

295 E CAROLINE STREET  
SAN BERNARDINO, CA

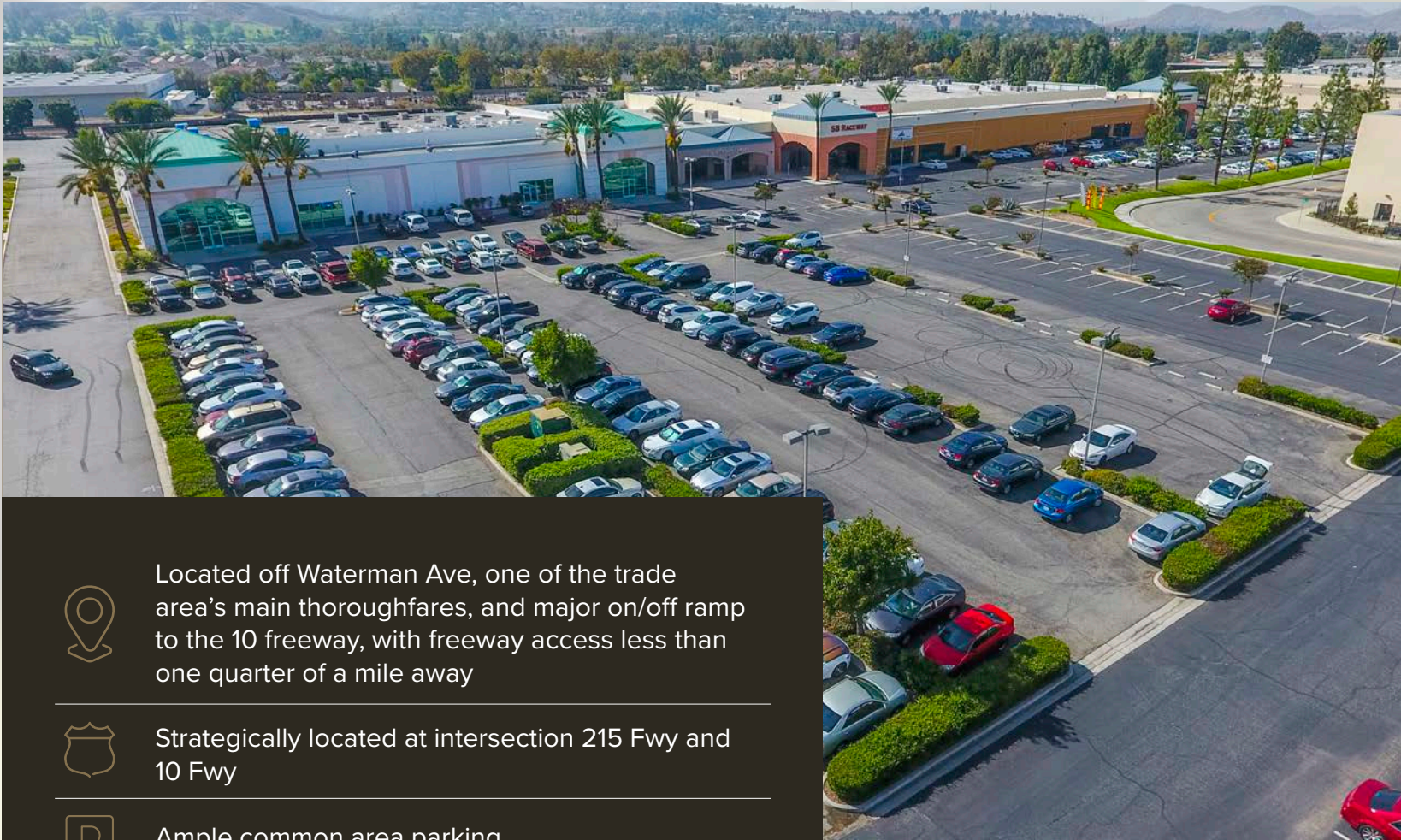
12,055 SF  
FOR LEASE

# THE CLUB CENTER

OFFICE,  
MEDICAL  
AND  
RETAIL  
SPACES



# HIGHLIGHTS



Located off Waterman Ave, one of the trade area's main thoroughfares, and major on/off ramp to the 10 freeway, with freeway access less than one quarter of a mile away



Strategically located at intersection 215 Fwy and 10 Fwy



Ample common area parking



Convenient access to neighboring cities – Colton, Loma Linda, Redlands and Grand Terrace



Location is part of a supporting "campus" for Loma Linda University, who own or operate from more than 11 buildings within ¼ mile of the property

## THE CLUB CENTER

295 E CAROLINE STREET  
SAN BERNARDINO, CA

12,055 SF  
FOR LEASE

# AMENITIES



**237,783**  
**POPULATION**  
 (5 Miles)

**\$92,580**  
**AVG. HH INCOME**  
 (3 Miles)

**27,736**  
**HOUSEHOLDS**  
 (3 Miles)

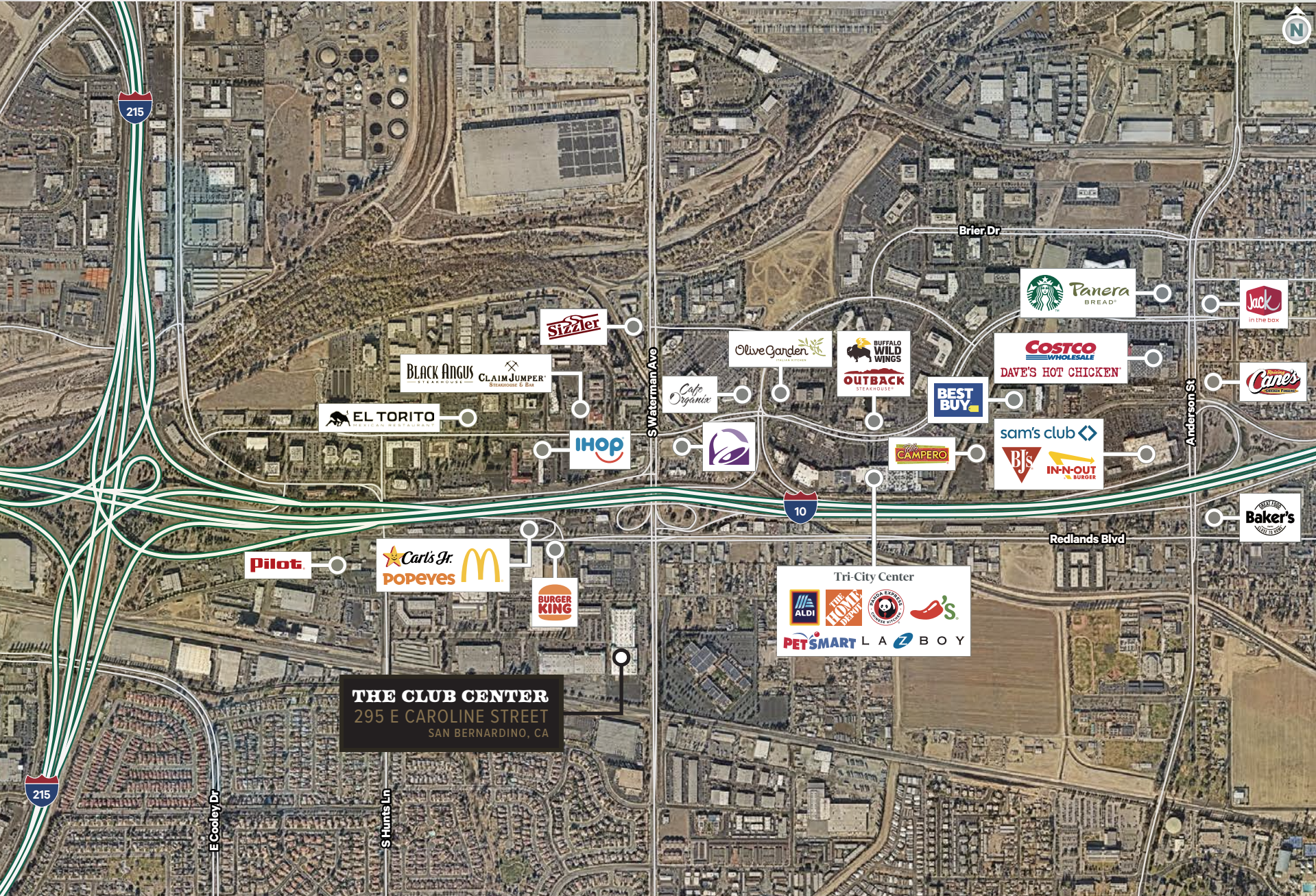
**143,044**  
**POPULATION**  
 (3 Miles)

295 E CAROLINE STREET  
 SAN BERNARDINO, CA

# SITE PLAN



# RETAIL MAP





**FOR MORE INFORMATION, PLEASE CONTACT:**

**BRANDON BEAUCHEMIN**

+1 909 418 2000

[brandon.beauchemin@cbre.com](mailto:brandon.beauchemin@cbre.com)

Lic. 01338753

**CBRE**

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.