

**165 W. Hospitality Lane, San Bernardino, CA 92408**



## **RETAIL, OFFICE, AND FLEX SPACE FOR LEASE IN HOSPITALITY CENTER**

**UNITS RANGING FROM 300SF - 1,150 SF - 1,550 SF - 2,700 SF**

Below-market rental rates with no additional NNN charges

Retail, office, and flex/storage units available

Convenient access to the 10 freeway and 215 freeway

Excellent visibility and access from Hospitality Lane, Commercial center, and Hunts Lane

On-site parking with convenient, exterior access direct to all units

Under new ownership and management

Surrounded by plenty of restaurants, offices, hotels, and other amenities

Adjacent to County of San Bernardino office buildings

Located in the high-demand Hospitality Submarket

Promotions and incentives available to new tenants

Most units have pedestrian access from Hospitality Lane and roll-up doors opening to the parking lot

Executive office suites available (internet and utilities included)

**OFFERED BY:**

**JOSH BEROUKHIM**

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Josh@BridgeRE.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**BRIDGE**  
PROPERTIES  
Real Estate Investments

# LOCATION DESCRIPTION:

165 W. Hospitality Lane, San Bernardino, CA 92408



Located in the heart of San Bernardino, CA, Hospitality Center stands as a prime destination for businesses seeking a prestigious address in a dynamic location. This versatile retail/office/flex building is situated within a bustling commercial district, surrounded by a vibrant mix of shops, dining, and professional services. With its easy access to major transportation routes, including the I-10 and I-215 freeways, it offers unparalleled connectivity to

the greater Los Angeles area, Inland Empire, and beyond. The property benefits from high visibility, high traffic counts, on-site parking, and ground-floor access to all units, making it an ideal spot for companies looking to enhance their brand presence and accessibility. Whether for retail, office, or industrial/flex use, 165 W Hospitality Lane offers a unique opportunity to be part of San Bernardino's thriving business community.

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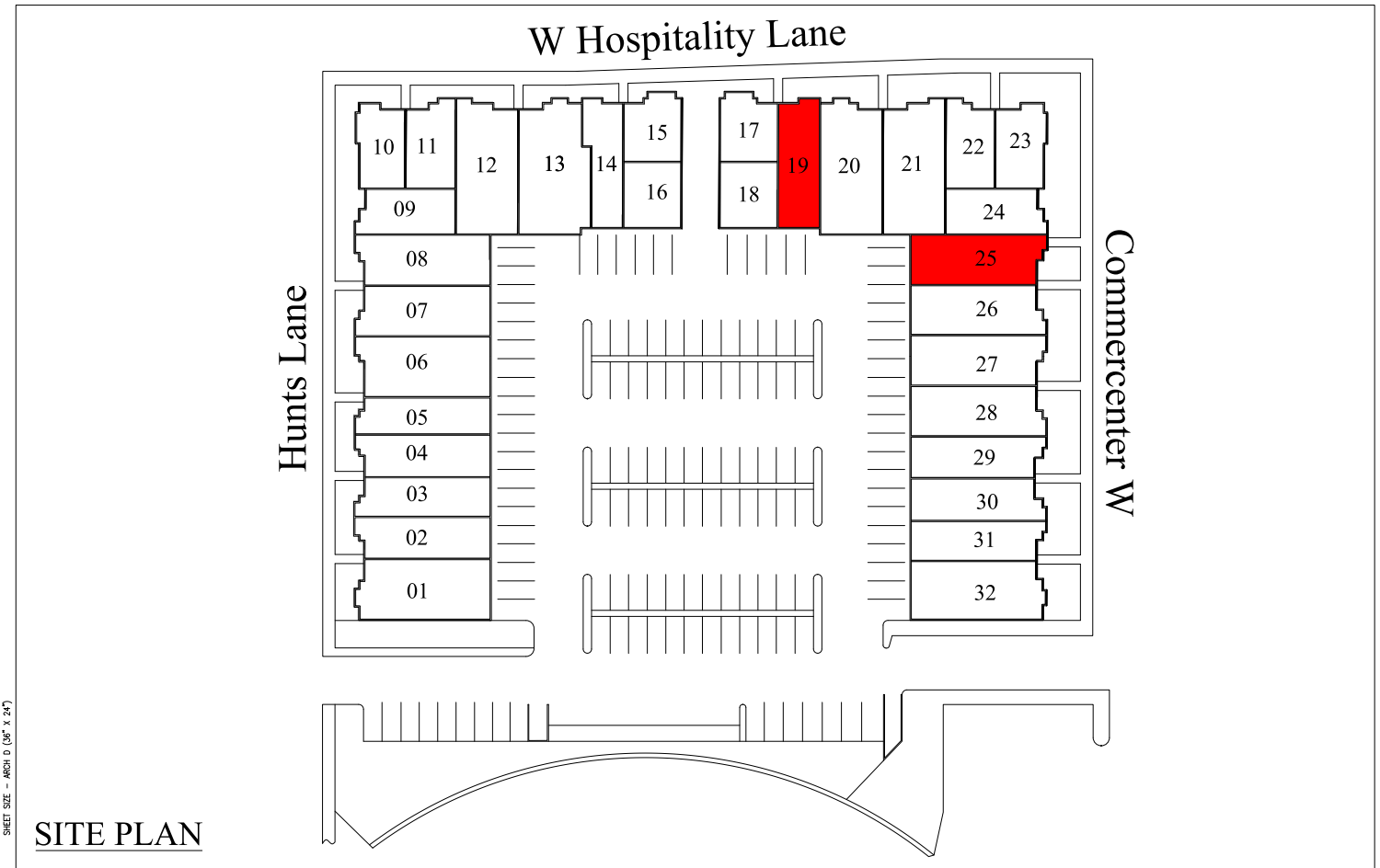
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# DEMOGRAPHICS

165 W. Hospitality Lane, San Bernardino, CA 92408

Population			
	2 mile	5 mile	10 mile
2010 Population	33,474	242,832	911,701
2023 Population	36,721	264,224	977,476
2028 Population Projection	37,245	267,523	984,773
Annual Growth 2010-2023	0.7%	0.7%	0.6%
Annual Growth 2023-2028	0.3%	0.3%	0.2%
Median Age	33.9	33	33.6
Bachelor's Degree or Hi...	25%	16%	18%
U.S. Armed Forces	211	345	920

Population By Race			
	2 mile	5 mile	10 mile
White	23,742	195,537	734,607
Black	4,537	28,360	111,548

Households			
	2 mile	5 mile	10 mile
2010 Households	10,935	69,615	261,427
2023 Households	12,117	76,442	282,846
2028 Household Projection	12,306	77,490	285,246
Annual Growth 2010-2023	0.5%	0.5%	0.3%
Annual Growth 2023-2028	0.3%	0.3%	0.2%
Owner Occupied House...	4,248	35,004	154,875
Renter Occupied House...	8,058	42,486	130,371
Avg Household Size	3	3.3	3.4
Avg Household Vehicles	2	2	2
Total Specified Consume...	\$344.2M	\$2.3B	\$9.4B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$72,324	\$68,773	\$83,209
Median Household Income	\$58,141	\$53,375	\$65,365
< \$25,000	2,066	16,887	48,739
\$25,000 - 50,000	3,298	19,160	59,509
\$50,000 - 75,000	2,222	14,347	51,891
\$75,000 - 100,000	1,897	9,965	40,630
\$100,000 - 125,000	1,206	6,924	29,798
\$125,000 - 150,000	461	3,375	18,766
\$150,000 - 200,000	575	3,583	18,198
\$200,000+	392	2,202	15,315

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# PROPERTY PICTURES

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