

FOR LEASE

# *SECOND GEN* END CAP RESTAURANTS

Adjacent to freeway,  
power centers, & business  
park in Inland Empire

525 E HOSPITALITY LANE,  
SAN BERNARDINO CA 92408



KIDDER.COM

**km** Kidder  
Mathews



# TWO 2ND GEN RESTAURANT SPACES IDEAL FOR QUICK SERVE/FAST FOOD

## Prime restaurant spaces with great traffic & area fundamentals

The sites are surrounded by the areas top retail centers in the immediate vicinity that include LA Fitness, Aldi, Petsmart, Home Depot, and Costco/ Sam's Club very close by. The site is directly across from a thriving business park/employment hub that provides a heavy lunchtime crowd to go along with the nearby daily visitors and residents utilizing the amenities and offerings.

TOTAL BUILDING SIZE	Suite A 2,479 SF Suite C 1,532 SF
USE	Restaurant/QSR
AVAILABILITY	Immediate
BUILD OUT	In-place kitchen, restrooms, walk-in freezers patio (suite A)
PARKING	Shared lot/on-site
ASKING RATE	Contact broker

**2,479 SF** SUITE A      **1,532 SF** SUITE C



*Top retail and restaurant destination*

Strongly positioned in San Bernardino's top destination for daily amenities, shopping, and dining. Join the top national tenants that include LA Fitness, Aldi, Home Depot, Petsmart in the immediate shopping center. Costco, Sam's Club nearby provides a constant flux of daily visitors. Immediate Restaurants nearby include Olive Garden, Outback Steakhouse, Chili's, and Buffalo Wild Wings.



*Major employment hub/ business park*

The surrounding business parks provide unmatched lunchtime crowd from nearby workforce. CalPERS San Bernardino, San Bernardino Community College, and a plethora of other financial offices/headquarters are located in the immediate area.



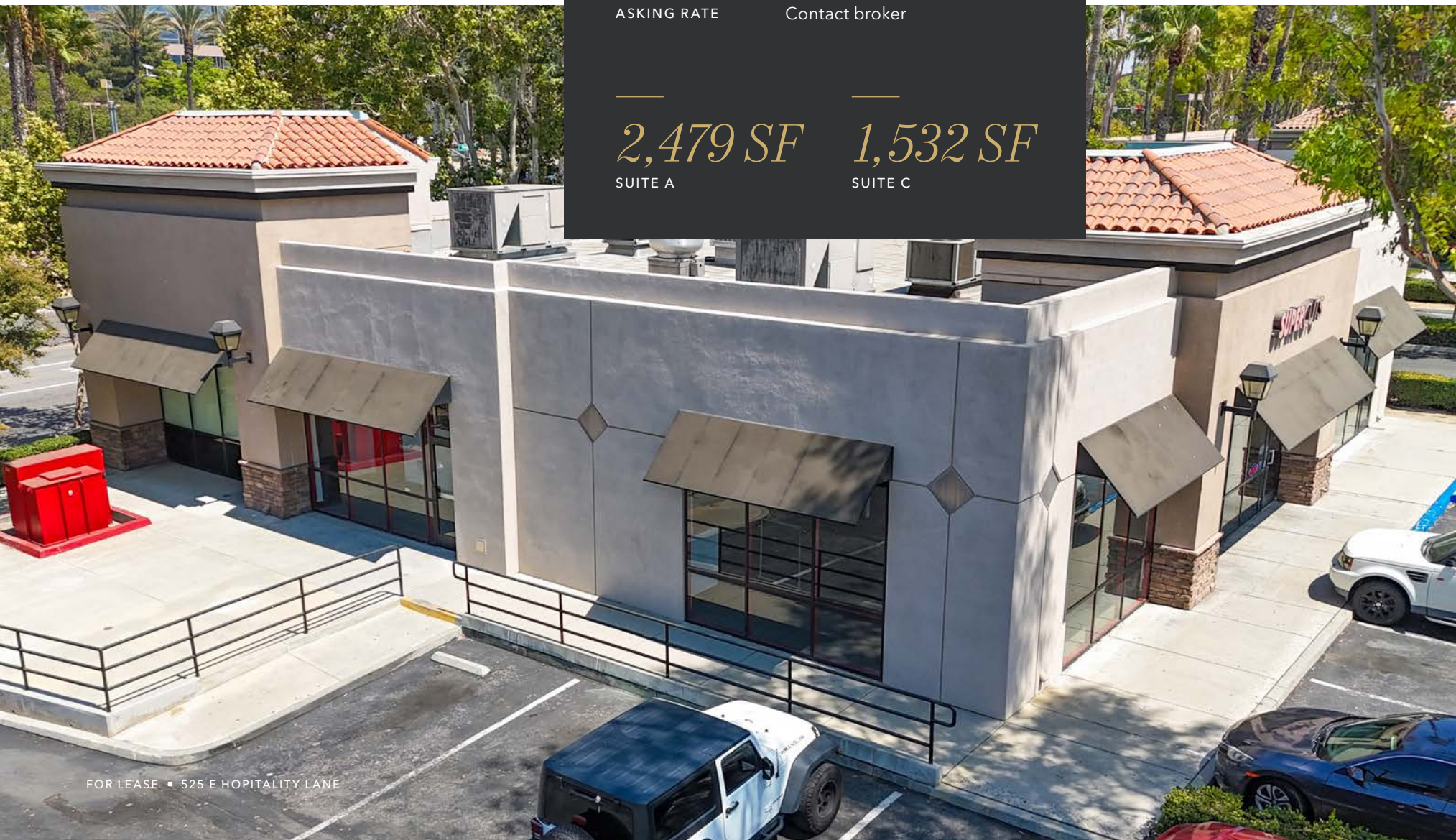
*Signalized corner outparcel to shopping center*

The spaces are located with high visibility off the main corridor of E Hospitality Lane. The outparcel is located on the direct signalized corner entering the center providing a convenient/quick/visible option off the freeway.



*In-place restaurant build-out/amenities*

Space A was a former Five Guys, and space C was a former Poke Restaurant. Each space has a restaurant layout with kitchen and walk-in freezer and restrooms. Suite A includes hood and patio.





# LEASE HIGHLIGHTS

## PROPERTY HIGHLIGHTS

Prime corner end cap spaces

Prominent frontage on Hospitality Ln

Signalized corner location at entrance

Restaurant Build-out in-place

Perfect for Quick Service/Fast Casual dining

Outparcel to large daily needs center with ample parking

## AREA HIGHLIGHTS

National Tenants continuously target and occupy this retail hub for its amenities/accessibility/and consumer draw

Power centers/economic drivers directly surrounding site solidifying its location as an established economic hub

Direct neighbors include LA Fitness, Petsmart, Aldi, Home Depot, Chili's and much more

Neighboring retailers in the vicinity include Costco, Sam's Club, In-n-Out as power anchors drawing customers from all parts of San Bernardino at all times of the day

Strong daytime traffic with employment/workforce directly across from sites that include CalPERS, City College, and financial/law offices.

84K

DAY TIME EMPLOYEES (1 MI)

±23.7K

VEHICLE TRAFFIC (E HOSPITALITY LN)

222K

VEHICLE TRAFFIC (I-10 FREEWAY)

FOR LEASE ■ 525 E HOSPITALITY LANE







amazon

S WATERMAN AVE


S TIPECANEO AVE

Hilton Garden Inn

BLACK ANGLUS

ECTOR 10

STAYBRIDGE SUITES AN IHG HOTEL

CLAIM JUMPER

CalPERS

Hampton Inn & Suites by Hilton

SUBJECT PROPERTY

TACO BELL

BEST BUY

COSTCO WHOLESALE

IN-N-OUT BURGER

W HOSPITALITY LN

IHOP

Chevron

sam's club

AZUSA PACIFIC UNIVERSITY - INLAND EMPIRE REGIONAL CAMPUS

KEYSTONE INDUSTRIAL MEDICINE

INTERSTATE 10

LAQUINTA

VALLEY VIEW SHOPPING CENTER

24 HOUR FITNESS

CAMPERO

PETSMART

ALDI

OPTIMA SALON SUITES

GL

THE HOME DEPOT

CASA

curacao

POKE BAR

LA FITNESS

Arrowhead credit union

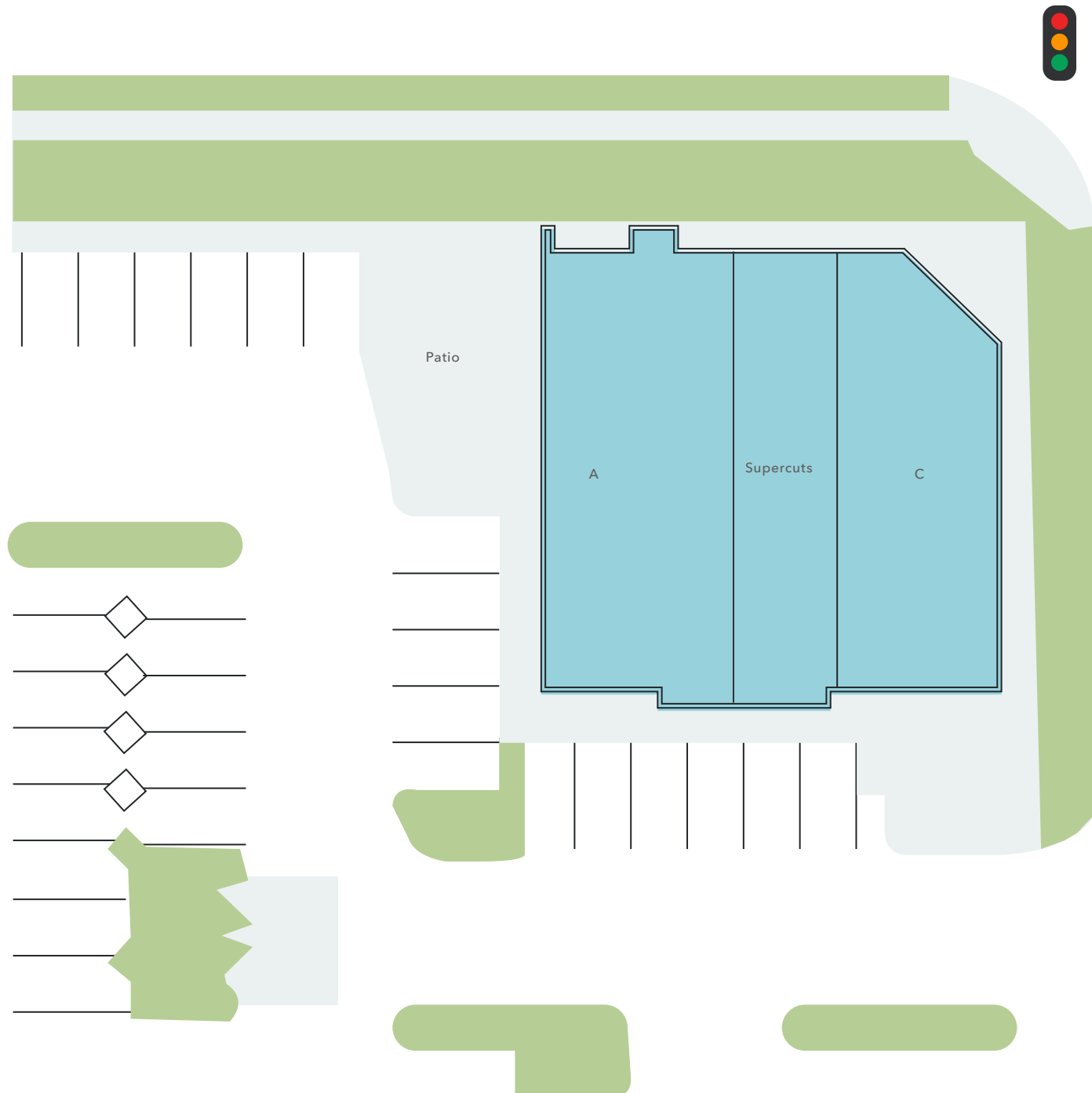
PANDA EXPRESS



# SITE PLAN

2,479 SF  
SUITE A

1,532 SF  
SUITE C





# SAN BERNARDINO

*San Bernardino is the economic, cultural, and political hub of the San Bernardino Valley and the Inland Empire.*

Nestled south of the San Bernardino Mountains and west of the lower desert - the city has been recognized for its scenic beauty and strategic location. Today, the City of San Bernardino serves as the county seat and is the largest city in the County of San Bernardino. Furthermore, the city's University District serves as a college town, as home to California State University, San Bernardino.

*For more than 100 years, the City of San Bernardino has been a major transportation link between the east and west coasts.*

San Bernardino is located approximately 60 miles east of Los Angeles, 120 miles northeast of metropolitan San

Diego, and 55 miles northwest of Palm Springs. For more than 100 years, the City of San Bernardino has been a major transportation link between the east and west coasts. With rail, freeway, two nearby International Airports and the Port of Los Angeles within an hour's drive, San Bernardino is the link to national markets, Mexico, and the Pacific Rim.

San Bernardino is, now more than ever, a city of opportunity. As the City rests in the heart of inland Southern California it offers affordable housing, a pathways-focused public education system, an innovative Cal-State university, low-cost of doing business, a large labor force, and a multifaceted transportation hub.

**62**  
MILES TO  
LOS ANGELES, CA

**56**  
MILES TO  
PALM SPRINGS, CA

**16**  
MILES TO  
RIVERSIDE, CA

# DEMOGRAPHICS

## POPULATION

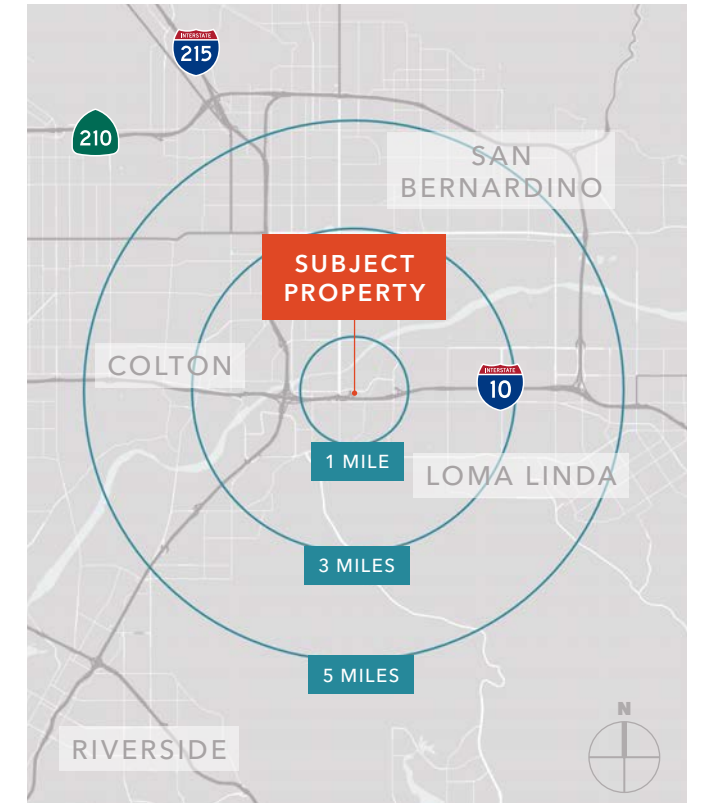
	1 Mile	3 Miles	5 Miles
2024 POPULATION	5,861	77,332	248,330
2029 POPULATION PROJECTION	5,949	76,418	246,732
ANNUAL GROWTH 2024-2029	0.3%	-0.2%	-0.1%
HISTORICAL ANNUAL GROWTH 2020-2024	---	-0.9%	0.7%

## HOUSEHOLD SIZE

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLD	2,206	25,495	75,335

## INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$68,543	\$92,644	\$88,788
PROJECTED HH INCOME	\$69,808	\$95,809	\$91,966







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