



**1935 S Waterman Avenue**  
San Bernardino, California 92408

### Property Highlights

- An approximate 1,400 SF Retail Space Available
- 7-Eleven Anchored Strip Center
- Corner Location
- High Daytime Population
- Surrounded by Office Buildings & Restaurants

### Demographics

|                   | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Total Households  | 2,761    | 23,631   | 70,853   |
| Total Population  | 8,318    | 72,500   | 237,583  |
| Average HH Income | \$61,953 | \$56,840 | \$51,819 |



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# Retail Aerial & Photos

