

UNIVERSITY TOWN CENTER

±1,336 SF FULLY BUILT OUT BOBA SHOP FOR LEASE

4414 University Pkwy, San Bernardino, CA 92407



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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

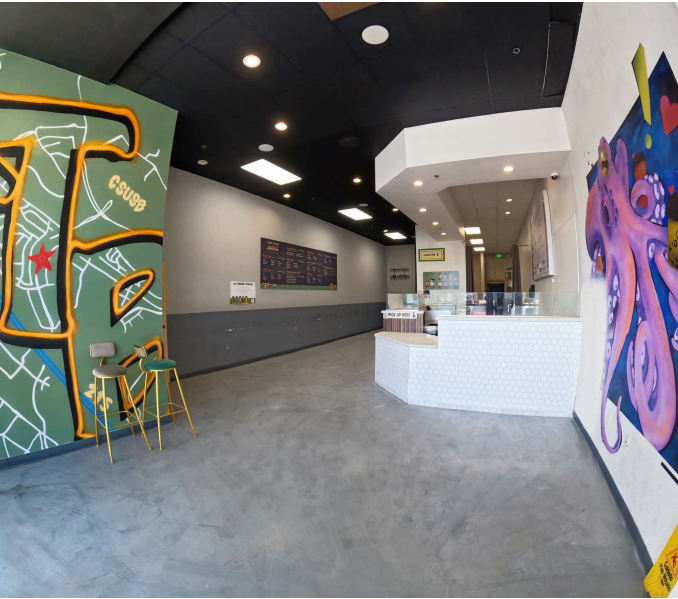
PROPERTY OVERVIEW



HIGHLIGHTS

- ±1,336 SF Second-generation boba shop opportunity. The space is fully built out and offered with existing furniture, fixtures, and equipment (see page 4 for details), creating a streamlined path to opening.
- This Ralphs Grocery Anchored Center sees approximately **2.6M visitors** annually per Placer.ai and is visible to **±27,789 cars per day** along University Parkway.
- Strategically located right off the 215 FWY & University Pkwy, an entry point to Cal State San Bernardino (**19,049 enrolled students**)
- Property serves a daytime population of 34,243 and 83,803 residents within a 3-mile radius
- Space is ideal for a coffee shop, bakery, food, or retail
- Surrounding tenants include Ralphs, LA Fitness, AT&T, Carl's JR, KFC, Starbucks, Dutch Bros, iHOP, McDonald's and others.

±1,336 SF SECOND-GENERATION BOBA SHOP - INTERIOR PHOTOS



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 EXISTING WALLS
 EXISTING WALL
 TO BE REMOVED
 NEW WALLS (5.1)

- 5

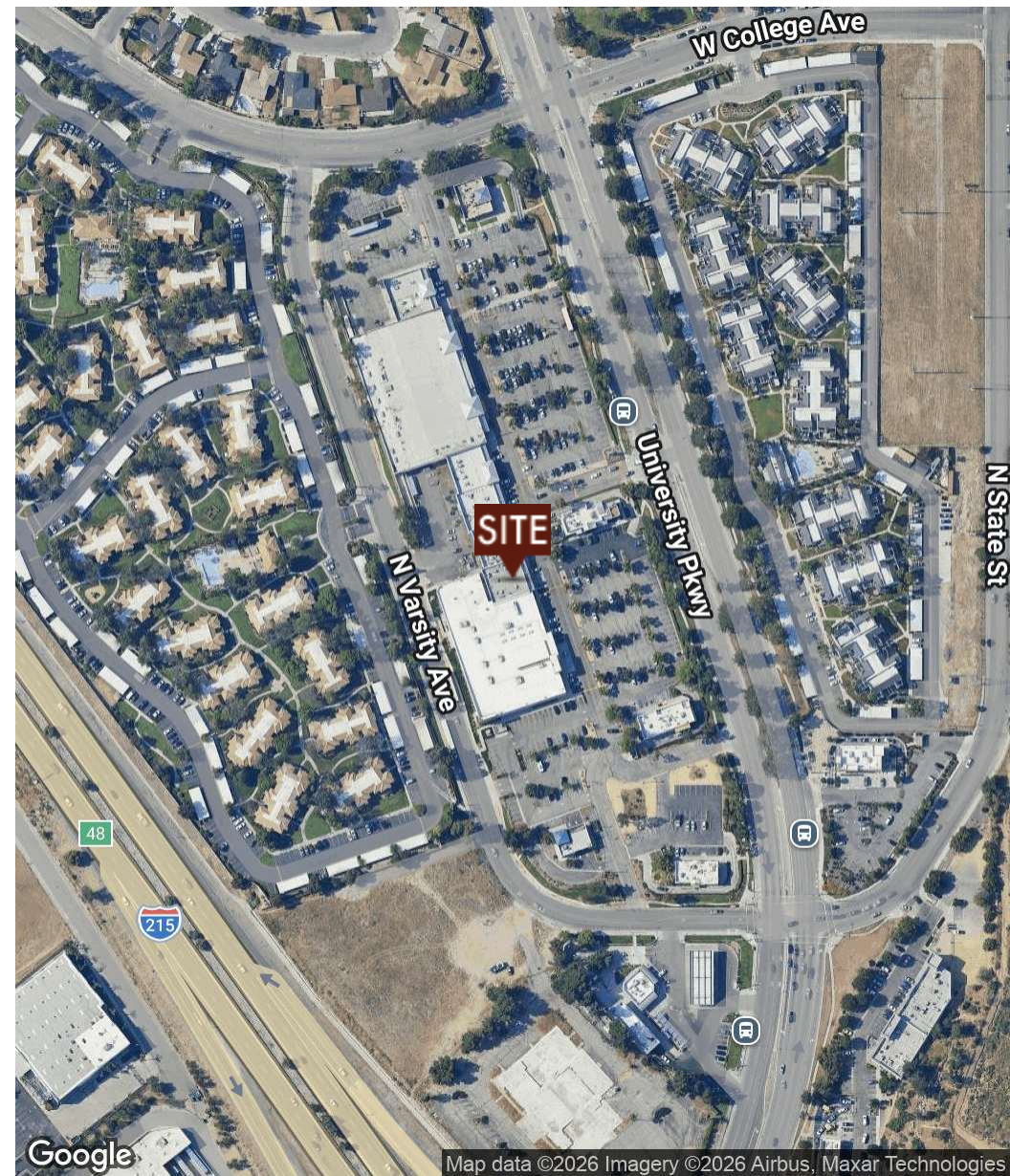
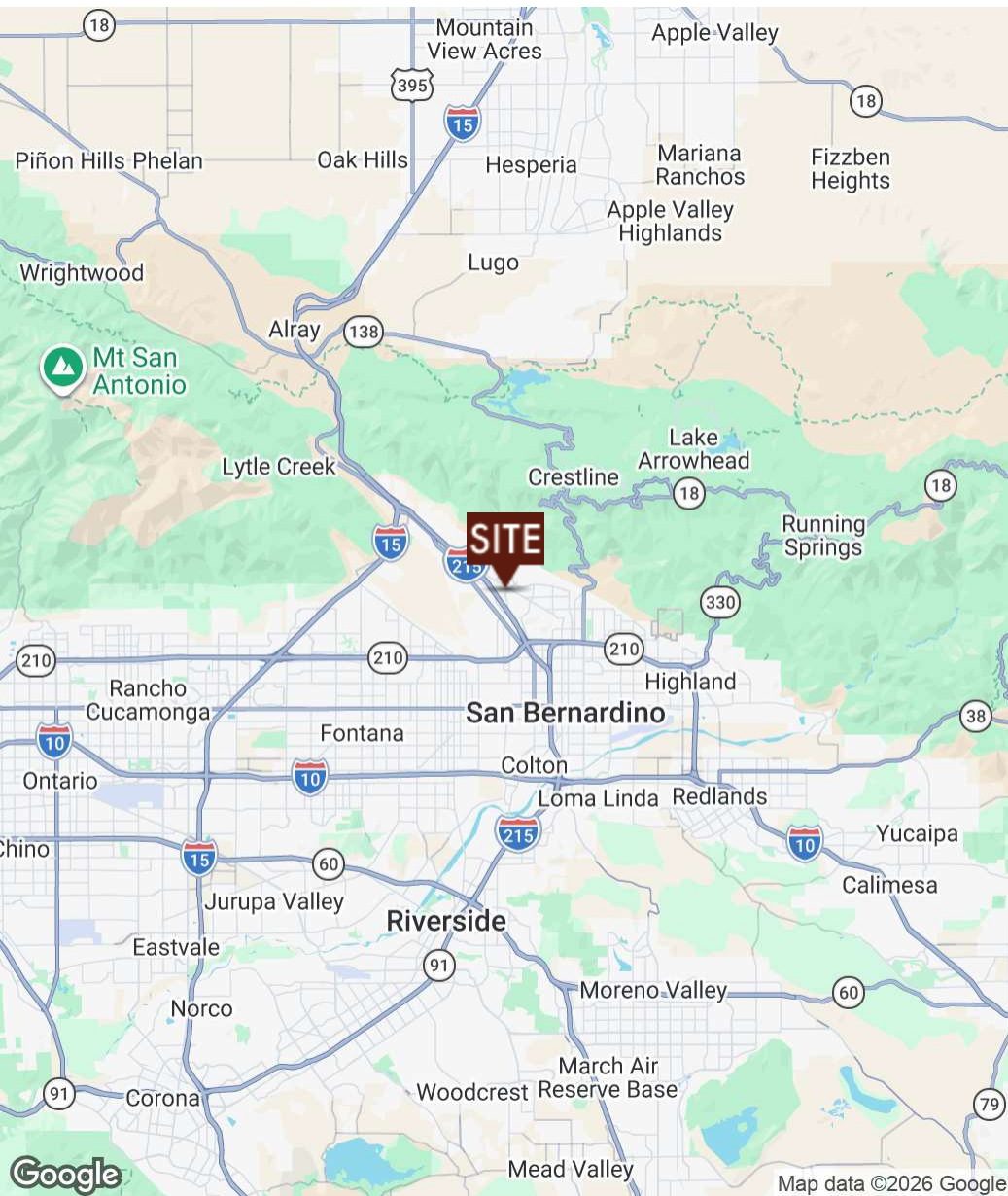
SITE PLAN



RETAILER & TRAFFIC GENERATOR MAP



LOCATION MAPS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	12,094	83,803	240,215
2025 Median Age	29.8	31.2	31.4
2025 Total Households	3,587	23,950	67,013
2025 Average Household Size	3.3	3.4	3.5
<u>INCOME</u>			
2025 Average Household Income	\$96,960	\$98,751	\$98,819
2025 Median Household Income	\$86,987	\$82,250	\$81,369
2025 Per Capita Income	\$28,955	\$28,384	\$27,710
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	268	1,408	4,655
2025 Total Employees	2,795	10,367	40,227