

±7.28 Acres of Commercially + Conservation Zoned Land Available for Lease or Sale



**Kenwood Avenue & 15 FWY
San Bernardino, CA 92407**



**171,000 A.D.T.
Traffic Count**

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LOCATION

The subject property is located adjacent to Interstate 15 and Kenwood Avenue, offering exceptional visibility and accessibility, and within 3 miles to Interstate 215 and 210 interchange. This prime location is ideal for a gas station or convenience-oriented retail businesses seeking to capitalize on consistent vehicular traffic and the

JURISDICTION

City of San Bernardino

COUNTY

County of San Bernardino

APN NUMBERS

- 1) 0349 - 071 - 27 - 0000
- 2) 0349 - 071 - 28 - 0000
- 3) 0349 - 071 - 17 - 0000
- 4) 0249 - 102 - 04 - 0000

ZONING

Commercial - Zoning Classification:

Parcels 1, 2 and 3: **CN - Neighborhood Commercial**
Parcel 4: **RC - Resource Conservation**

PLEASE SEE ATTACHED FILES WITHIN PDF FOR
ALLOWED USES.

5 MILE DEMOGRAPHICS

ESTIMATED POPULATION

23,181

AVERAGE HOUSEHOLD INCOME

\$164,774.00

MEDIAN HOME VALUE

\$574,695.00

TOTAL BUSINESSES

379

TOTAL EMPLOYEES

2,411

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PROPOSED SITE PLAN



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