

FOR LEASE

# San Bernardino Center

499 W Orange Show Rd | San Bernardino, CA 92408



## Co-Anchor & Pad Opportunities

37,367 SF (Expandable to ±80K SF)  
Co-Anchor Available

2,200 SF  
Proposed Pad Drive-Thru

## DESCRIPTION

- Prominent co-anchor opportunity adjacent Target
- Immediate access to I-215 Freeway (approx. 178k CPD) on/off-ramp
- Super regional positioning just north of I-10 & I-215 Fwy interchange
- Surrounded by very strong daytime population
- Close proximity to Inland Center Mall, one of San Bernardino's major retail hubs

## TRAFFIC COUNTS

W. Orange Show Rd

10 Fwy

215 Fwy

Source: Costar

approx. 12,500 cpd

approx. 239,100 cpd

approx. 178,000 cpd

## CONTACT

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## EST. DEMOGRAPHICS

### 3 Mile

Population	109,434
Avg Household Income	\$75,401
Daytime Population	84,911

### 5 Miles

Population	203,169
Avg Household Income	\$87,404
Daytime Population	56,645

### 10 Miles

Population	631,278
Avg Household Income	\$110,168
Daytime Population	182,457

\*Source: Esri

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### Site

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