

TWO OFFICE/RETAIL PADS AVAILABLE

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



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Presented By



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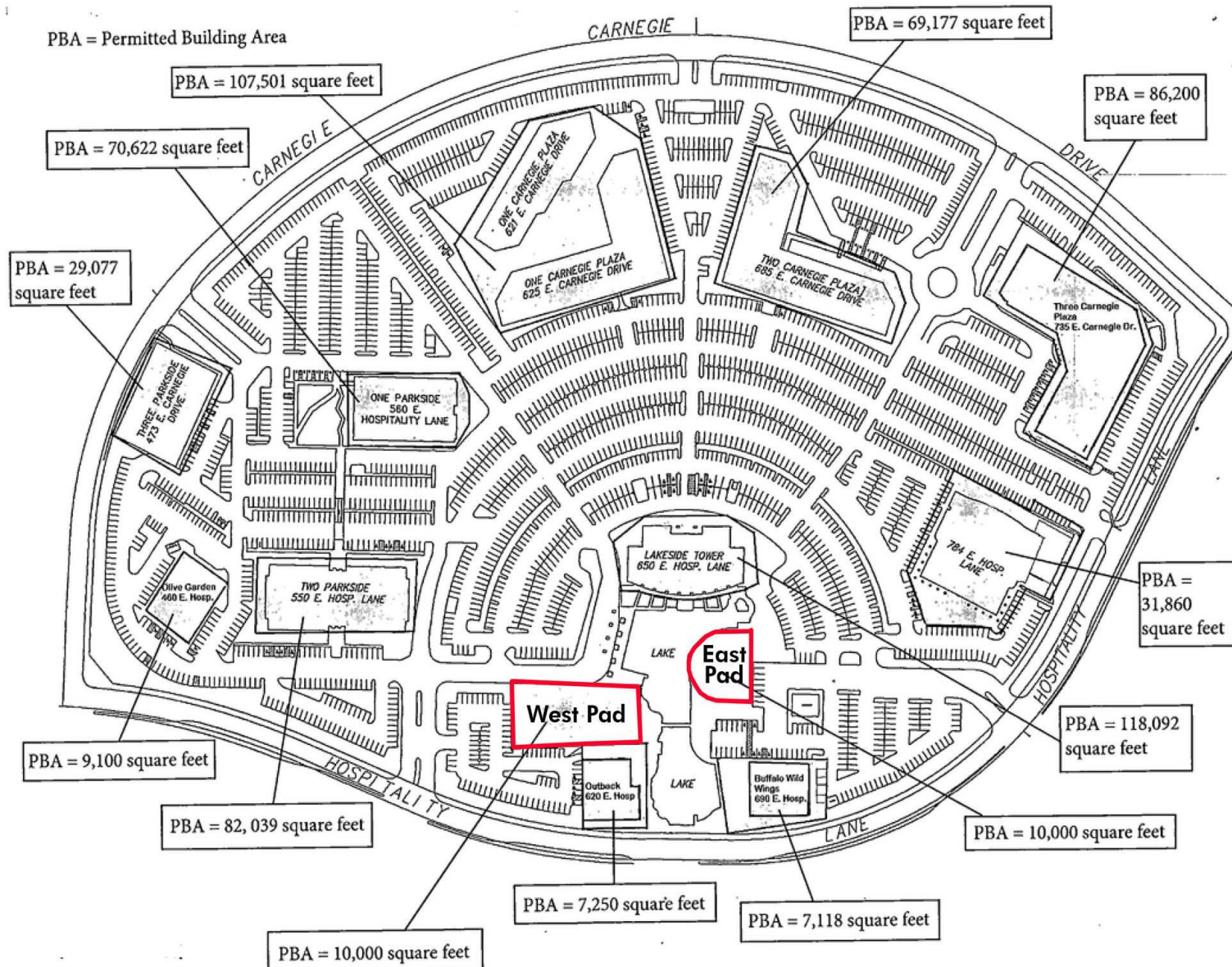
PROPERTY OVERVIEW



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

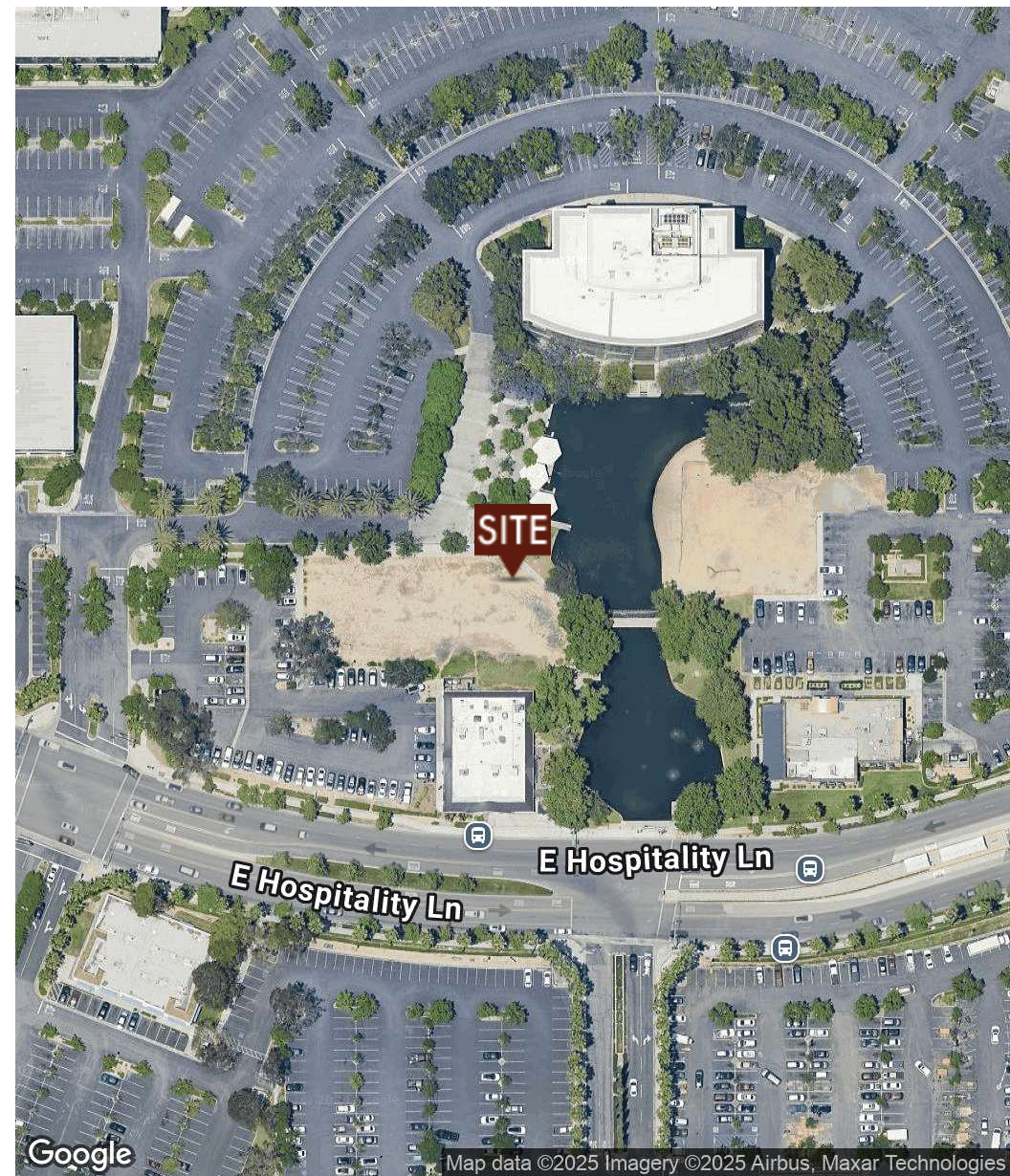
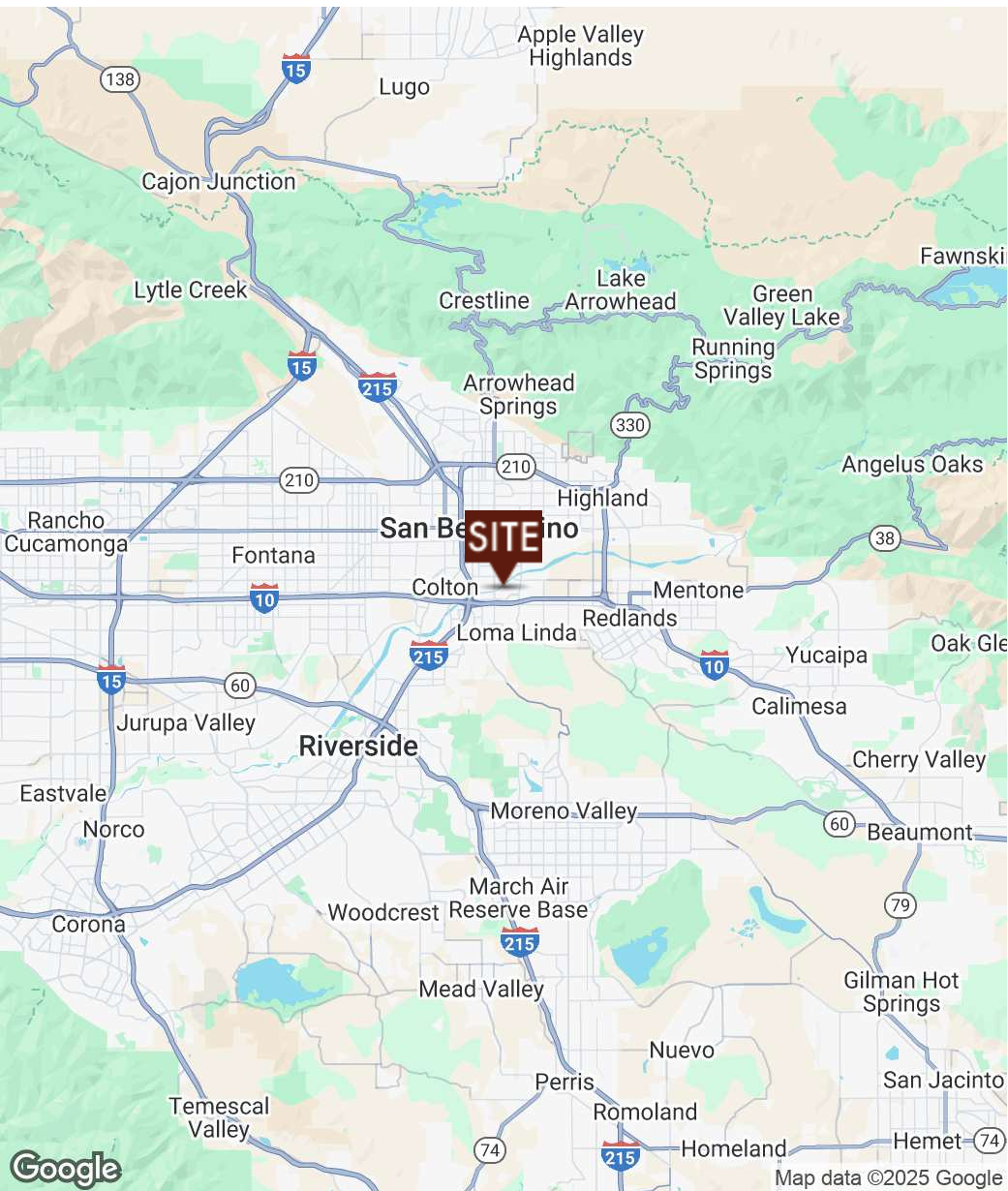
SITE PLAN



CLOSE UP AERIAL



LOCATION MAPS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
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
<u>INCOME</u>			
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
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	935	4,188	8,911
2023 Total Employees	10,784	50,525	99,162

