

Downtown San Bernardino

570 W 4th Street
San Bernardino, CA 92401

Retail & Office Available

REALICORE
Real Estate Group



- High-traffic corner. Retail center w/ office above
- Adjacent to California Theater, 210 FWY, SB Airport, SB City Hall and SB County Block
- Within walking distance to 25,000+ government workers, attorneys and other employees
- Retail sizes range: 1,410 sq. ft. up to 5,460 sq. ft.
- Office sizes range: 248 sq. ft. up to 13,900 sq. ft.
- Plenty of parking in the front and back. 600 space parking lot behind building and 1,000 space parking structure in front of the building.
- Existing ADA bathrooms in retail units.
- Beautiful 12 - 14ft. coffered concrete ceilings & floors.
- Newer HVAC units already installed.
- Newly installed electrical.
- Basement storage space available. Maybe a good space for a speakeasy or photography studio!
- Owner is willing to offer Tenant Improvement (TI) Credit or Build-To-Suit for qualified businesses.



Next to California Theater



7 Retail Ground Floor Units



Elevator-served modern offices



Next to Regal Movie Theater
Plenty of walking traffic



Scan For More Information



Leasing Agent: David Friedman
(909) 810-2108
dfriedman@realicore.com
www.realicore.com



- IDEAL LOCATION OFF OF THE 215 FREEWAY - 363,000 AVERAGE DAILY TRAFFIC COUNT (AADT)
- LOCATED WITHIN WALKING DISTANCE TO 25,000+ DAILY GOVERNMENT EMPLOYEES (CITY, COUNTY AND STATE) DOWNTOWN IS THE COUNTY SEAT / BLOCK. THEY PLAN ON INVESTING HALF A BILLION IN DOWNTOWN IN THE NEXT 10 YEARS. THE COUNTY ALREADY BUILT A NEW DA OFFICE WITH 100+ DAILY EMPLOYEES
- EASY PEDESTRIAN ACCESS WITH OVER 1000 PARKING STRUCTURE SPACES WITHIN LESS THAN A 2 MINUTE WALK
- CITY IS CURRENTLY UPDATING THIER GENERAL PLAN AND SPECIFIC DOWNTOWN PLAN
- CAROUSEL MALL DEVELOPMENT PLANS TO BRING OVER 8,000 UNITS OF HOUSING TO THE CAROUSEL MALL SITE. 14,000+ HOUSING UNITS PLANNED FOR THE ENTIRETY OF DOWNTOWN.
- NEAR CITY HALL, THE SAN BERNARDINO COUNTY BLOCK, 66ERS STADIUM, THE NEW TRANSIT STATION (CONNECTS TO REDLANDS, LOMA LINDA, AND LOS ANGELES) SAN MANUEL'S YAAMAVA CASINO, CSUSB, GATEWAY TO LAKE ARROWHEAD AND BIG BEAR. 10 MINUTES FROM THE SAN BERNARDINO INTERNATIONAL AIRPORT. 24+ BUS STOPS WITHIN A QUARTER MILE OF THE SUBJECT BUILDINGS
- REGAL THEATER IS TOP 10 PERFORMING REGAL THEATER IN THE UNITED STATES
- OPEN YOUR BUSINESS IN THE HISTORIC CORE WITH THE HIGHEST CONCENTRATION OF HISTORIC BUILDINGS IN SAN BERNARDINO

**Subject Property
570 W 4th Street**



THE 5TH STREET GATEWAY DEVELOPMENT IS ALMOST COMPLETE, BRINGING SEVERAL NATIONAL AND INTERNATIONAL BRANDS TO THE "GATEWAY" OF DOWNTOWN SAN BERNARDINO. THIS DEVELOPMENT WILL SPUR MORE DEVELOPMENT IN THE NEARBY AREA AND MAKES DRIVING INTO DOWNTOWN SAN BERNARDINO A GREAT EXPERIENCE.

THIS MAKES DOWNTOWN A DESTINATION WHERE CARS CAN STOP OFF THE FREEWAY, LOAD UP ON GAS OR CHARGE THEIR CAR AND THEN HEAD ON TO DOWNTOWN FOR A BITE TO EAT OR TO EXPERIENCE A SHOW AT THE CALIFORNIA THEATER. HIGH-END FINISHES.



Age

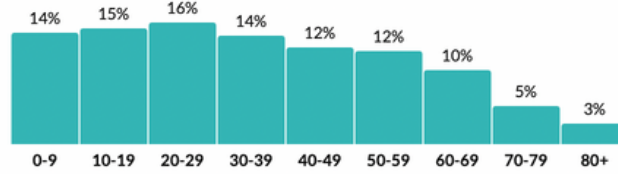
33.6

Median age

about 90 percent of the figure in California: 36.7

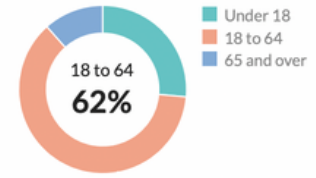
about 90 percent of the figure in United States: 38.2

Population by age range



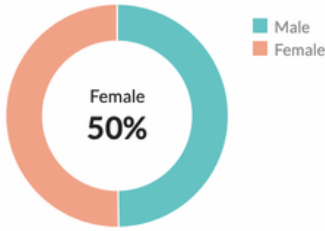
Show data / Embed

Population by age category



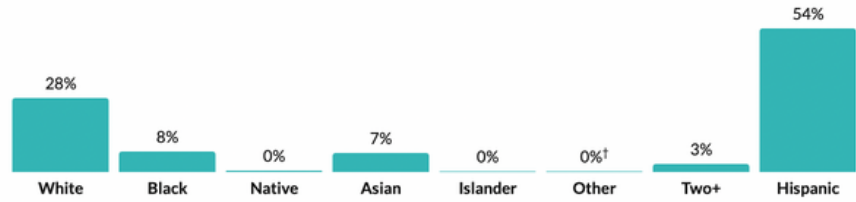
Show data / Embed

Sex



Show data / Embed

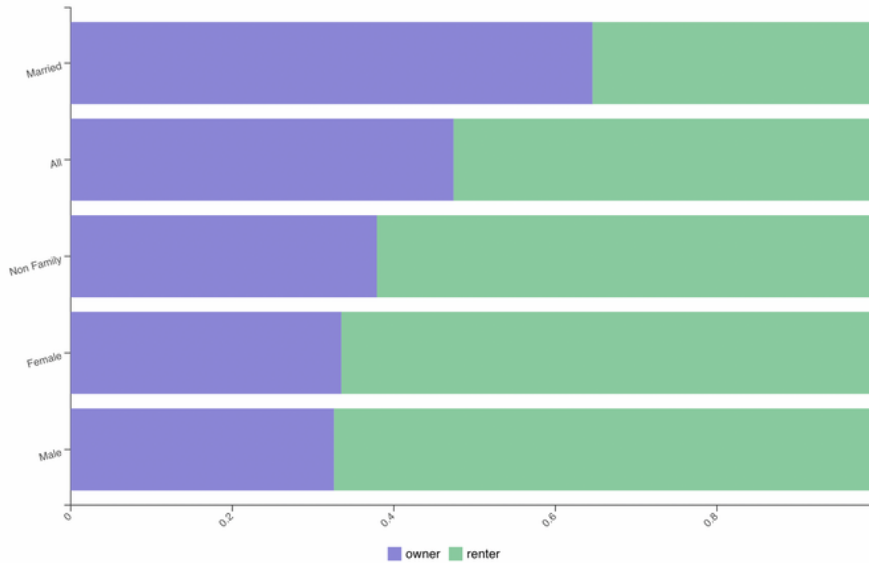
Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Show data / Embed

San Bernardino Renter vs Owner Occupied by Household Type



San Bernardino Household Types

CSV JSON

Type	Owner	Renter
Male	32.6%	67.4%
Female	33.5%	66.5%
Non Family	37.9%	62.1%
All	47.4%	52.6%
Married	64.6%	35.4%

47.4% Rate of Home Ownership

Transportation to work

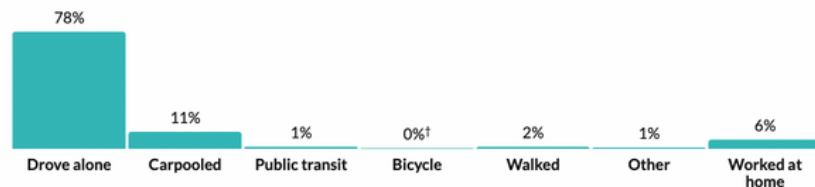
32.3 minutes

Mean travel time to work

about 10 percent higher than the figure in California: 29.8

about 20 percent higher than the figure in United States: 26.9

Means of transportation to work



* Universe: Workers 16 years and over

Show data / Embed

DTSB, the Transportation Hub

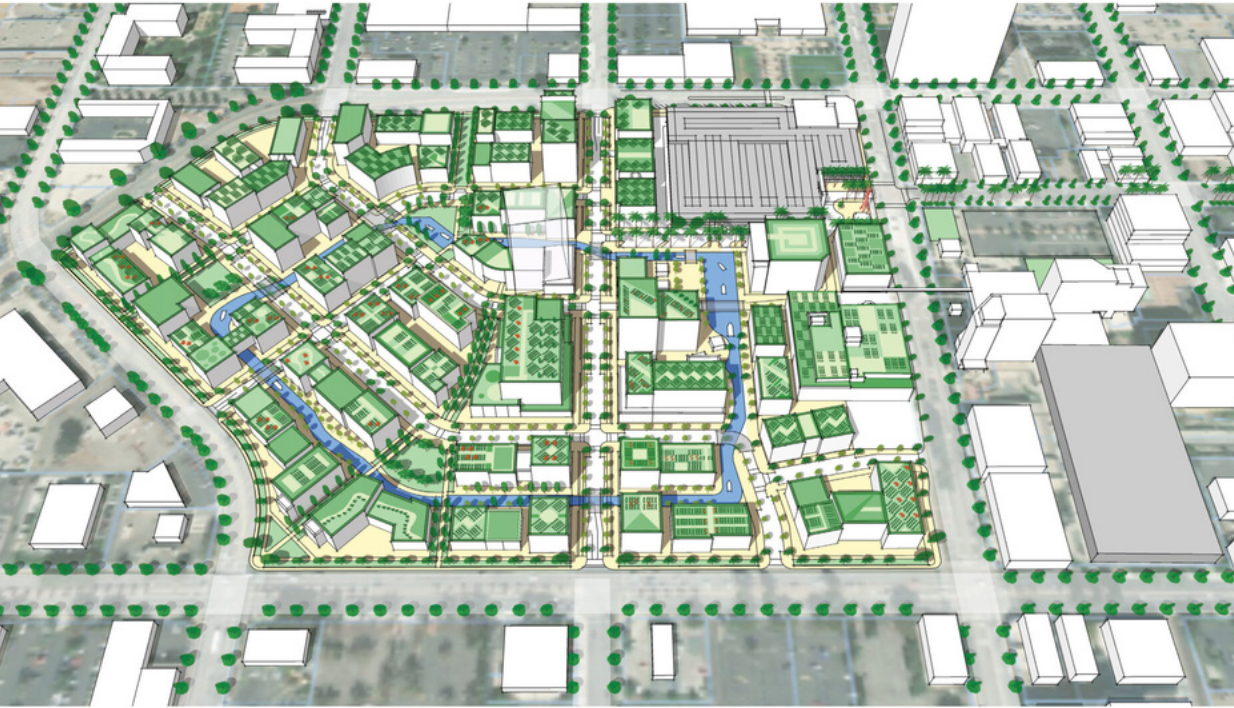


San Bernardino is the logistics hub of the Inland Empire. With that status, comes major transportation infrastructure improvements:

- San Bernardino International Airport houses mission critical cargo facilities for major companies such as: Amazon, Mattel, Stater Bros, Pepsico, Fedex, San Manuel, JB Hunt and others. Tesla is opening a warehouse in San Bernardino as well.
- In 2022, San Bernardino International Airport started its first passenger flights. We now have direct flights to San Francisco, New York and Mexico!
- In 2015, San Bernardino opened the new Transit Center in Downtown. Over 25 bus routes converge at this location with more being added yearly.
- The sbX bus, which is a rapid transit bus that runs from CSUSB to Loma Linda University has several drop off points in Downtown San Bernardino including the Transit Center and one right in front of our building meaning we have strong access to college students and medical professionals.

The Arrow is an electric pedestrian train (First of its kind in America) that has several stops including University of Redlands, Downtown Redlands, ESRI, the San Bernardino Transit Center, and the Santa Fe Train Depot.

Conceptual Site Plan - Inland Empire Riverwalk Experience



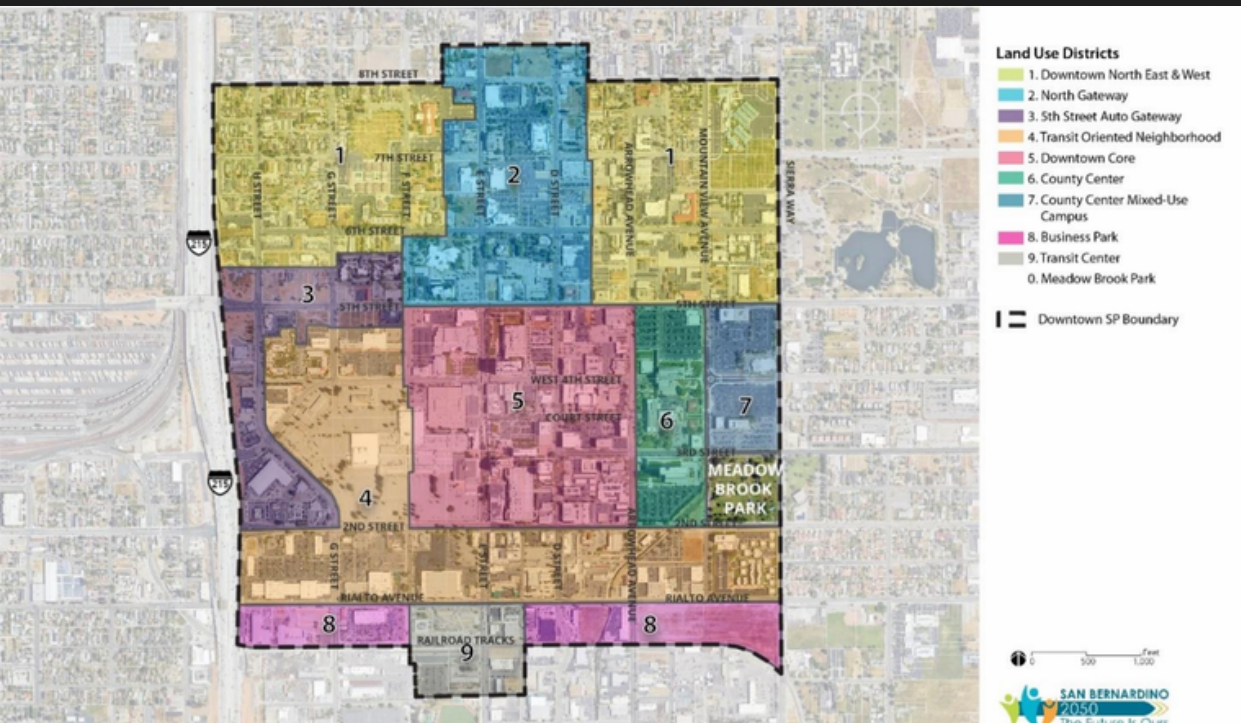
In review of the City's 2009 Vision Plan, we concur that the inclusion of water into the downtown fabric could be a great amenity and a distinguishing feature of the downtown revitalization.

We propose a genuine Riverwalk that loops through the new development and has a strategic adjacency to the west extension of Court Street. Our vision includes a central lagoon with boat rentals and gondola rides. Slow footpaths would meander along the water's edge. In places where water flows through the middle of development blocks, the adjacent buildings will be designed to have two active frontages, street side and water side.

The value of such an attraction cannot be overstated. The Riverwalk will enliven downtown with enviable cultural and economic activities. It will also help San Bernardino achieve its ambition to become the prime urban destination for the Inland Empire.

Above: RDICO's conceptual plan for the new Carousel Mall Development which will be right across the street from these buildings.

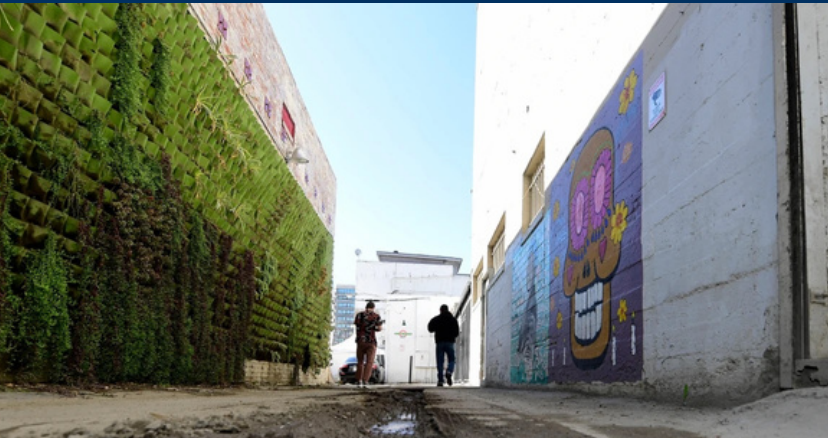
Below: Image of the new Downtown Specific Plan being created to change Downtown's zoning to a more form based code, increase density and promote pedestrian activity.



The 4th Street Alley Grant

Downtown San Bernardino alley gets \$720,000 investment to become a 'destination'

The state funds will enhance efforts to beautify 4th Street Alley in the Historic Arts District



David Friedman (left) and Jose Chiprez (right), who are both local business owners in San Bernardino, stand in blighted alley on 4th Street between D and E streets Monday, Mar. 7, 2022. San Bernardino has received more than \$720,000 from the state to beautify the alley. The project includes adding outdoor lighting, building a stage, planting trees, installing an automatic gate and bench and table sets, and building a neo arched sign across the alley entrance. (Photo by Will Lester, Inland Valley Daily Bulletin/SCNG)

The \$720,000 grant will beautify the area attracting more community investment, businesses and pedestrians to the area. Between the murals, sculptures, stage for music, plants and seating, there will be something for everyone.






 **REALICORE**
Real Estate Group


395 N E STREET, SUITE 104,
SAN BERNARDINO, CA 92401



DAVID FRIEDMAN

 DFRIEDMAN@REALICORE.COM

 (909) 810 2108

 CA DRE# 01909018

WWW.REALICORE.COM