

NEXT TO BEST BUY, ACROSS
FROM 24 HOUR FITNESS &
CURACAO



**1.72 ACRES
AVAILABLE**



FOR LEASE / SALE / BTS

898 E Harriman Place, San Bernardino, CA 92408

PROGRESSIVE
REAL ESTATE PARTNERS

**Lakeshore
LEARNING STORE**

HARRIMAN PLACE

NEXT TO BEST BUY, ACROSS FROM 24 HOUR FITNESS & CURACAO

898 E Harriman Place | San Bernardino, CA 92408

FOR LEASE

**OPPORTUNITY
ZONE**

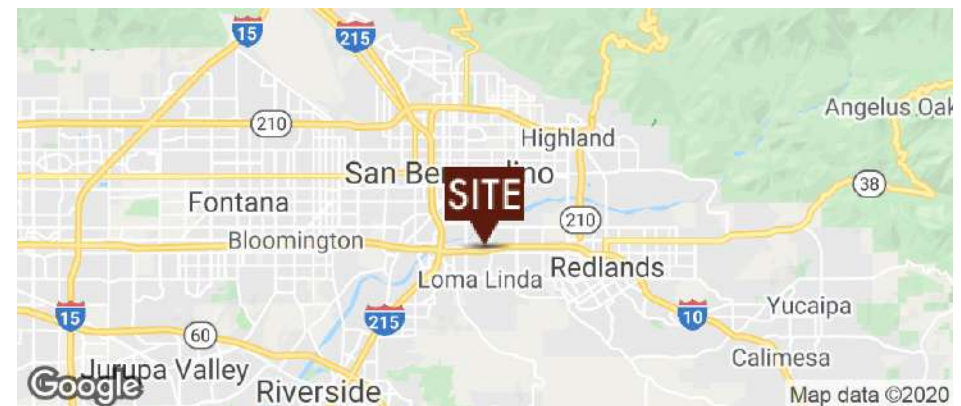


FEATURES

- 1.72 Acre Available
- Adjacent to Best Buy, which generates approx. 10,000 trips/week
- Surrounded by national retailers including Costco, Sam's Club & Home Depot
- Located in the Hospitality Lane District with over 4M SF of office, retail, hotel and satellite campuses
- Easy ingress & egress to the new Tippecanoe on/off -ramps

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,204	58,385	224,023
Average Income	\$51,427	\$61,381	\$53,564
Daytime Population	10,445	73,755	142,352

VISIT INTERACTIVE MAP

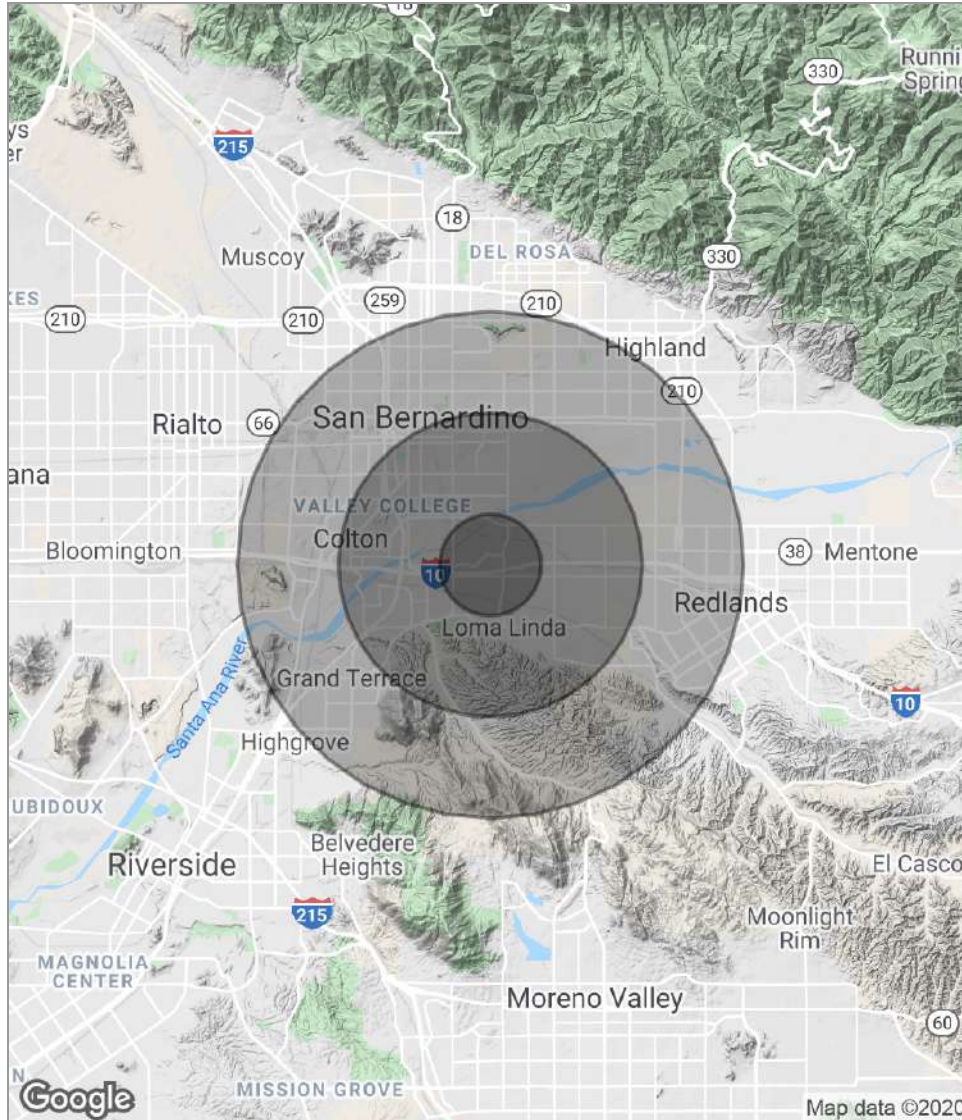


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SITE PLAN | NEXT TO BEST BUY, ACROSS FROM 24 HOUR FITNESS & CURACAO



DEMOGRAPHICS MAP | NEXT TO BEST BUY, ACROSS FROM 24 HOUR FITNESS & CURACAO



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,204	58,385	224,023
Median age	33.5	32.7	29.6
Median age (Male)	31.2	31.5	28.4
Median age (Female)	34.3	33.5	31.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,232	19,533	67,874
# of persons per HH	2.8	3.0	3.3
Average HH income	\$51,427	\$61,381	\$53,564
Average house value	\$203,183	\$275,412	\$281,443
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	40.7%	43.5%	58.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	47.5%	47.4%	50.1%
Black	5.5%	8.1%	9.1%
Asian	21.1%	17.3%	8.7%
Hawaiian	0.2%	0.3%	0.2%
American Indian	0.9%	0.9%	0.9%
Other	22.1%	22.2%	27.7%

* Demographic data derived from 2010 US Census