

1,200 SF UNITS WITH LARGE SECURED YARDS

445-475
S. ARROWHEAD
SAN BERNARDINO | CA

FOR LEASE



1,200 SF UNITS
LARGE YARDS



FOR MORE INFORMATION
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PROPERTY HIGHLIGHTS

SITE PLAN



1,200 SF Units
with Large Secured
Yards



Heavy Commercial
Zoning City of
San Bernardino



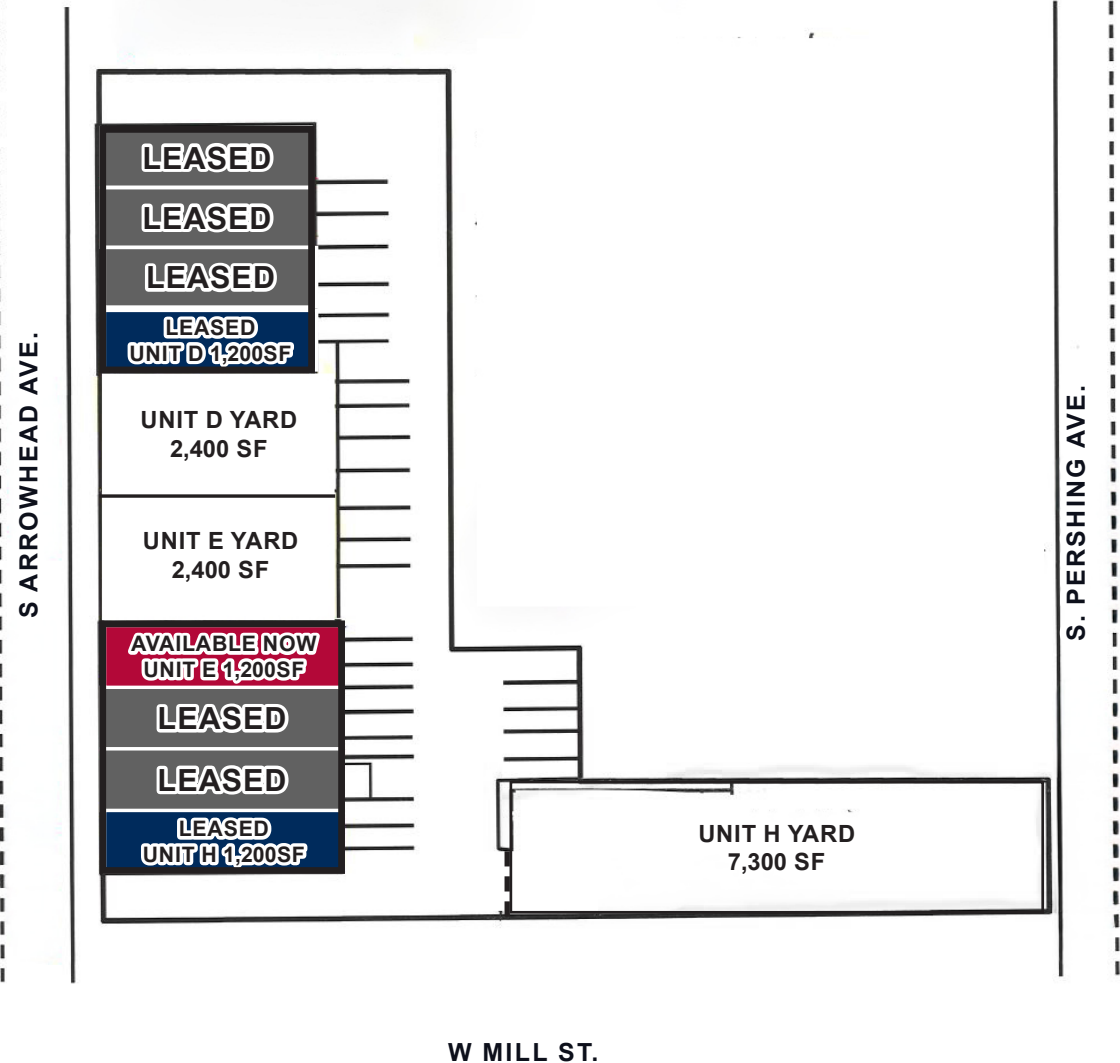
High Exposure
Arrowhead
Avenue Frontage/
Corner Location



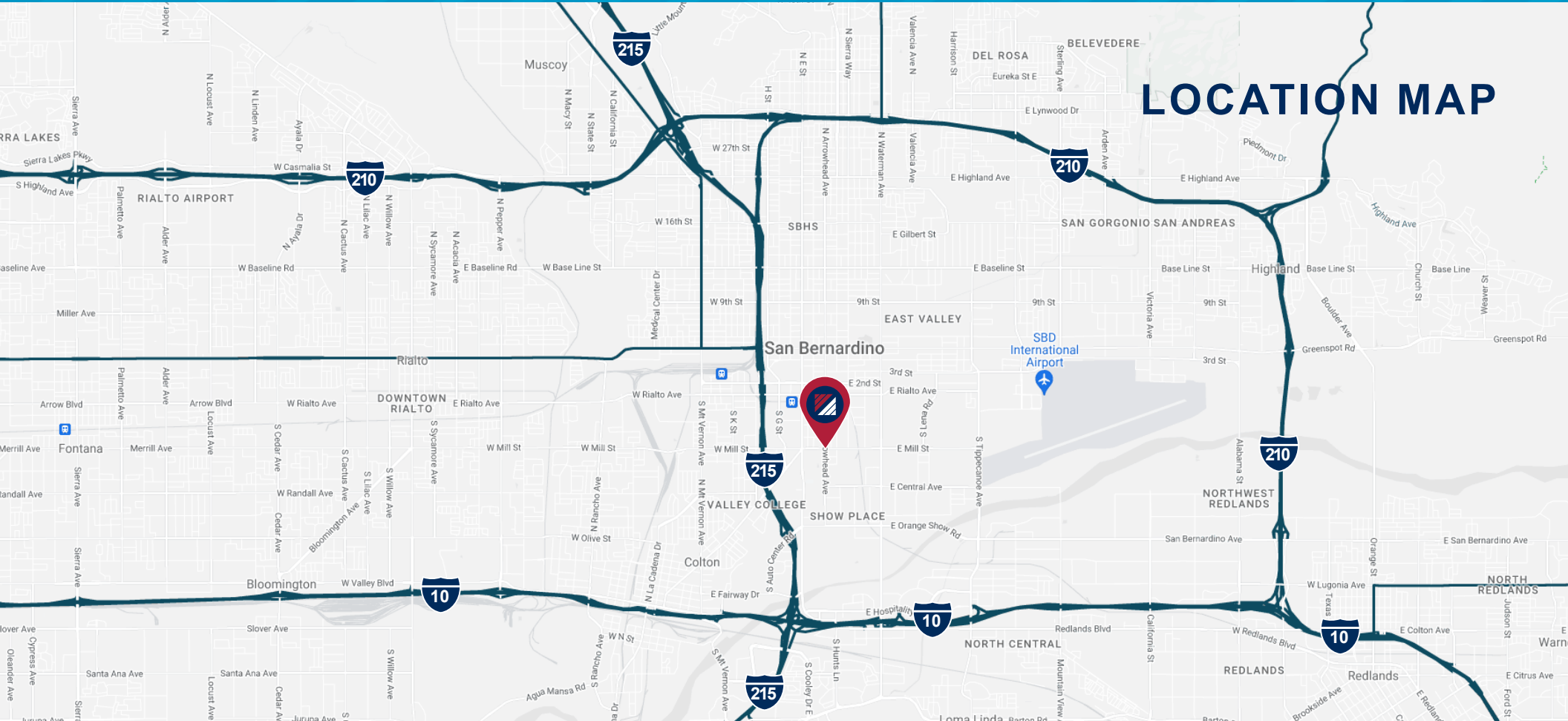
Excellent Freeway
Proximity (215
& 10 Fwys)

LEASE RATES

UNIT D + YARD	LEASED
UNIT E + YARD	\$ 2,500 Per Month Gross / NO CAM
UNIT H + YARD	LEASED



LOCATION MAP



DESTINATIONS	DISTANCE
Ontario	22.8 Mi.
City of Industry	43.9 Mi.
Downtown Los Angeles	60 Mi.
SBD International Airport	3.3 Mi.
Los Angeles Intl. Airport	50 Mi.
Port of Los Angeles	74 Mi.
Port of Long Beach	74 Mi.

DEMOGRAPHICS	1 MI.	5 MI.	10 MI.
2022 Population	5,090	351,909	905,374
2022 Households	1,342	99,927	258,529
2027 Household Projection	1,377	103,684	269,813
Avg Household Income	\$41,518	\$65,299	\$79,486
Median Household Income	\$29,603	\$50,706	\$61,979
Total Specified Consumer Spending (\$)	\$30.8M	\$3B	\$8.6B

AMENITIES MAP

