

FOR SALE

± 1 AC OF INDUSTRIAL LAND

737

S. WATERMAN AVE.
SAN BERNARDINO, CA



S. WATERMAN AVE

E. CENTRAL AVE

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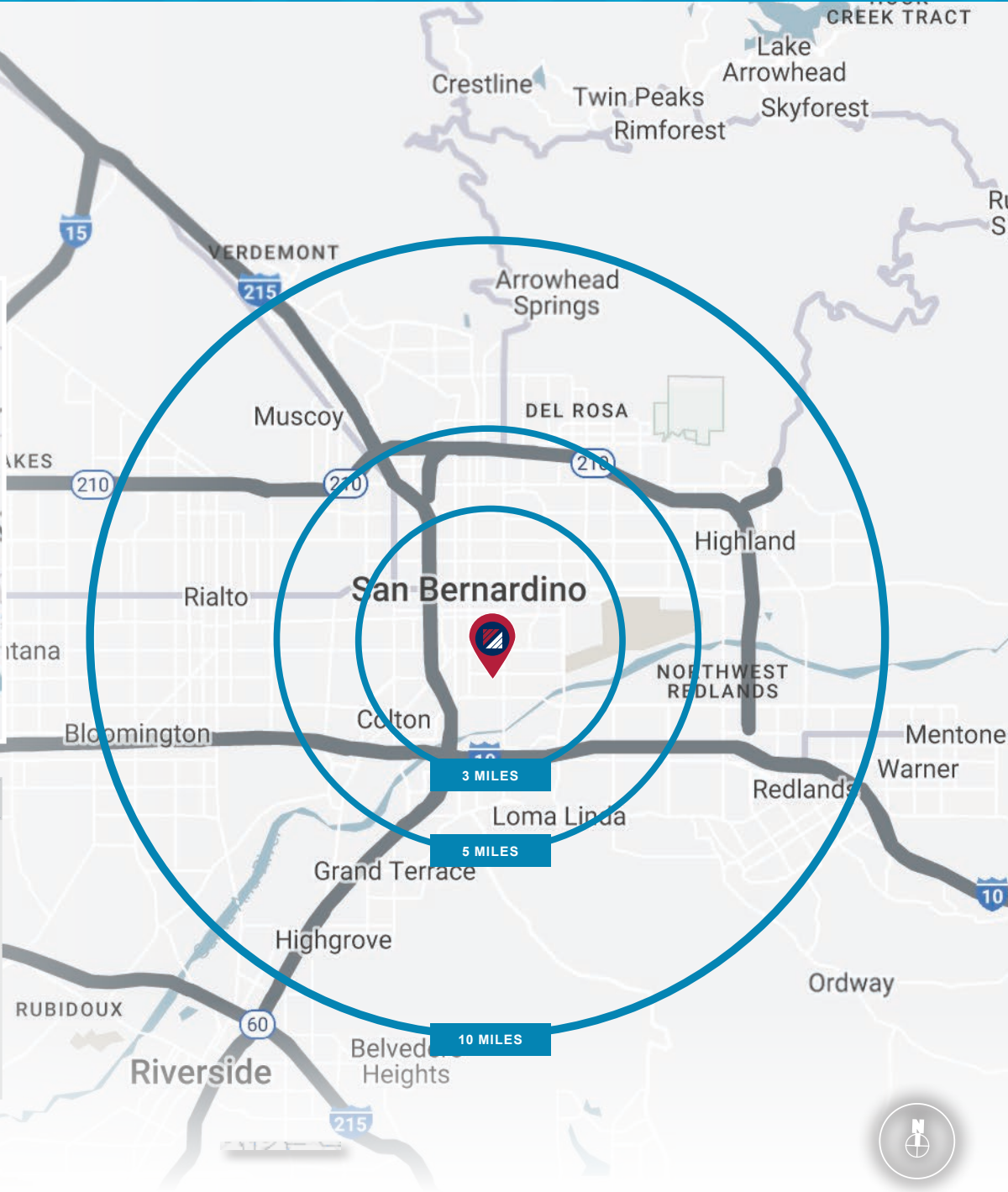
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DAUM
COMMERCIAL REAL ESTATE SERVICES

LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	147,118	327,252	730,917
2023 Population	159,504	351,904	788,036
2028 Population Projection	162,079	357,118	799,437
Avg Household Income	\$59,950	\$71,877	\$87,289
Median Household Income	\$46,857	\$56,426	\$69,460
Total Specified Consumer Spending (\$)	\$1.2B	\$3B	\$7.7B



KOHLER

BURLINGTON COAT
FACTORY WAREHOUSE

KOHL'S DISTRIBUTION
CENTER

KOHL'S DISTRIBUTION
CENTER

215

**SUBJECT
PROPERTY**

TARGET

SBD INTERNATIONAL
AIRPORT

KENCO LOGISTIC SERVICES
/ UPDIKE LOGISTICS

KOMAR DISTRIBUTION
SERVICES

XPO LOGISTICS

AVAILABLE
300,188 SF
GATEWAY SOUTH

KOHL'S E COMMERCE CENTER

AVAILABLE
397,400 SF
GATEWAY SOUTH

AMAZON

AVAILABLE
221,436 SF
GATEWAY SOUTH

LMS LOGISTICS
SOLUTIONS

AMAZON