

# FOR LEASE

## Property Highlights

- ±2,232 SF building (Building is currently being remodeled due to a fire)
- ±23,126 SF lot
- Great traffic exposure on N. Waterman Avenue
- 20 free surface parking spaces
- ±86 feet frontage on N. Waterman Avenue
- Great corner location
- Asking Lease Rate: \$6,500.00/month

## 905 N. WATERMAN AVENUE, SAN BERNARDINO, CA

**ALICIA HORNYAK**  
909.253.7250  
aliciah@cbcsocalgroup.com  
CalBRE # 01820864

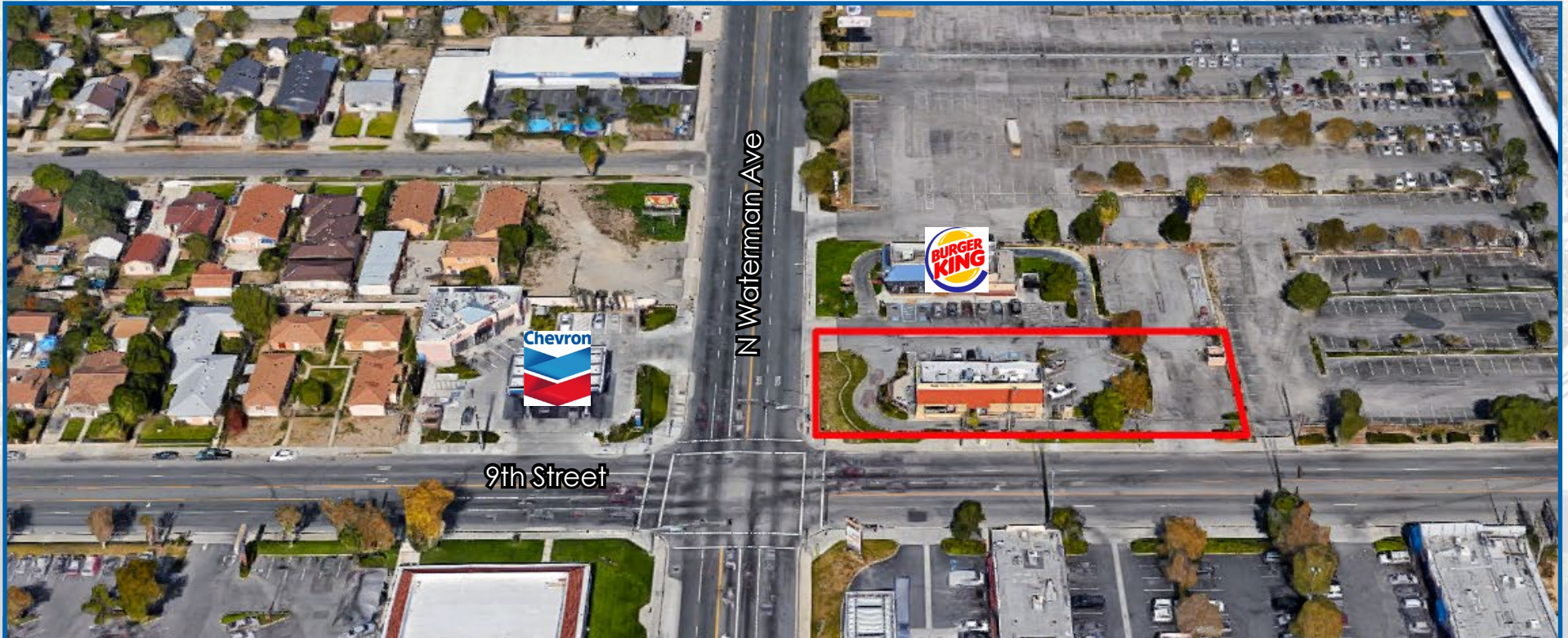
**RICK LAZAR**  
909.283-7101  
rickl@cbcsocalgroup.com  
CalBRE # 00549349

**SPENCER HULL**  
909.283-7102  
spencerh@cbcsocalgroup.com  
CalBRE # 01507542

1200 California Street, Suite 130 | Redlands, CA 92374  
P: 909-793-3600 | F: 951-239-3147  
CalBRE: 01998652 | [www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)



# FOR LEASE | RETAIL BUILDING



## Demographics

	1 Mile	3 Miles	5 Miles
Population 2017:	26,422	151,472	342,932
Population 2022 (Est):	27,381	156,656	354,545
Population Growth 2017-2022:	3.63%	3.42%	3.39%
2017 Average HH Income:	\$32,183	\$41,416	\$51,713

Source: CoStar January 2018

## Traffic Counts

N. Waterman Avenue @ E. 9th Street	18,940 ADT (2010)
E. Base Line Street @ N. Waterman Avenue	26,445 ADT (2016)

# 905 N. WATERMAN AVENUE, SAN BERNARDINO, CA

**ALICIA HORNYAK**  
909.253.7250  
aliciah@cbcsocalgroup.com  
CalBRE # 01820864

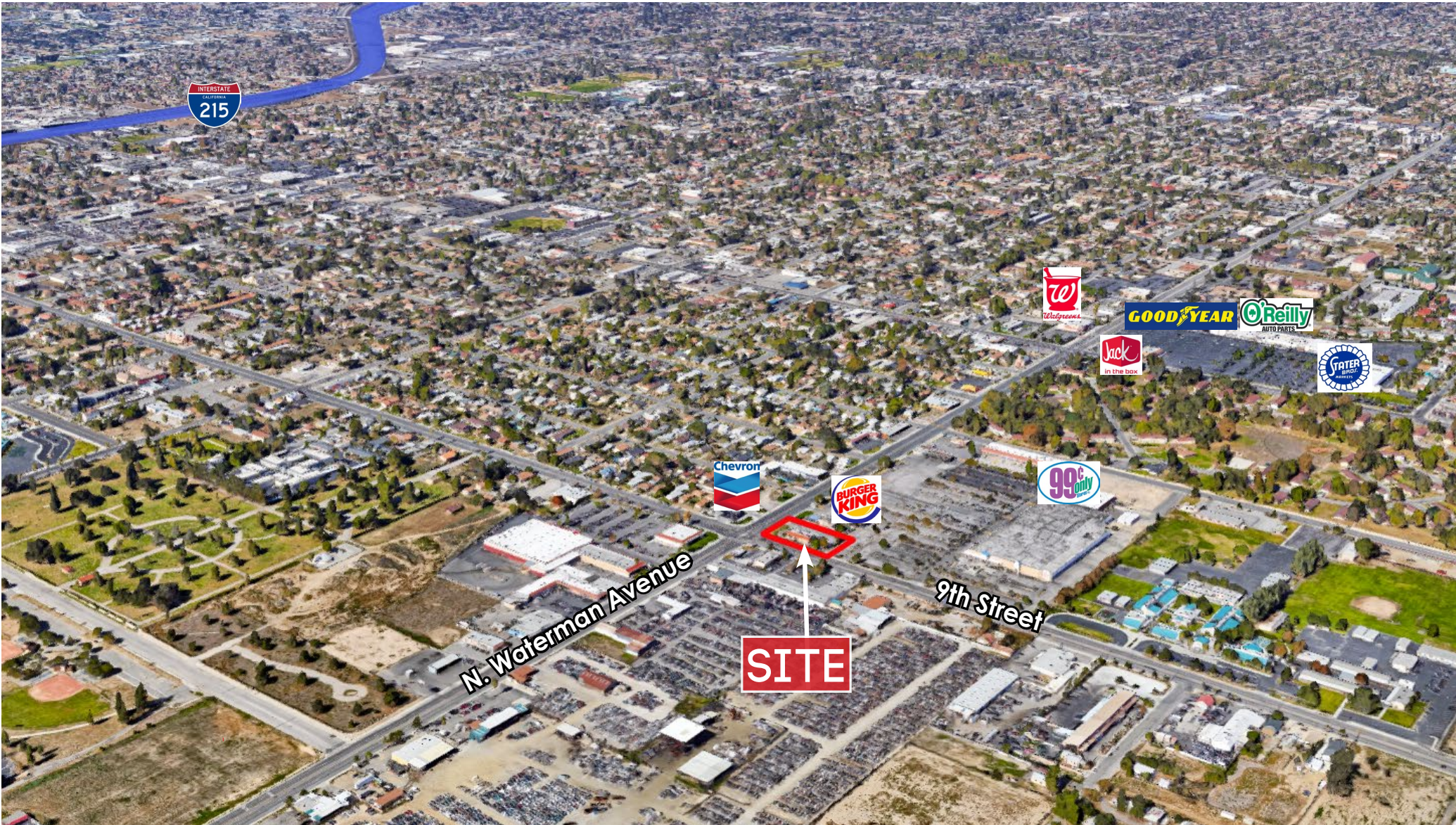
**RICK LAZAR**  
909.283-7101  
rickl@cbcsocalgroup.com  
CalBRE # 00549349

**SPENCER HULL**  
909.283-7102  
spencerh@cbcsocalgroup.com  
CalBRE # 01507542

1200 California Street, Suite 130 | Redlands, CA 92374  
P: 909-793-3600 | F: 951-239-3147  
CalBRE: 01998652 | [www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)



# FOR LEASE | RETAIL BUILDING



## 905 N. WATERMAN AVENUE, SAN BERNARDINO, CA

**ALICIA HORNYAK**  
909.253.7250  
aliciah@cbcsocalgroup.com  
CalBRE # 01820864

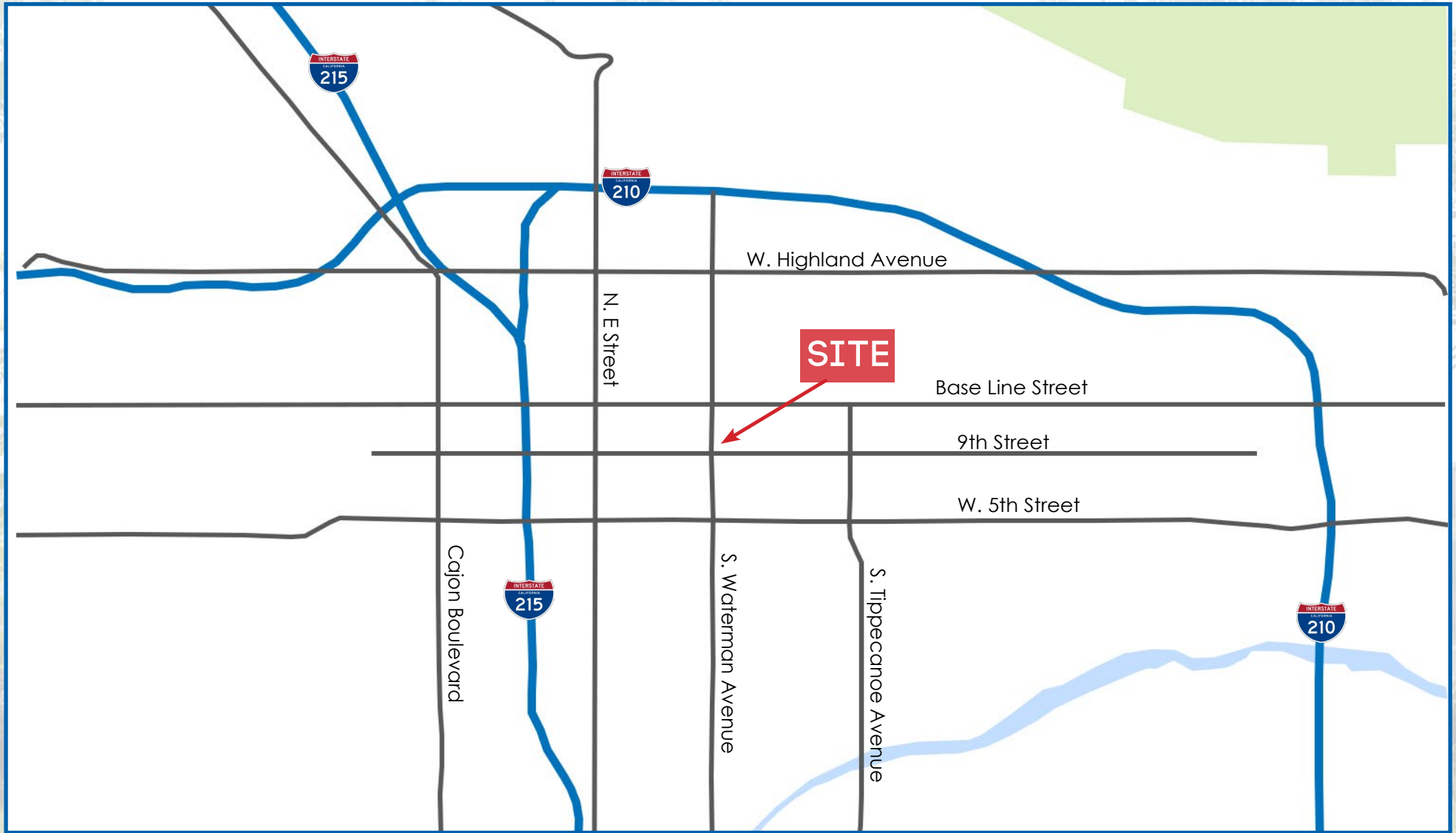
**RICK LAZAR**  
909.283-7101  
rickl@cbcsocalgroup.com  
CalBRE # 00549349

**SPENCER HULL**  
909.283-7102  
spencerh@cbcsocalgroup.com  
CalBRE # 01507542

1200 California Street, Suite 130 | Redlands, CA 92374  
P: 909-793-3600 | F: 951-239-3147  
CalBRE: 01998652 | [www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)



# FOR LEASE | RETAIL BUILDING



## 905 N. WATERMAN AVENUE, SAN BERNARDINO, CA

### **ALICIA HORNYAK**

909.253.7250  
aliciah@cbcsocalgroup.com  
CalBRE # 01820864

### **RICK LAZAR**

909.283-7101  
rickl@cbcsocalgroup.com  
CalBRE # 00549349

### **SPENCER HULL**

909.283-7102  
spencerh@cbcsocalgroup.com  
CalBRE # 01507542

1200 California Street, Suite 130 | Redlands, CA 92374  
P: 909-793-3600 | F: 951-239-3147  
CalBRE: 01998652 | [www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)

