



**TURN-KEY
FREESTANDING DRIVE-THRU BUILDING**

**BUILDING: ± 2,416 SF
LOT: ± 20,020 SF / 0.46 AC**

670 South E St, San Bernardino, CA 92408

FOR LEASE



PROPERTY DESCRIPTION

ADDRESS 670 S E St
San Bernardino, CA 92408

COUNTY San Bernardino
APN 0136-501-25-0000

BUILDING SF ± 2,416
LAND SF ± 20,020
LAND ACRES ± 0.46

YEAR BUILT 1988 Renovated: 2025
PARKING SPACES ± 34
ZONING TYPE CG1



2025 TRAFFIC VOLUME

S E St & Inland Center Dr ± 14,184 VPD
W Mill St & S E St 215 Fwy ± 14,315 VPD
& Inland Center Dr ± 152,442 VPD

DISCLAIMER

This information has been secured from sources we believe to be reliable, but we make no representations or guarantees, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SOUTH E ST.

HIGHLIGHTS

- Move-In-Ready QSR with Existing Drive-Thru
- Great Exposure and Visibility with Pylon Sinage
- High Traffic Count and Located Next to Corner of Main Thoroughfare Intersection (Inland Center Dr, W Mill St, and S E St) and Down the Street from CA 215 Fwy
- Fwy Adjacent to Inland Center Mall, National Orange Show Event Center, and Orange Show Speedway
- Surrounding National Franchises: El Pollo Loco, Carl's Jr, Jack in the Box, and Wienerschnitzel

DEMOGRAPHICS

3 miles | 5 miles | 10 miles

2020 Population	130,005	339,294	917,827
2024 Population	129,217	342,580	922,644
2029 Population Projection	131,103	348,617	943,740
Median Age	32.1	32.6	33.2
U.S. Armed Forces	303	397	1,120



San Bernardino County Project and Facilities Management Department



S E ST



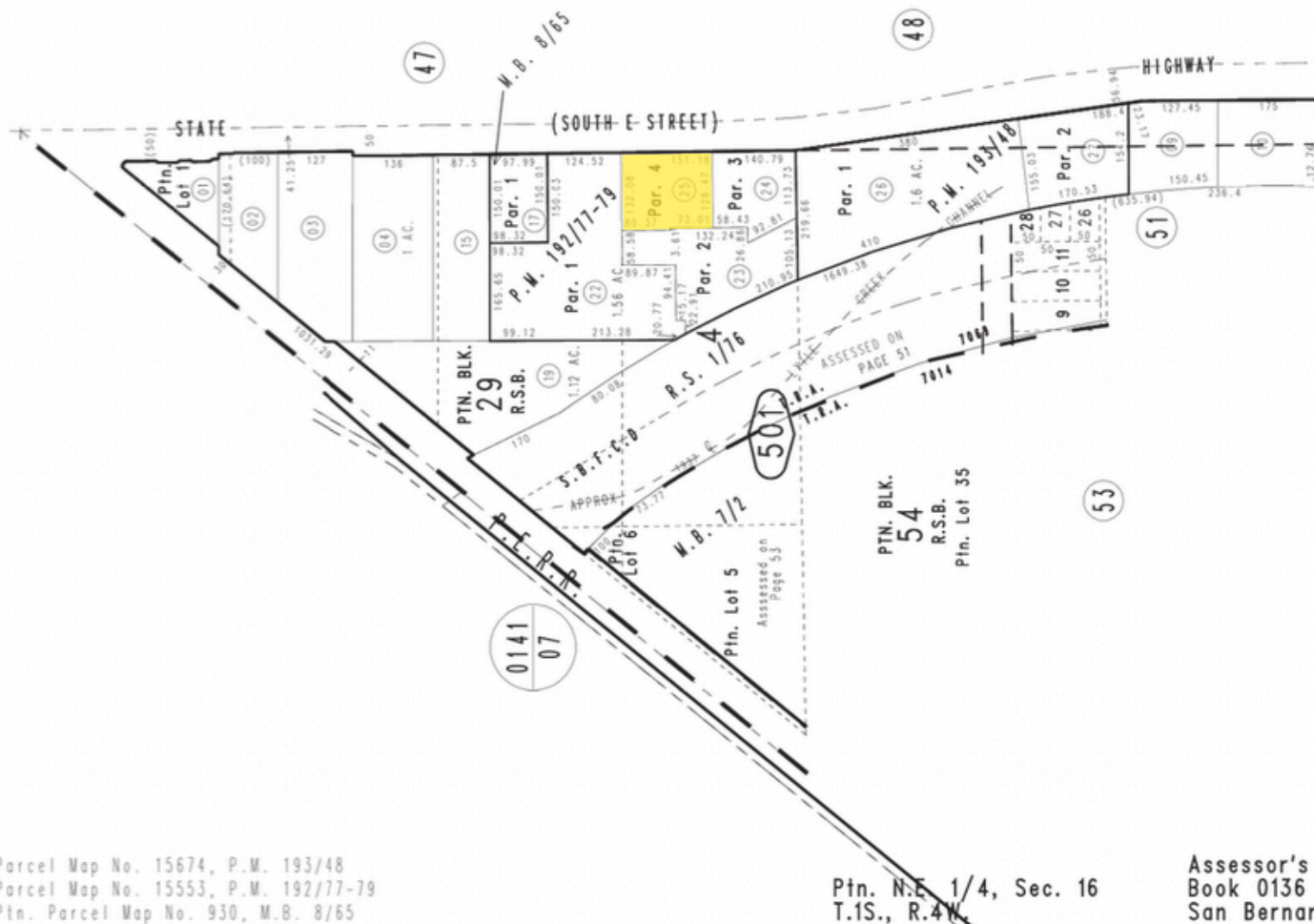




THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0136 - 50
Tax Rate Area
7014,7069

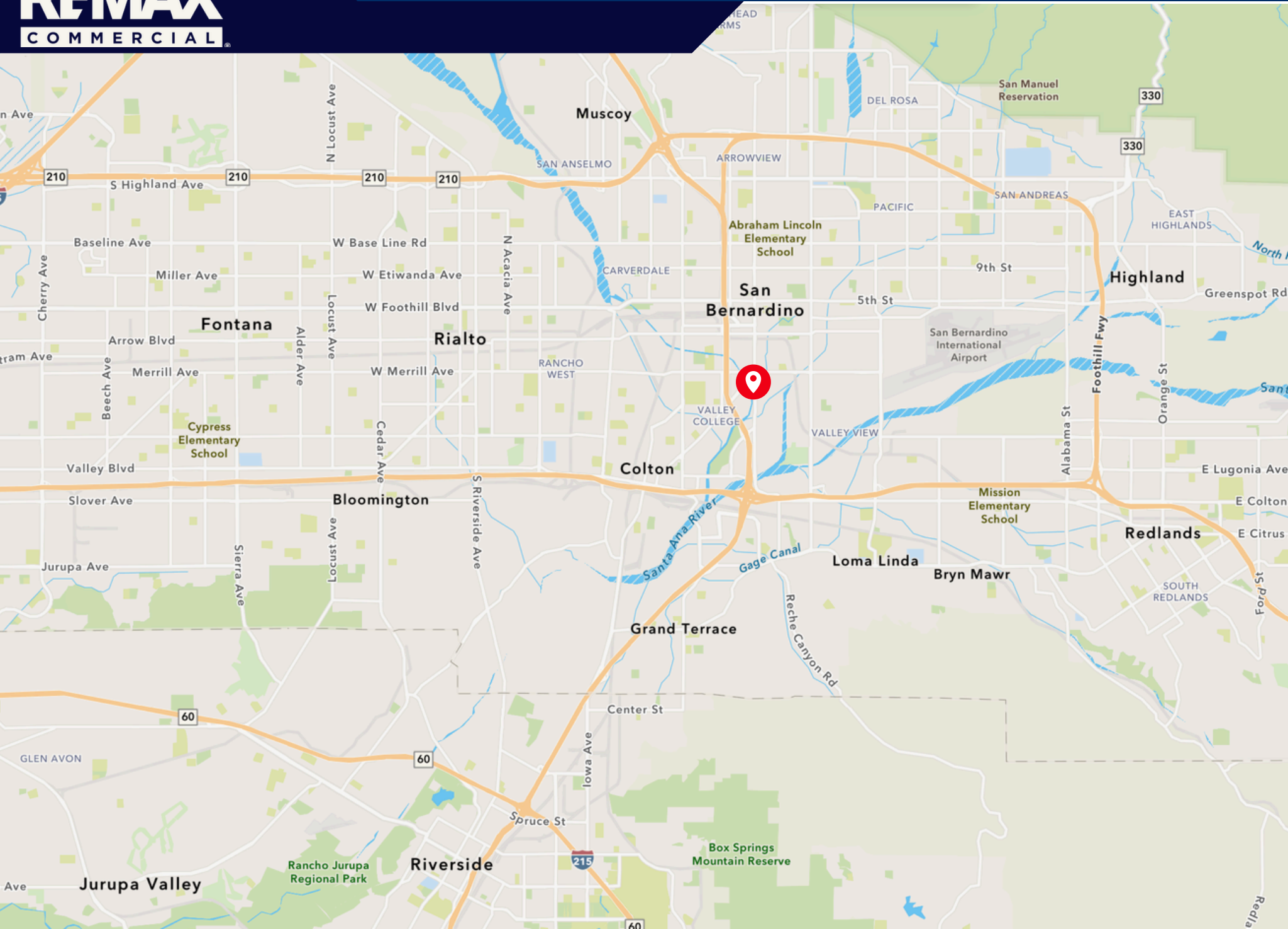


Parcel Map No. 15674, P.M. 193/48
Parcel Map No. 15553, P.M. 192/77-79
Ptn. Parcel Map No. 930, M.B. 8/65

Ptn. N.E. 1/4, Sec. 16
T.1S., R.4W.

Assessor's Map
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San Bernardino County

REVISED
10/18/11 LH
04/05/12 KA





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