# RETAIL/FLEX FOR LEASE



## OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | N/A |
| Building Size: | 57,693 SF |
| Available SF: | |
| Zoning: | CR-3 |

## PROPERTY OVERVIEW

approximately 6,325 square feet on the first floor with loading dock and approximately 3,000 square feet on the second floor mezzanine with expansive windows, many uses are possible. City of San Bernardino: CR-3 (COMMERCIAL REGIONAL-TRI-CITY-CLUB) ZONE This zone is intended to permit a diversity of regional-serving uses including corporate and professional offices, retail commercial, entertainment (theaters, nightclubs, etc.), financial establishments, restaurants, hotels-motels, warehouse-promotional retail, supporting retail and services, and similar uses. (Ord. MC-1436, 12-21-16; Ord. MC-1098, 6-05-01)

## LOCATION OVERVIEW

at the intersection of West Hospitality Lane and South E Street - conveniently located adjacent to the intersection of I-10 and I-215 within a larger multi-tenant flex business park environment with fitness center, church and billiard club.
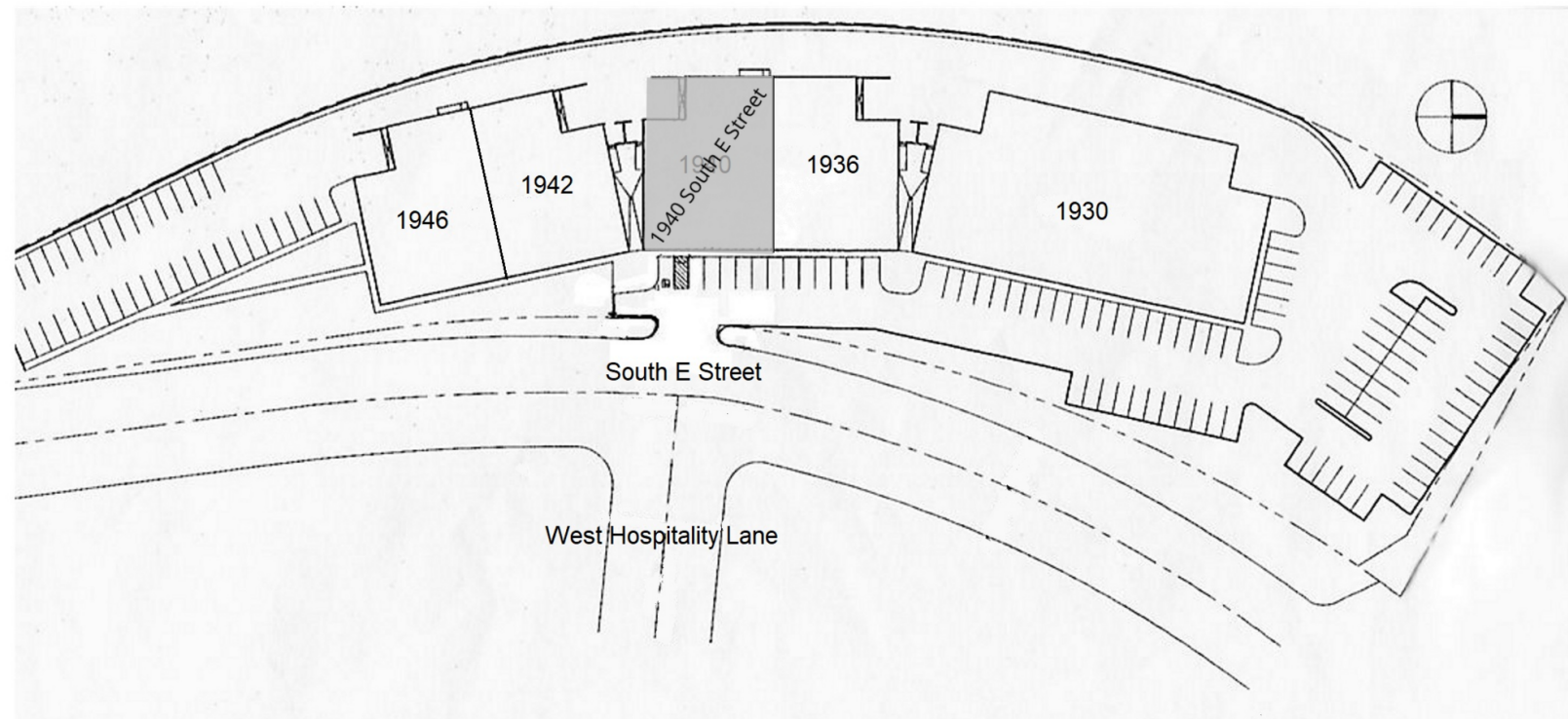
## PROPERTY HIGHLIGHTS

- low lease rate
- street and freeway visibility
- pole and building signage available
- call to show

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# INTERIOR PHOTO - SITE PLAN



1946  1942  1940 South E Street  1936  1930

South E Street

West Hospitality Lane



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# LOCATION MAP



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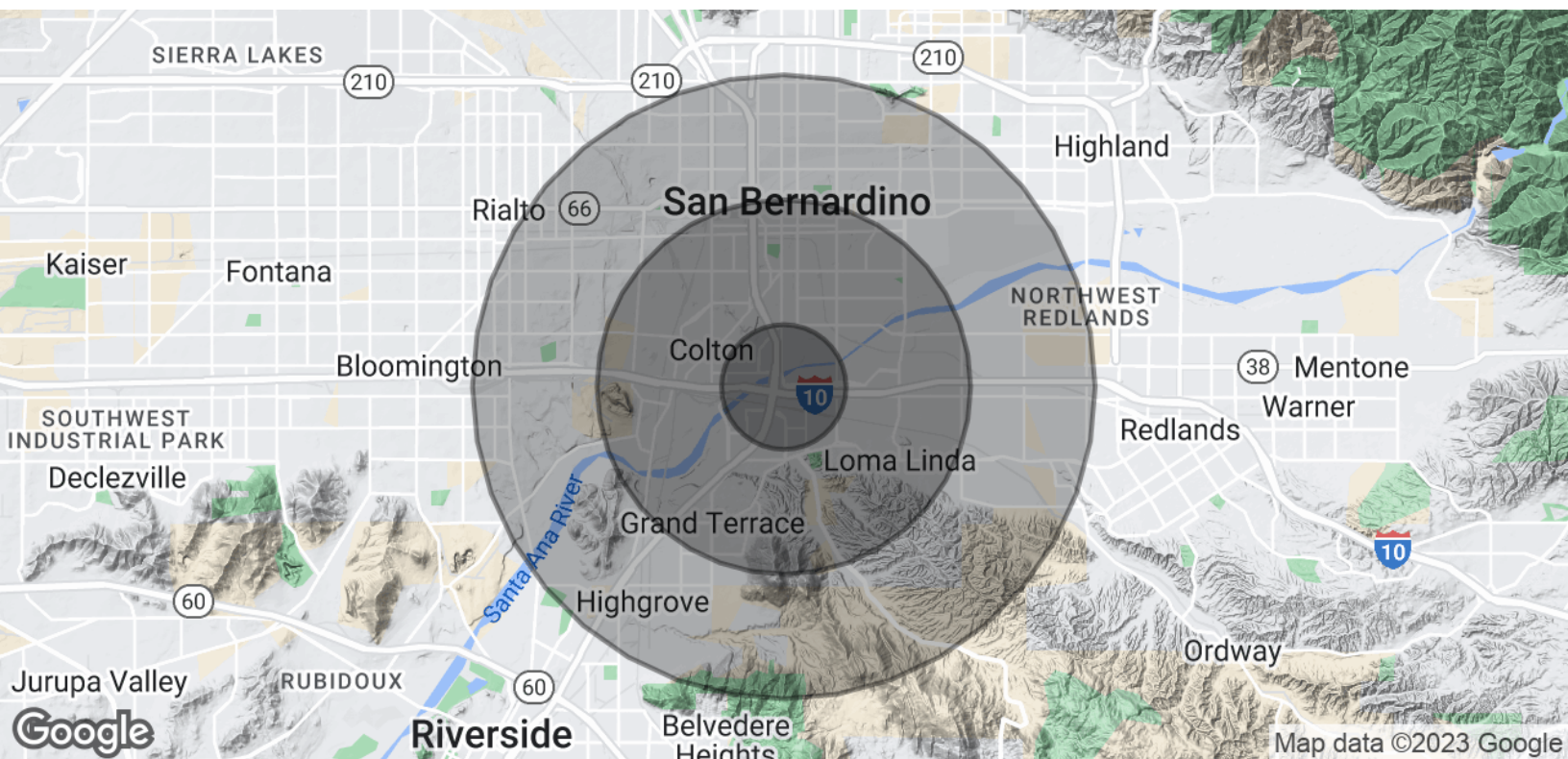909.297.0881
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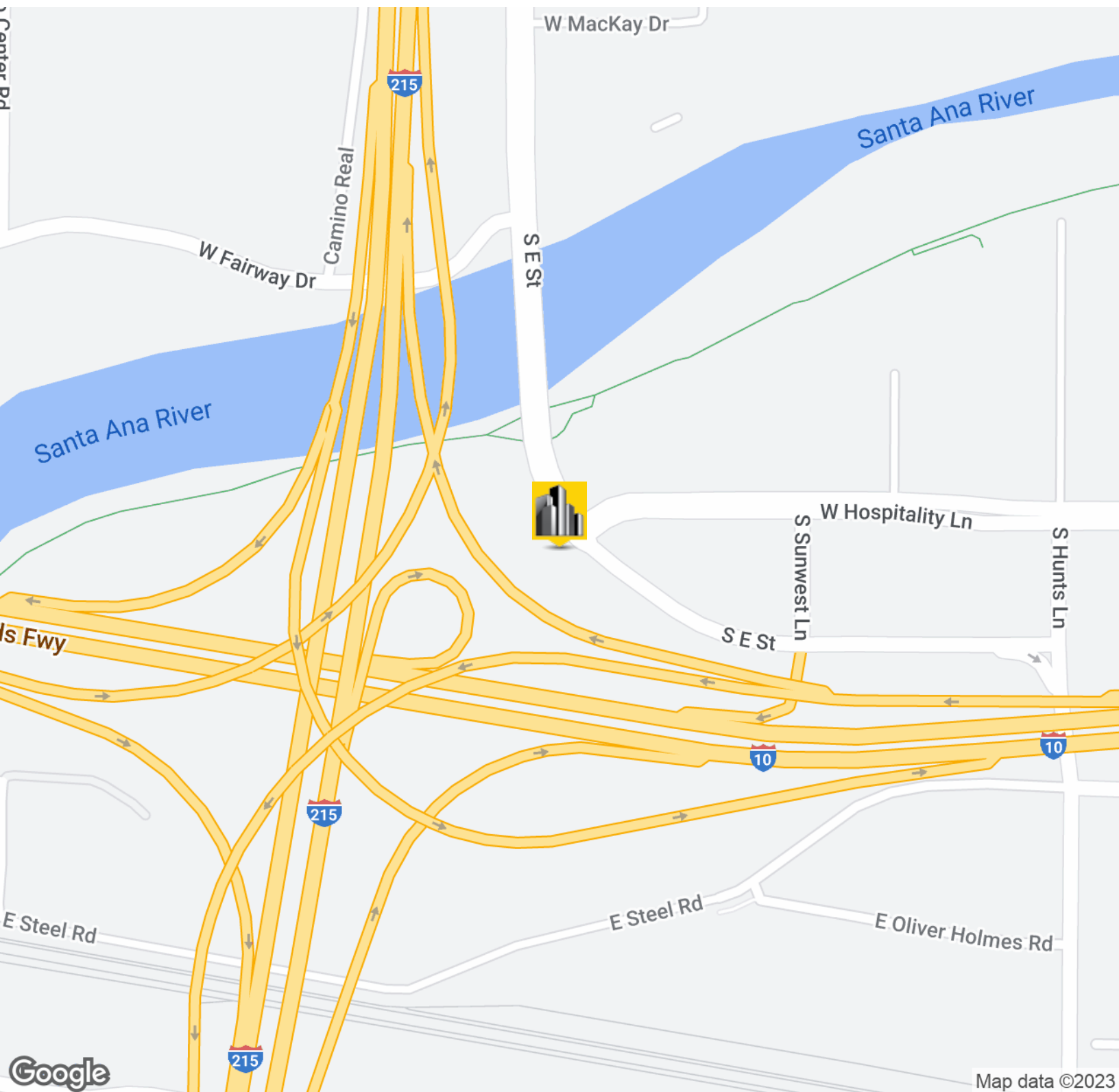
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# DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 7,669 | 75,245 | 226,183 |
| Average Age | 32.9 | 34.0 | 32.2 |
| Average Age (Male) | 31.3 | 33.8 | 31.7 |
| Average Age (Female) | 36.2 | 34.8 | 32.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 2,492 | 26,855 | 72,084 |
| # of Persons per HH | 3.1 | 2.8 | 3.1 |
| Average HH Income | $76,480 | $61,155 | $60,670 |
| Average House Value | $393,790 | $312,536 | $299,651 |

*\* Demographic data derived from 2020 ACS - US Census*

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