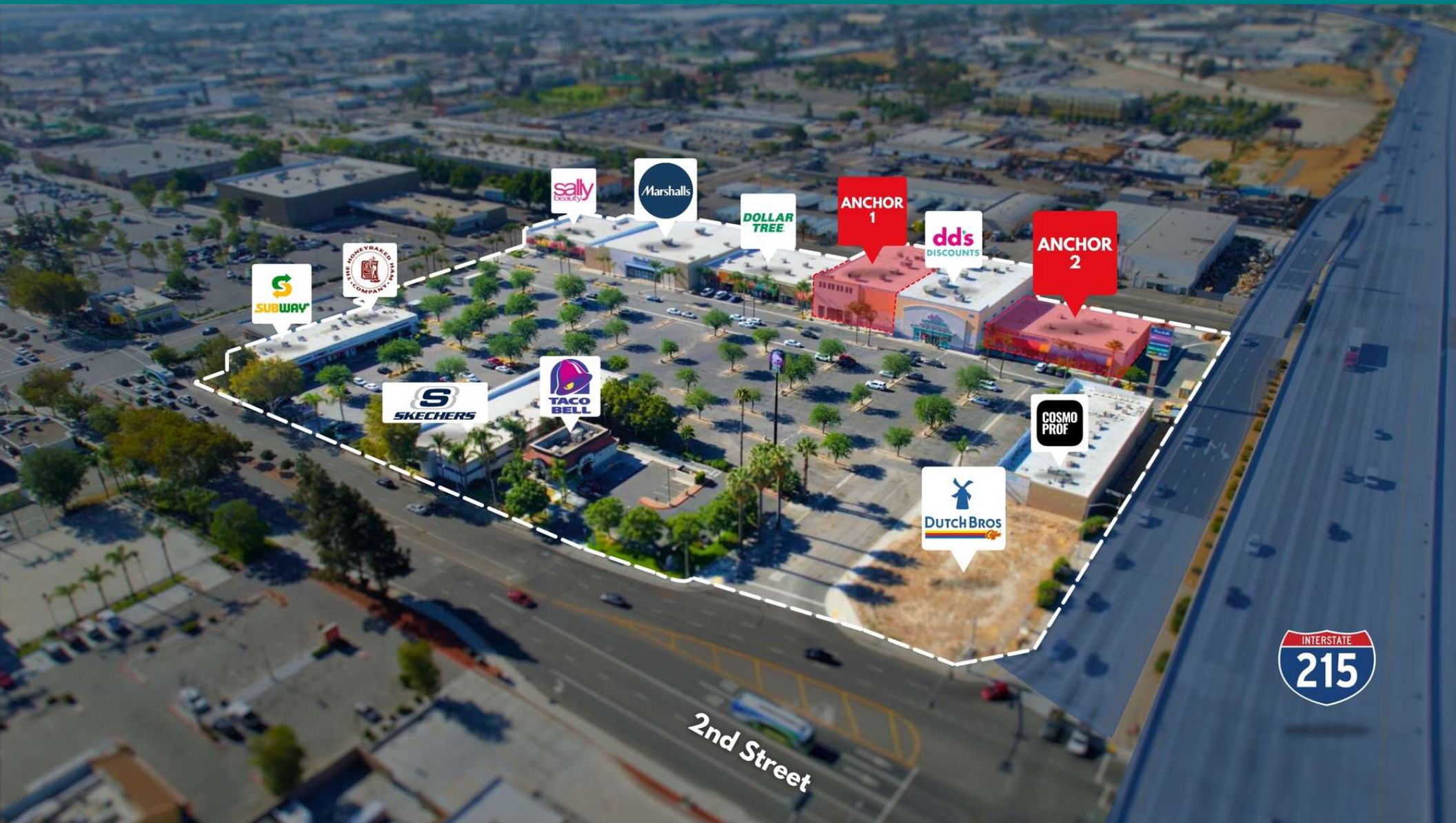


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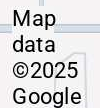
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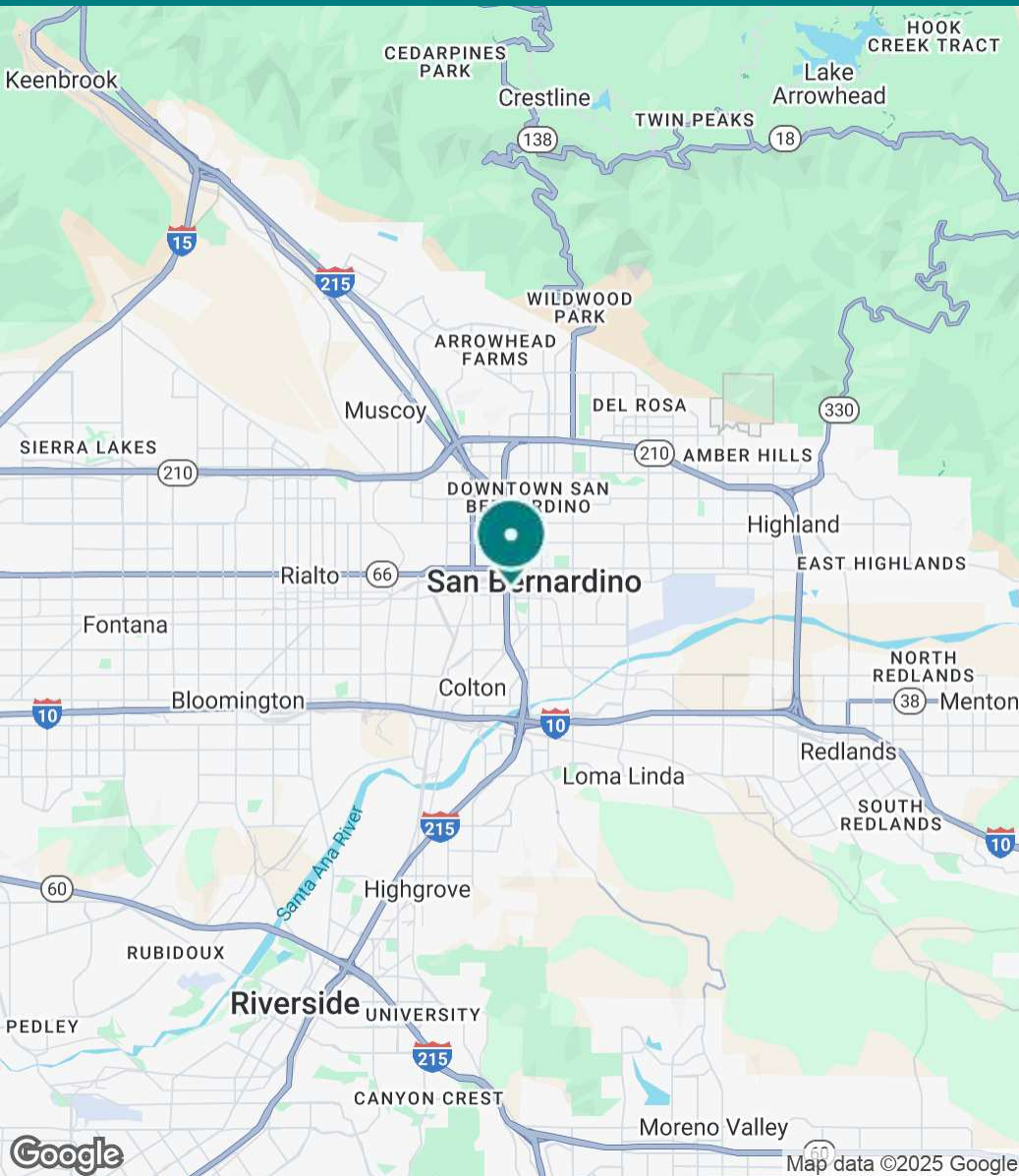


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LOCATION MAP

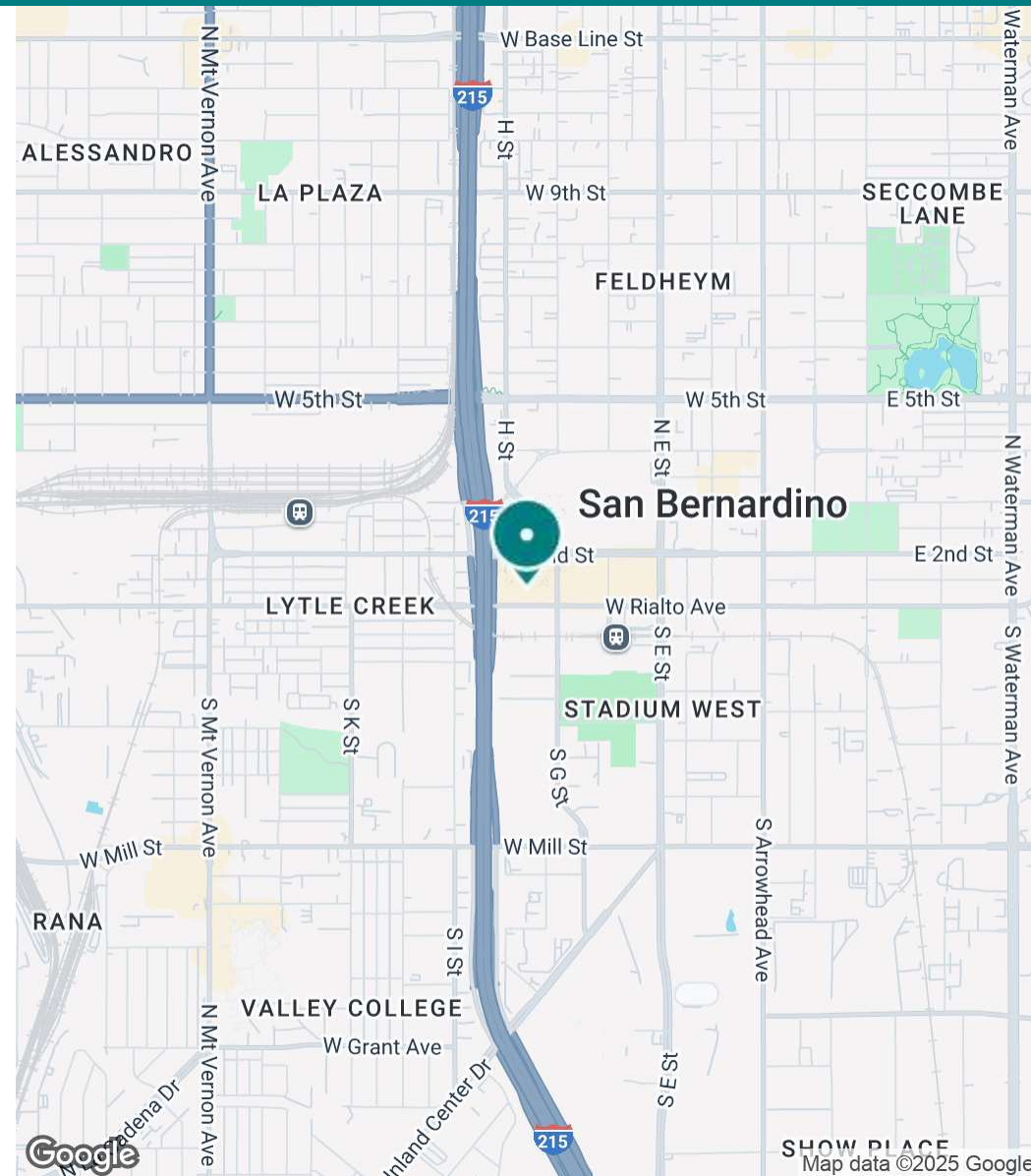
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SHOW PLACE
Map data ©2025 Google

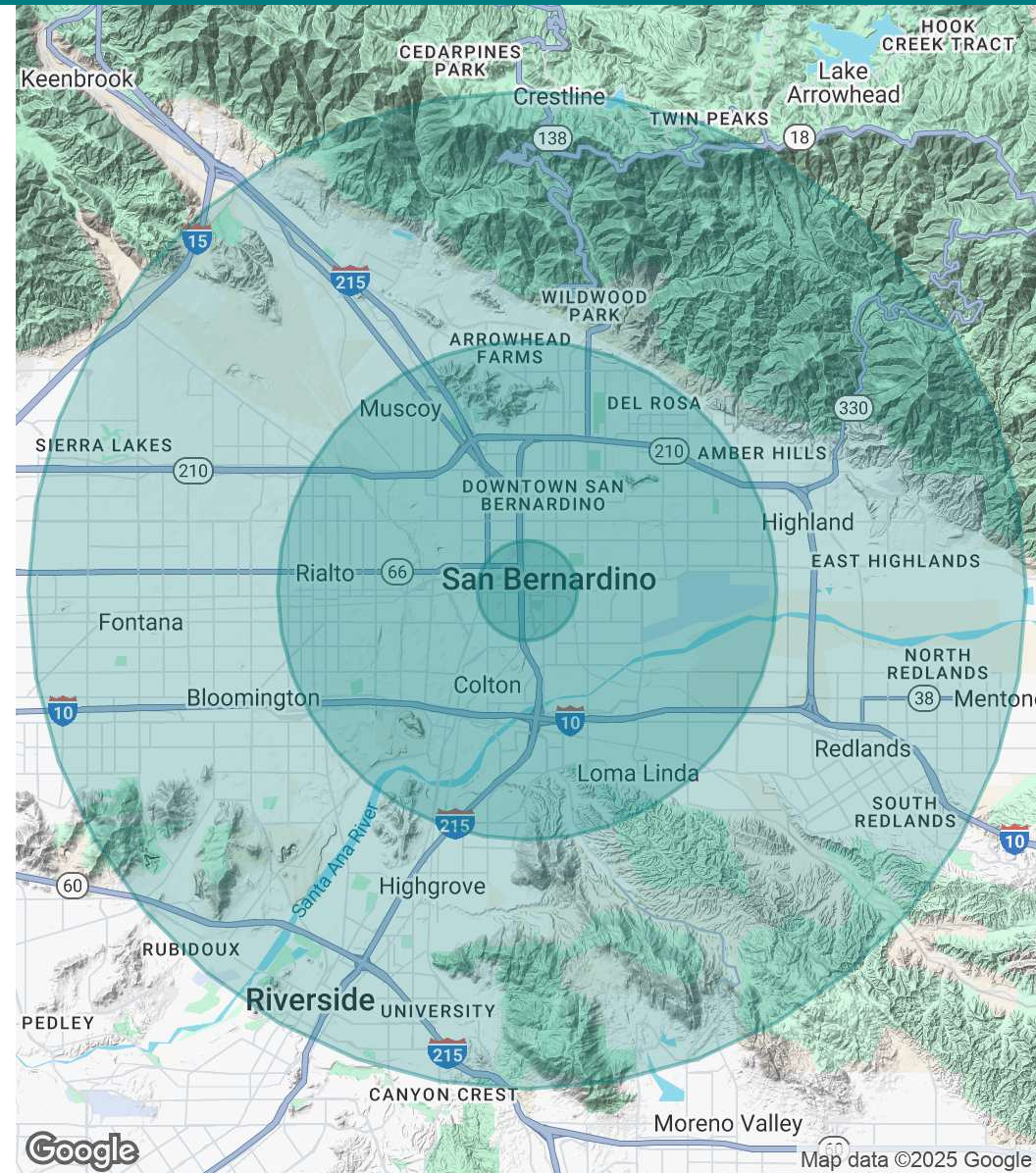
DEMOGRAPHICS MAP & REPORT

FOR LEASE | MARSHALL PLAZA

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,560	139,803	367,325
Average age	34.2	30.3	31.3
Average age (Male)	32.3	29.3	30.3
Average age (Female)	35.6	31.1	32.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,890	41,189	110,518
# of persons per HH	3.0	3.4	3.3
Average HH income	\$36,334	\$51,519	\$59,309
Average house value	\$153,636	\$206,364	\$237,760
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
% Hispanic	75.0%	76.7%	69.9%
% White	48.8%	51.0%	52.6%
% Black	10.9%	10.3%	10.4%
% Asian	3.3%	2.4%	4.7%
% Other	34.2%	29.6%	23.3%

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

FOR LEASE | MARSHALL PLAZA



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