

# MOVE-IN-READY QSR WITH DRIVE THRU

LOCATED NEXT TO CORNER OF MAIN THOROUGHFARE & DOWN THE STREET FROM CA 215 FWY

670 South E St, San Bernardino, CA 92408



THE YAMZON TEAM

**RE/MAX**  
COMMERCIAL

**AGENCY8**  
REAL ESTATE GROUP

# PROPERTY DESCRIPTION

**Subject Property** 670 S E ST,  
San Bernardino, CA 92408

**Building Size:**  $\pm$  2,416 SF

**Lot Size:**  $\pm$  20,020 SF ( $\pm$  0.46 AC)

**Year Built:** 1988

**No. of Parking:** 34

**Property Type:** Commercial  
Fast Food Restaurant / Drive-Thru

**Zoning:** CG1

**APN:** 0136-501-25-0000

## 2025 TRAFFIC VOLUME

- S E St & Inland Center Dr  $\pm$  14,184 VPD
- W Mill St & S E St  $\pm$  14,315 VPD
- 215 Fwy & Inland Center Dr  $\pm$  152,442 VPD



## INVESTMENT HIGHLIGHTS

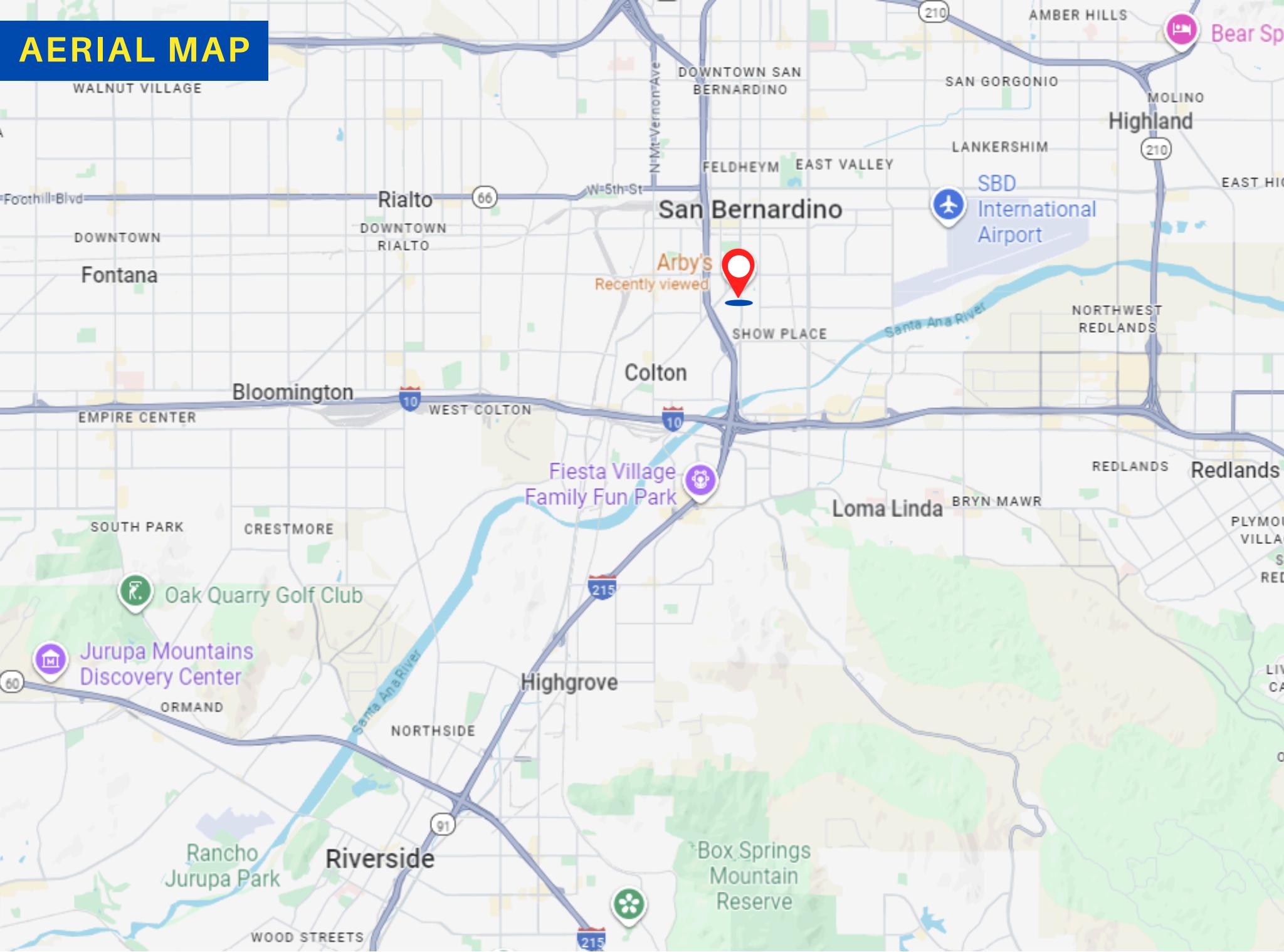
- Move-In-Ready QSR with Existing Drive-Thru, Kitchen, Walk-in Refrigerator Cooler Room
- Great Exposure and Visibility with Pylon Signage
- High Traffic Count and Located Next to Corner of Main Thoroughfare Intersection (Inland Center Dr, W Mill St, and S E St) and Down the Street from CA 215 Fwy
- Adjacent to Inland Center Mall, National Orange Show Event Center, and Orange Show Speedway
- Surrounding QSRs include: El Pollo Loco, Carl's Jr, Jack in the Box, and Wienerschnitzel



# AERIAL MAP



# AERIAL MAP



LOCATED NEXT TO CORNER OF MAIN  
THOROUGHFARE & ADJACENT TO CA 215 FWY



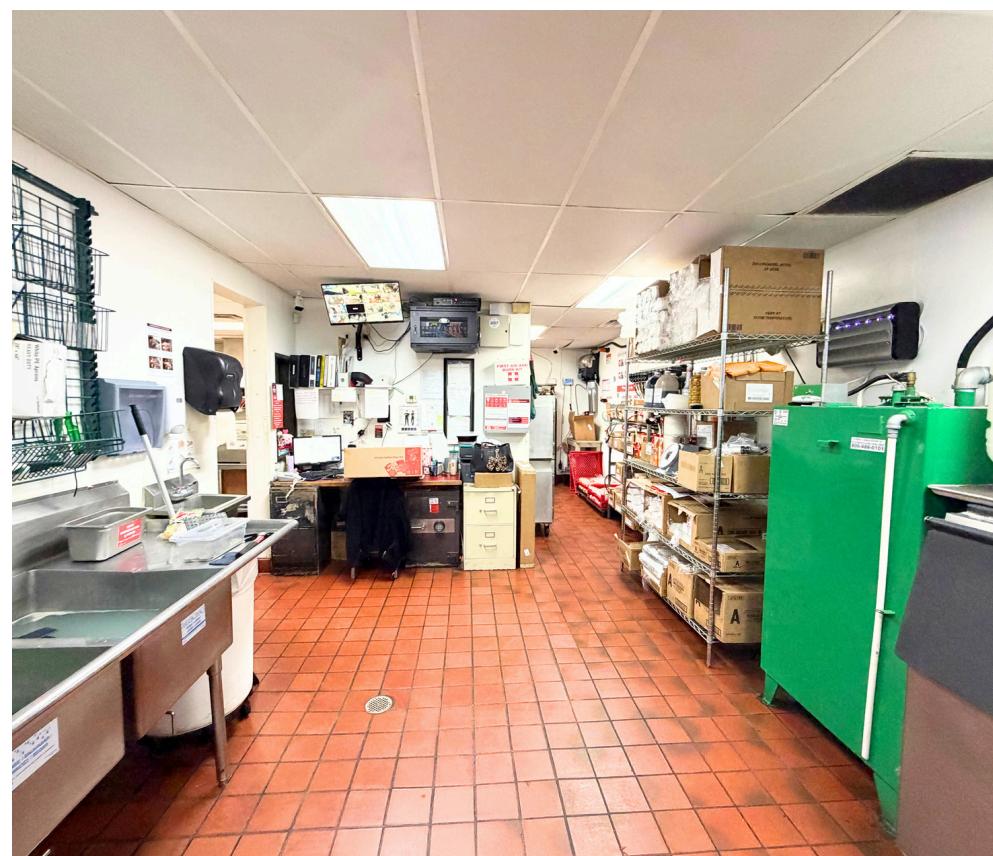
El Pollo Loco  
FAMOUS FIRE-GRILLED CHICKEN

South E St

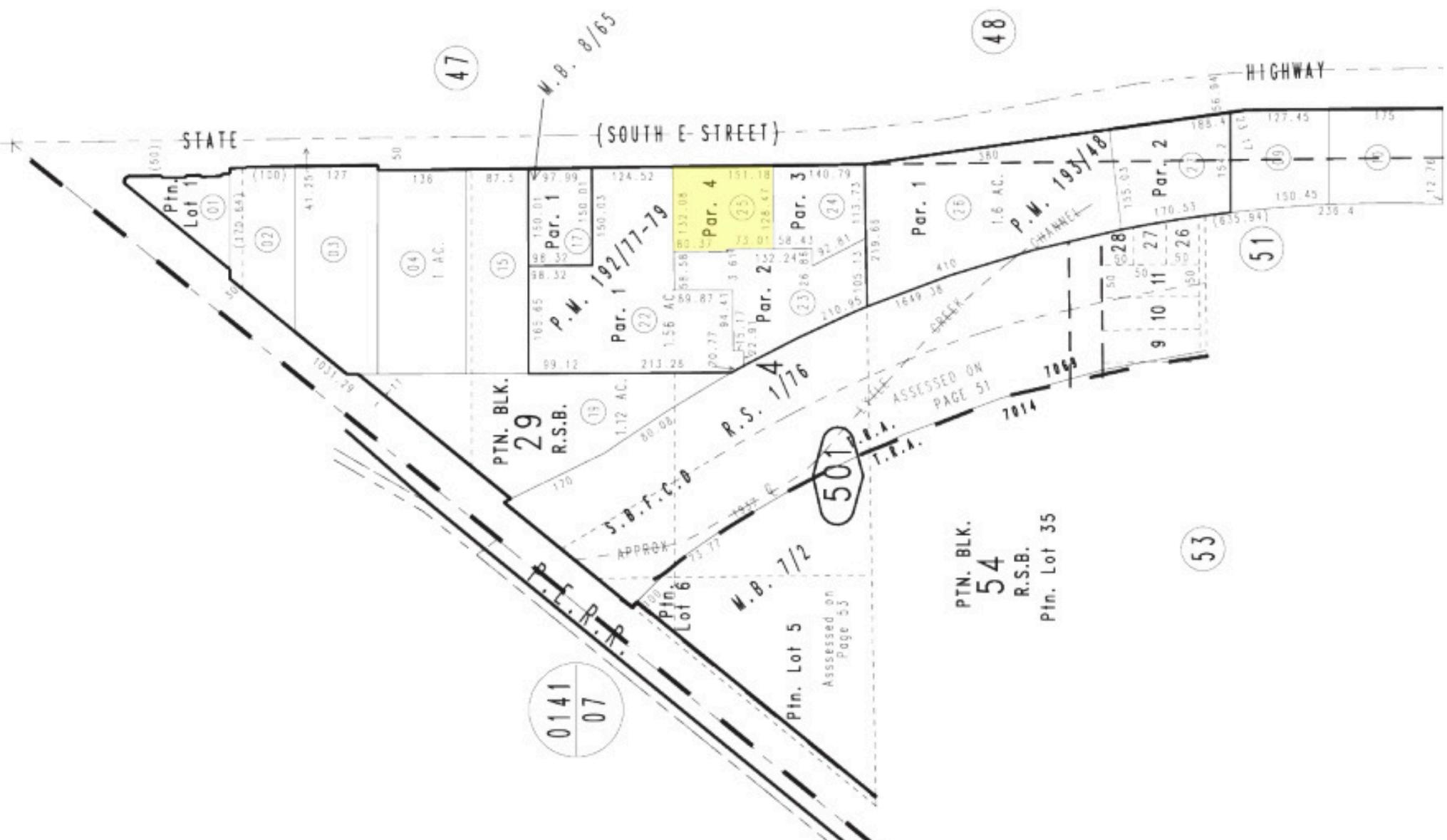
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# PARCEL MAP



# RADIUS DEMOGRAPHICS



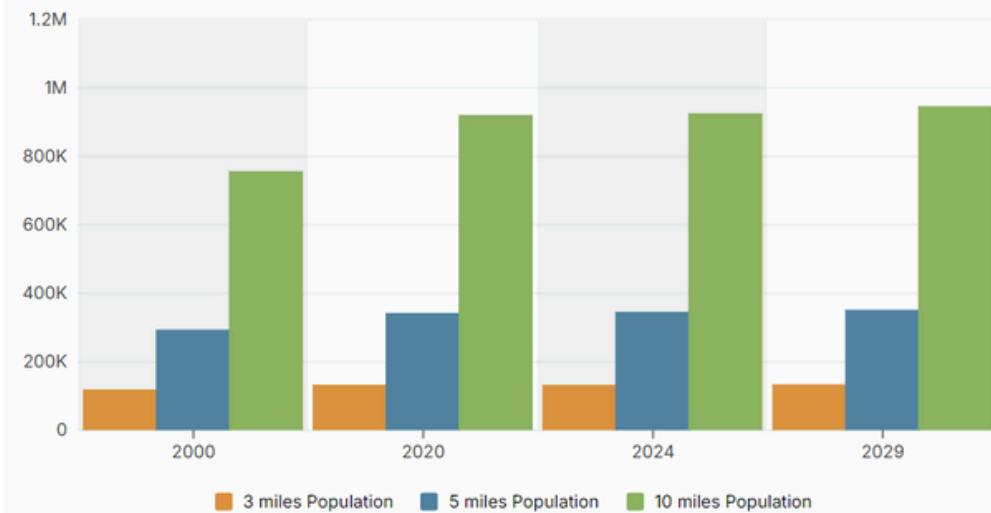
## Population

	3 miles	5 miles	10 miles
2020 Population	130,005	339,294	917,827
2024 Population	129,217	342,580	922,644
2029 Population Projection	131,103	348,617	943,740
Annual Growth 2020-2024	-0.2%	0.2%	0.1%
Annual Growth 2024-2029	0.3%	0.4%	0.5%
Median Age	32.1	32.6	33.2
Bachelor's Degree or Higher	11%	15%	19%
U.S. Armed Forces	303	397	1,120

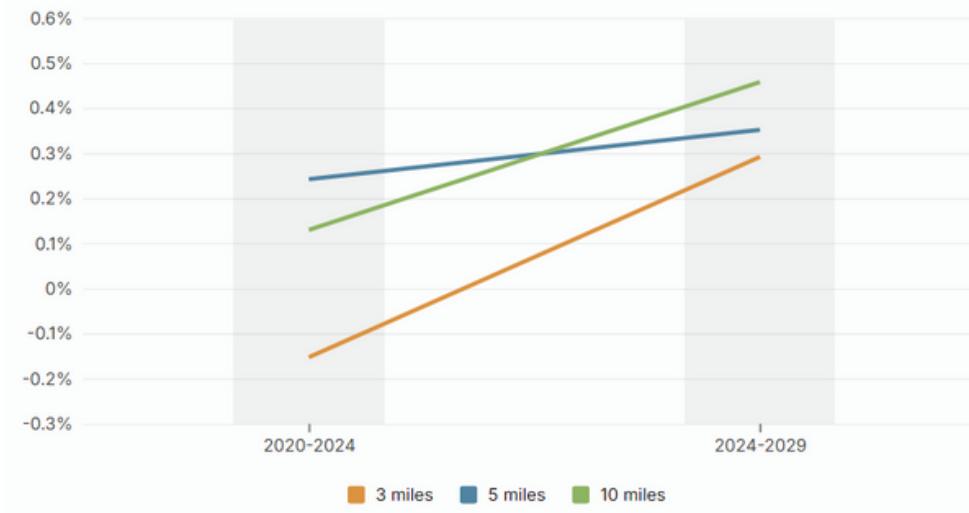
## Population By Race

	3 miles	5 miles	10 miles
White	21,370	65,663	217,226
Black	11,060	31,560	78,746
American Indian/Alaskan Native	2,210	5,795	15,561
Asian	6,354	19,457	56,298
Hawaiian & Pacific Islander	428	1,294	3,203
Two or More Races	87,795	218,810	551,611
Hispanic Origin	99,381	245,948	615,030

## Population



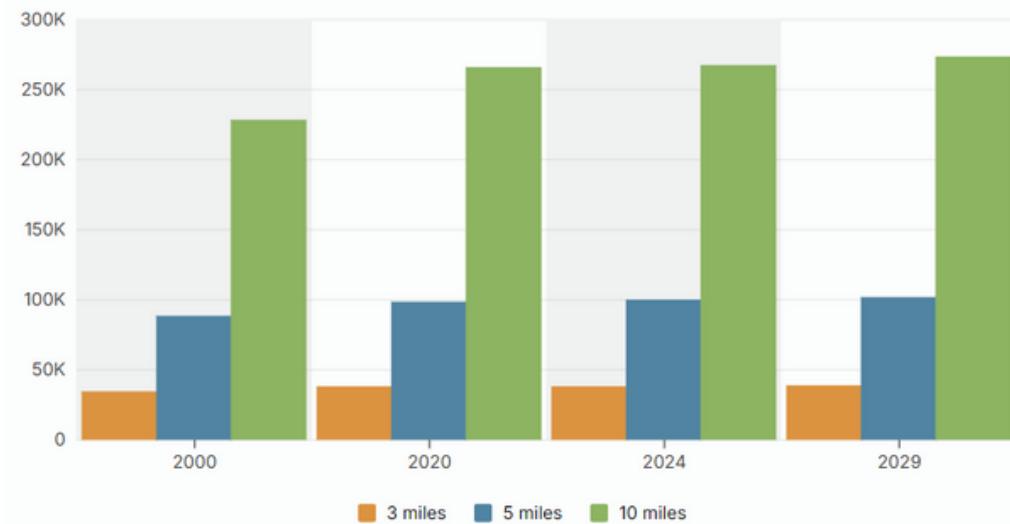
## Annual Population Growth



## Households

	3 miles	5 miles	10 miles
2020 Households	37,449	97,898	265,303
2024 Households	37,532	99,369	266,653
2029 Household Projection	38,145	101,235	272,813
Annual Growth 2020-2024	0.4%	0.8%	0.8%
Annual Growth 2024-2029	0.3%	0.4%	0.5%
Owner Occupied Households	14,900	46,638	146,898
Renter Occupied Households	23,246	54,597	125,915
Avg Household Size	3.3	3.3	3.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.1B	\$3B	\$9.2B

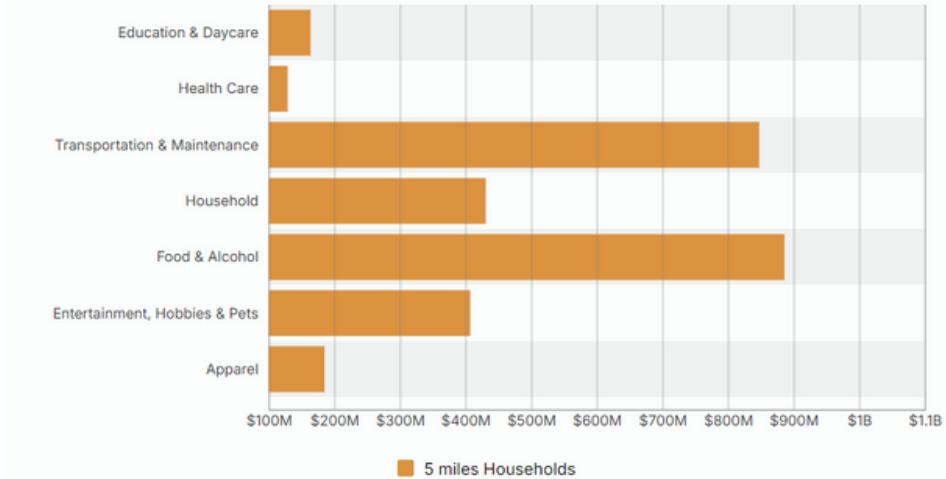
## Households



## Income

	3 miles	5 miles	10 miles
Avg Household Income	\$63,883	\$73,939	\$89,777
Median Household Income	\$50,915	\$58,839	\$71,789
< \$25,000	9,851	21,128	42,882
\$25,000 - 50,000	8,614	20,902	46,962
\$50,000 - 75,000	7,409	19,794	49,597
\$75,000 - 100,000	4,788	13,836	38,987
\$100,000 - 125,000	2,902	9,257	30,277
\$125,000 - 150,000	1,877	5,839	20,443
\$150,000 - 200,000	1,243	4,976	20,315
\$200,000+	848	3,639	17,190

## Consumer Spending



## Housing

	3 miles	5 miles	10 miles
Median Home Value	\$315,686	\$345,295	\$410,875
Median Year Built	1969	1970	1978

# PRESENTED BY



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