

COMMUNITY RETAIL FOR LEASE



OFFERING SUMMARY

Lease Rate: \$0.78 SF/month (MG)

Building Size: 9,325 SF

Available SF: 6,325 - 9,325 SF

PROPERTY OVERVIEW

LOW, LOW price - lowest in the market! Not a teaser rate. Great street visibility and pole sign available. About 6,325 square feet on main level with loading docks and about 3,000 square feet on second level. \$7,273.75/9,325 sf = \$0.78 per foot per month.

PROPERTY HIGHLIGHTS

- Building and pole signage available
- Easy access from freeways
- Fully air conditioned and heated
- No added cam or NNN

STEVEN D. ROPPEL

909.297.0881
sroppe@gmail.com
CalDRE #01151111

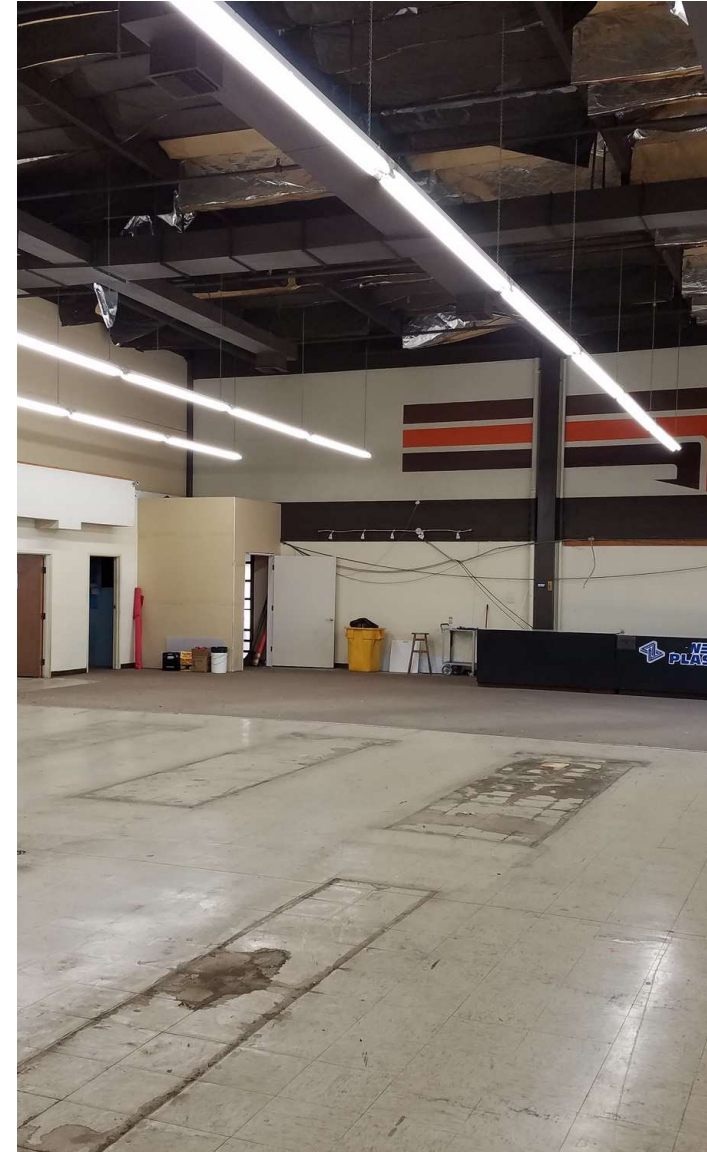
9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

1936 SOUTH E STREET // San Bernardino, CA 92408

ADDITIONAL PHOTOS



STEVEN D. ROPPEL
909.297.0881
sroppe@gmail.com
CalDRE #01151111

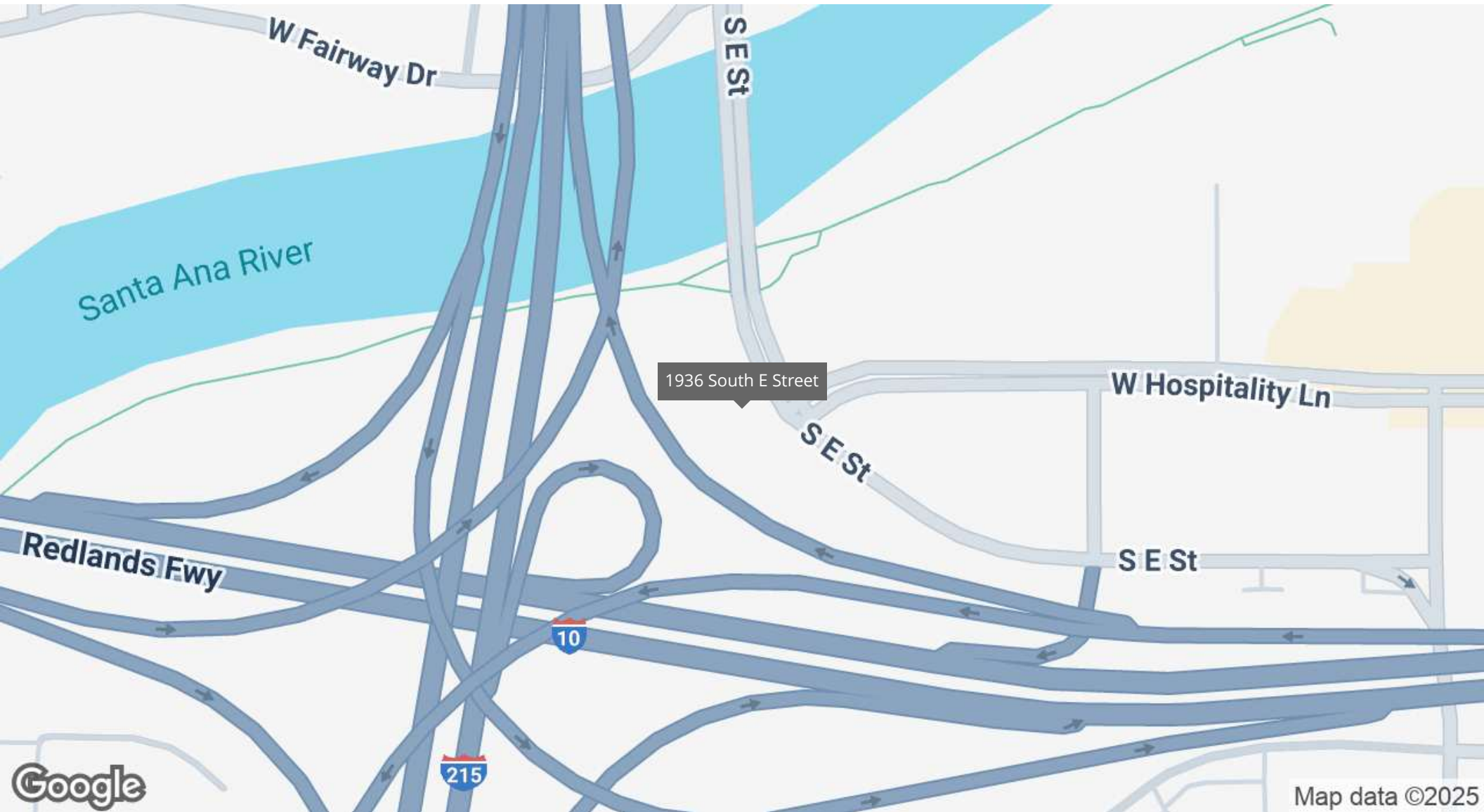
9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

LOCATION MAP



STEVEN D. ROPPEL
909.297.0881
sroppe@gmail.com
CalDRE #01151111

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealstate.com



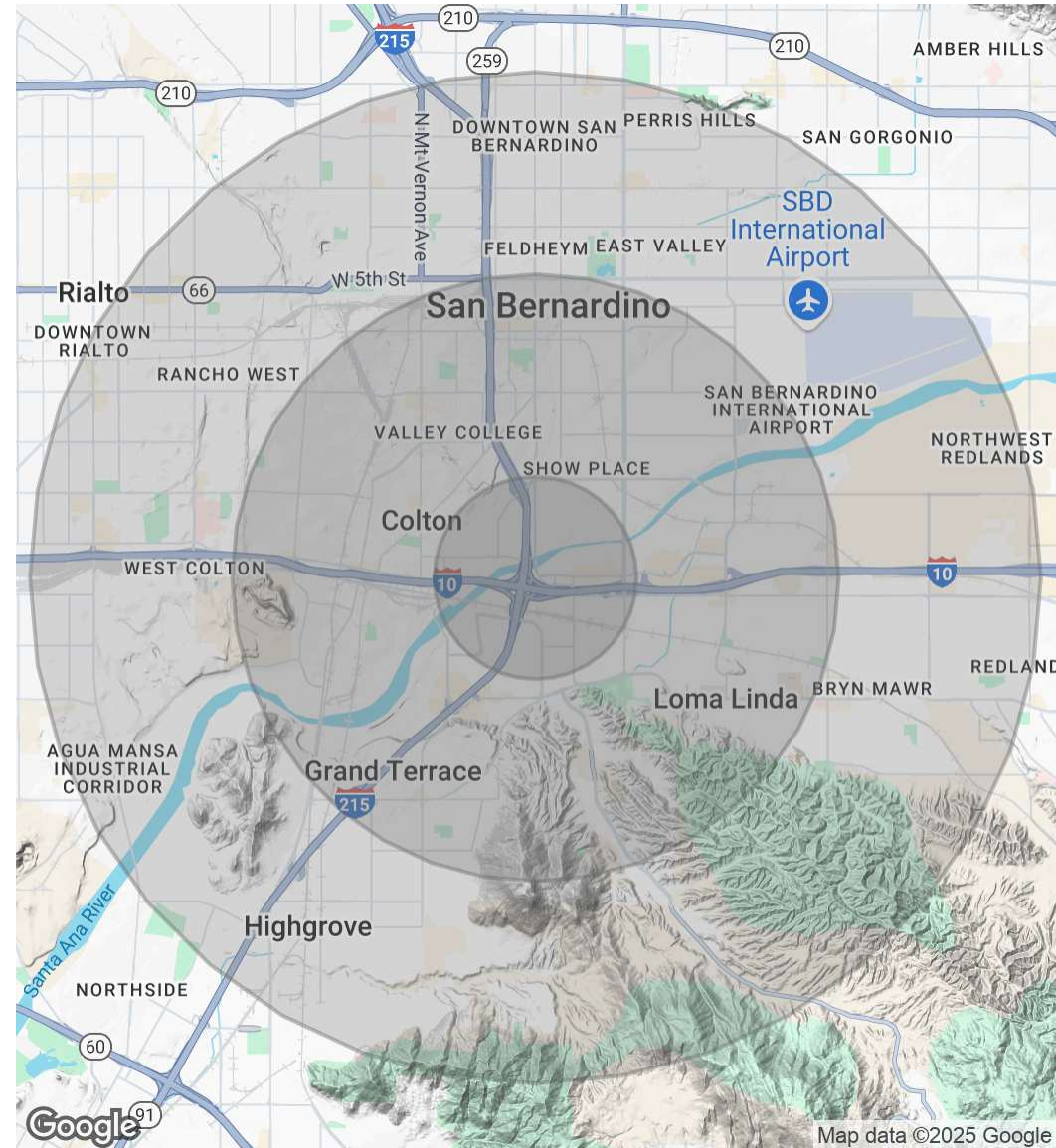
COMMERCIAL REAL ESTATE

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,754	91,587	252,953
Average Age	32.7	34.1	32.2
Average Age (Male)	31.1	33.9	31.5
Average Age (Female)	35.9	34.7	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,549	31,732	80,016
# of Persons per HH	3.0	2.9	3.2
Average HH Income	\$75,031	\$60,137	\$60,744
Average House Value	\$279,411	\$253,099	\$244,229

2020 American Community Survey (ACS)



STEVEN D. ROPPEL
 909.297.0881
 sproppel@gmail.com
 CalDRE #01151111

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



ALLIED
 COMMERCIAL REAL ESTATE