

TWO OFFICE/RETAIL PADS AVAILABLE

NWQ of E. Hospitality Lane & Harriman Place, San Bernardino, CA 92408



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PROGRESSIVE
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Presented By



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Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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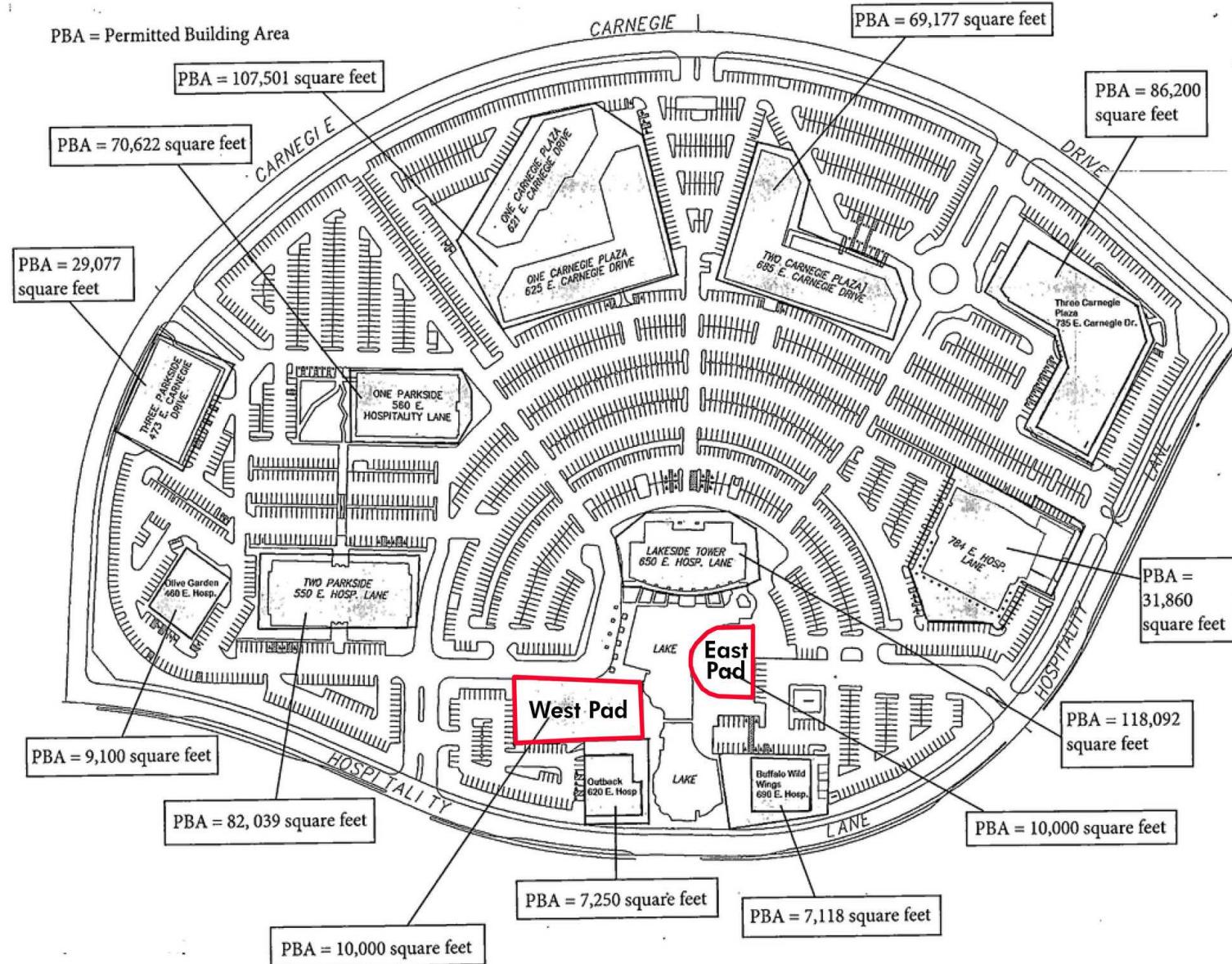
PROPERTY OVERVIEW



HIGHLIGHTS

- Last Remaining Pads in the Hospitality Lane Office/Retail/Vocational District of San Bernardino
- Very Flexible CR-3 Regional Zoning
- Surrounded by over 4 million SF of Office, Retail, Hotels, and college campuses including Azusa Pacific University - Inland Empire Regional Campus, Southeast California College, and Summit College San Bernardino
- Strategically located at the intersection of the I-15 and 215 Freeways
- Accommodate up to 10,000 SF building space on each parcel
- Abundant parking with adjacent office and restaurant properties
- All onsite and offsite improvements completed (buyer / tenant to verify)
- Lakefront Visibility

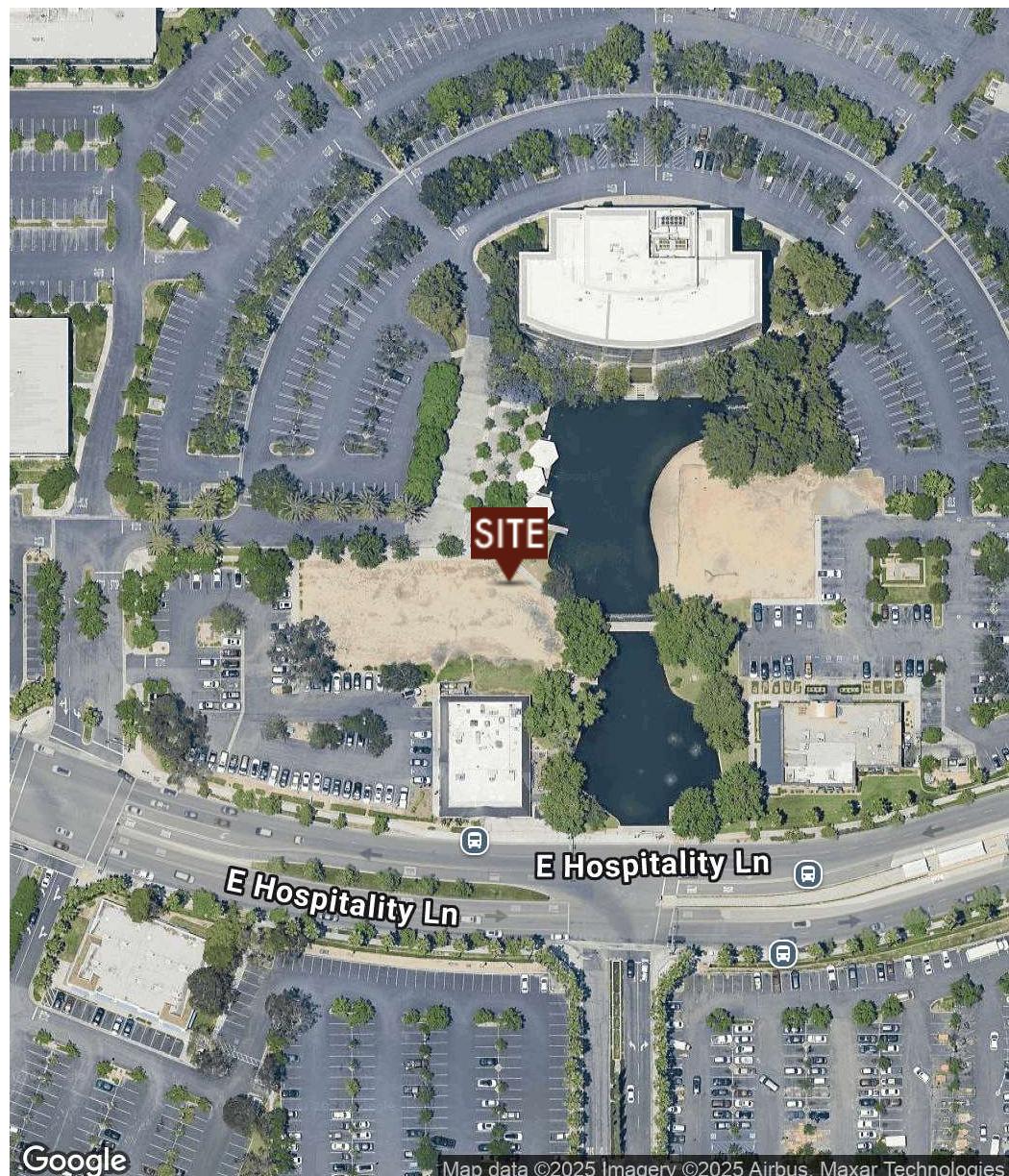
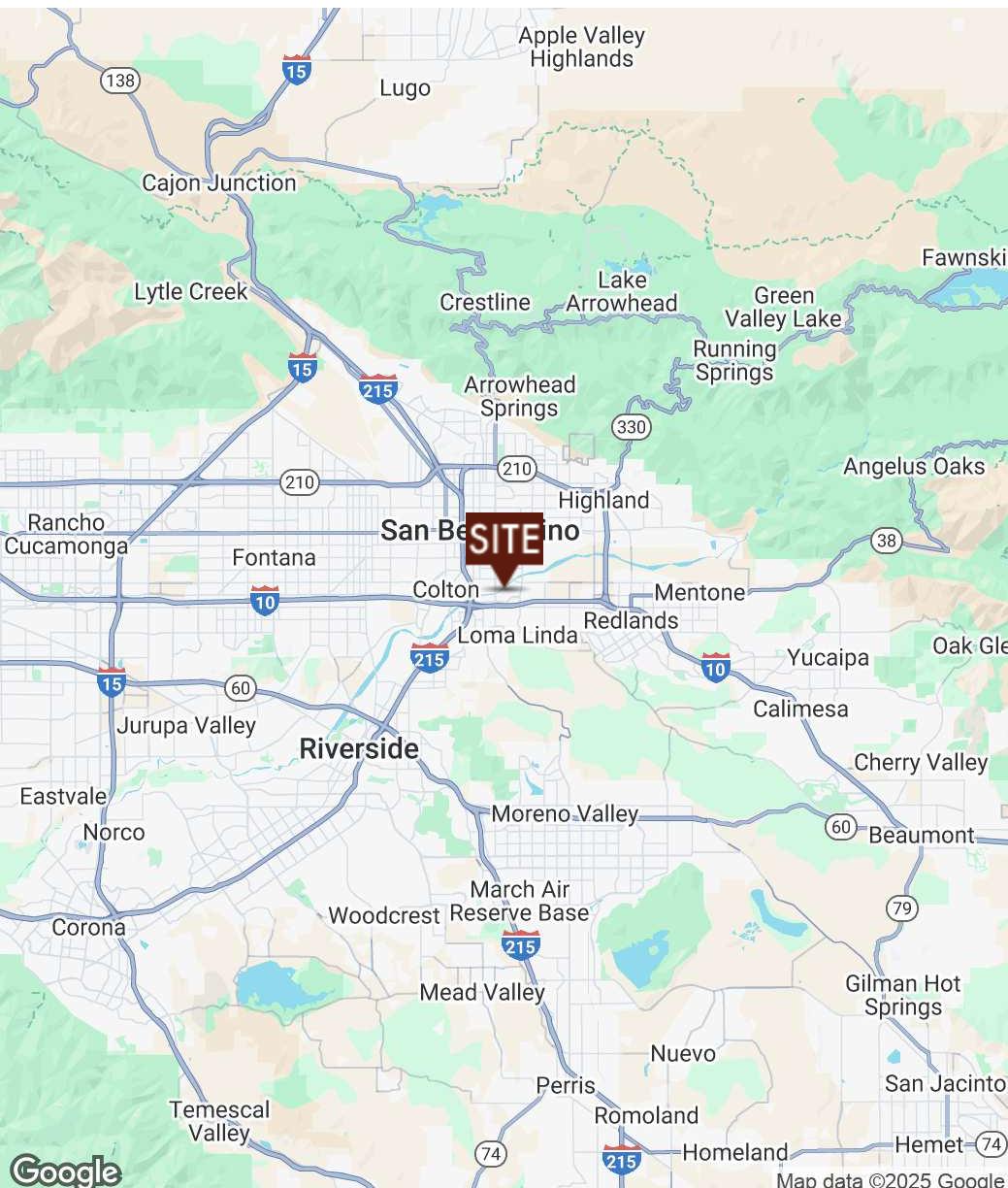
SITE PLAN



CLOSE UP AERIAL



LOCATION MAPS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2023 Total Population	6,359	76,568	249,934
2023 Median Age	31.9	33.2	31.7
2023 Total Households	2,421	25,246	75,944
2023 Average Household Size	2.6	3.0	3.2
INCOME			
2023 Average Household Income	\$64,590	\$92,617	\$89,043
2023 Median Household Income	\$53,280	\$73,095	\$70,415
2023 Per Capita Income	\$24,657	\$30,743	\$27,214
BUSINESS SUMMARY			
2023 Total Businesses	935	4,188	8,911
2023 Total Employees	10,784	50,525	99,162