

# 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

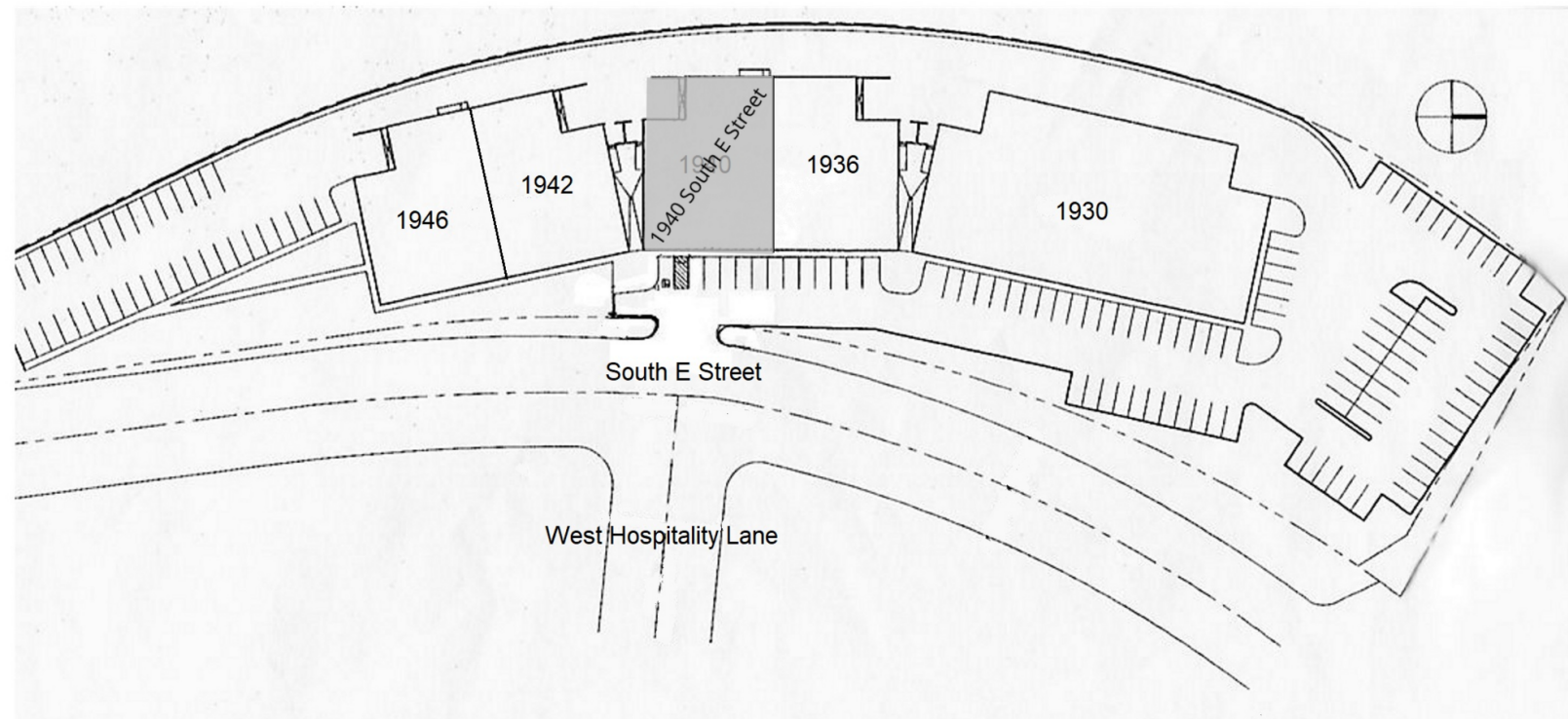
- low lease rate
- street and freeway visibility
- pole and building signage available
- call to show

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# INTERIOR PHOTO - SITE PLAN



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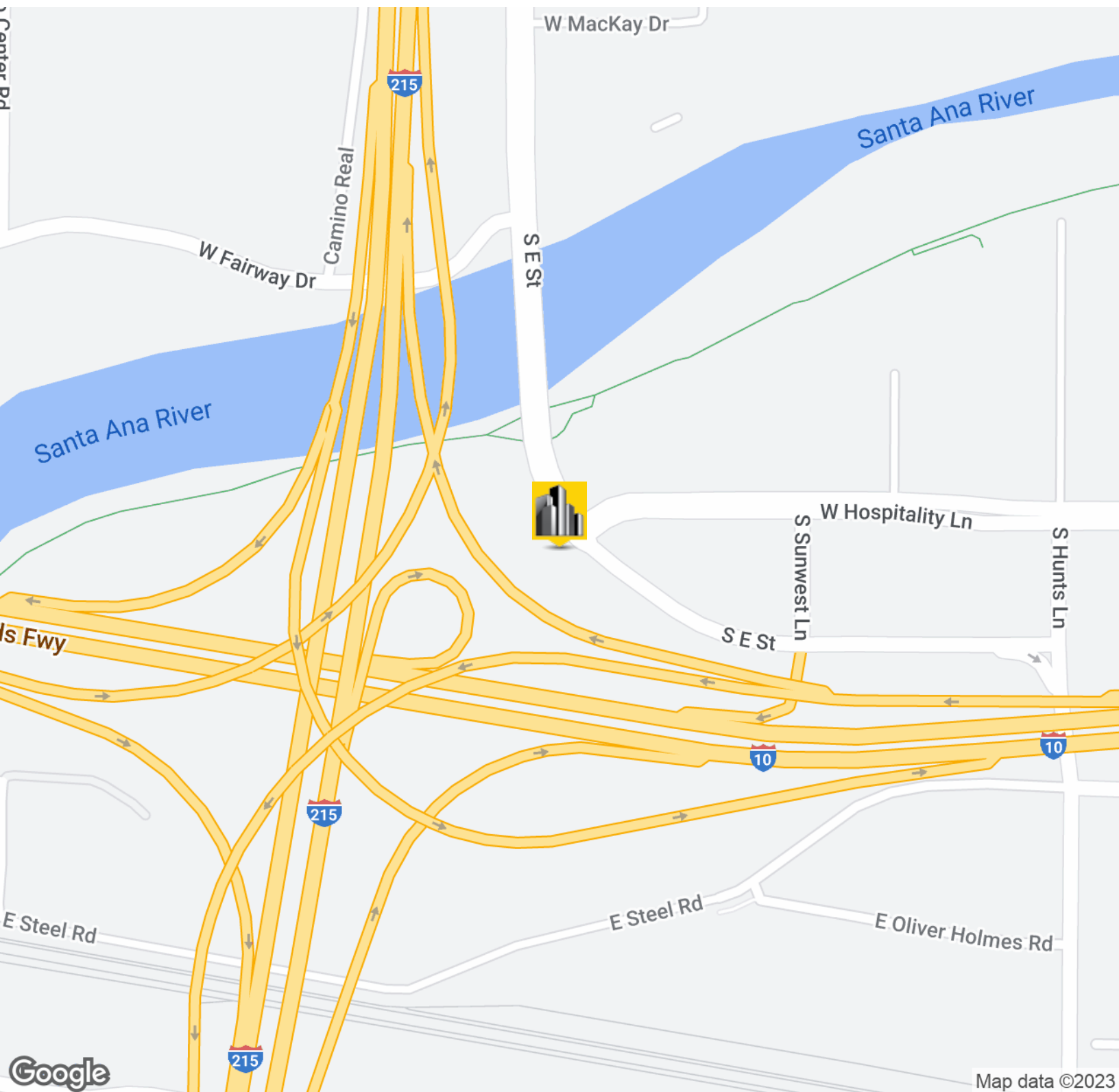
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1940 SOUTH E STREET // San Bernardino, CA 92408

# LOCATION MAP



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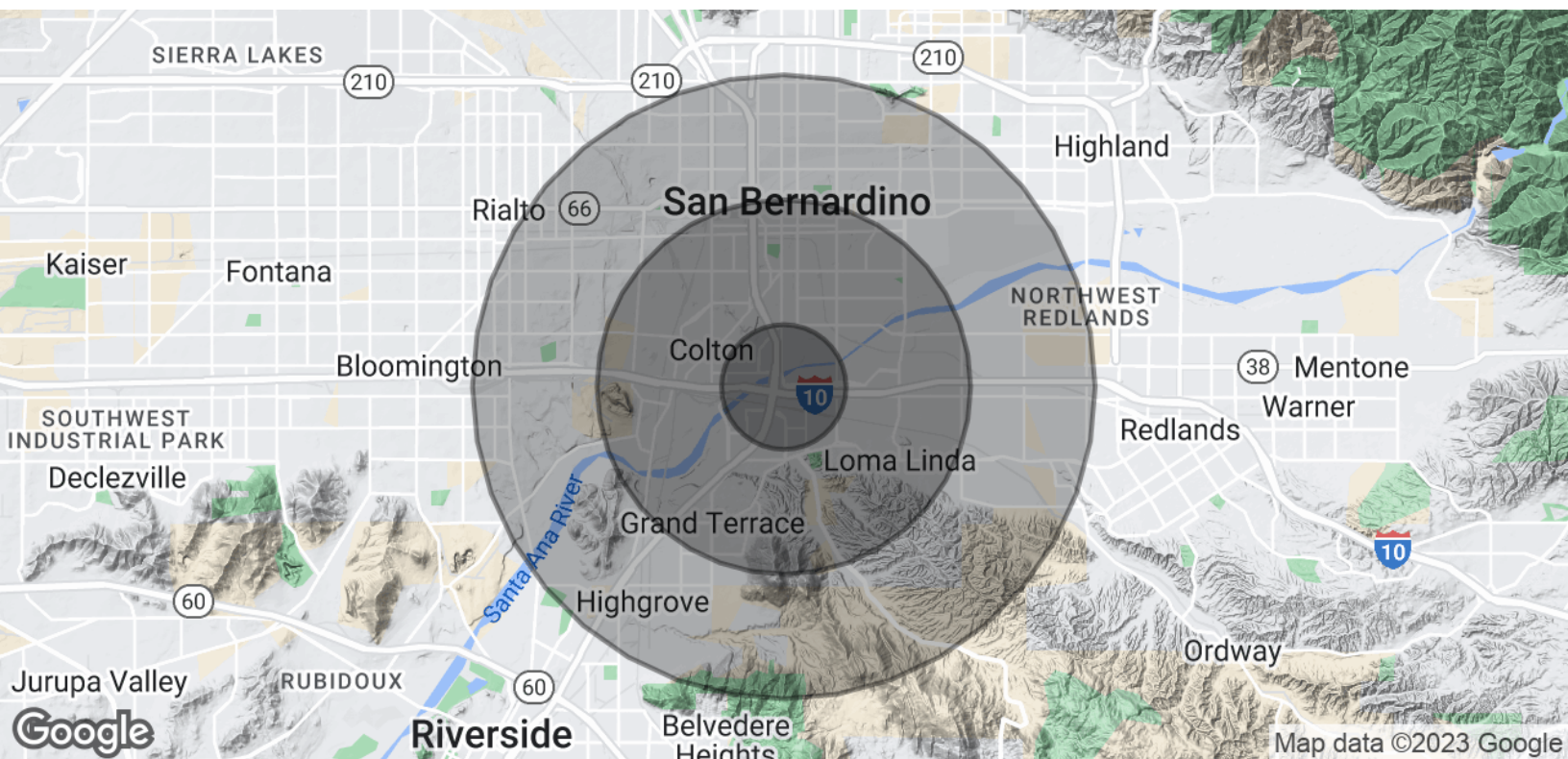


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**COMMERCIAL REAL ESTATE**

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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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