

# COMMUNITY RETAIL FOR LEASE



OFFERING SUMMARY	
Lease Rate:	\$1.15 SF/month (MG)
Building Size:	9,325 SF
Available SF:	9,325 SF

**STEVEN D. ROPPEL**  
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CalDRE #01151111

## PROPERTY OVERVIEW

Great street visibility and pole sign available. About 6,325 square feet on main level with loading docks and about 3,000 square feet on second level.

## PROPERTY HIGHLIGHTS

- Do not disturb existing tenant
- Building and pole signage available
- Easy access from freeways
- Fully air conditioned and heated
- No added cam or NNN





1936 SOUTH E STREET // San Bernardino, CA 92408

# ADDITIONAL PHOTOS



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9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // [alliedcommercialrealestate.com](http://alliedcommercialrealestate.com)

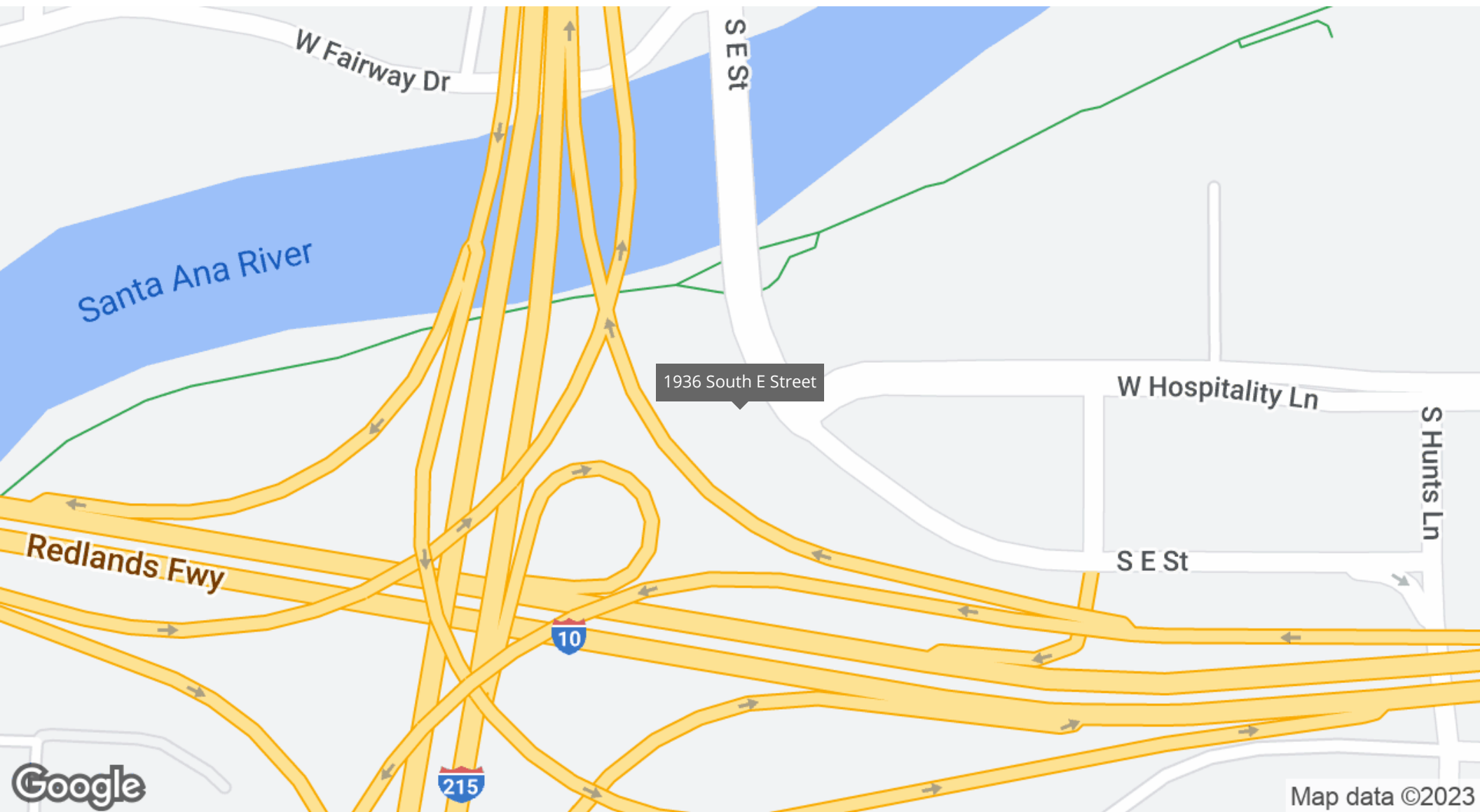


COMMERCIAL REAL ESTATE

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# LOCATION MAP



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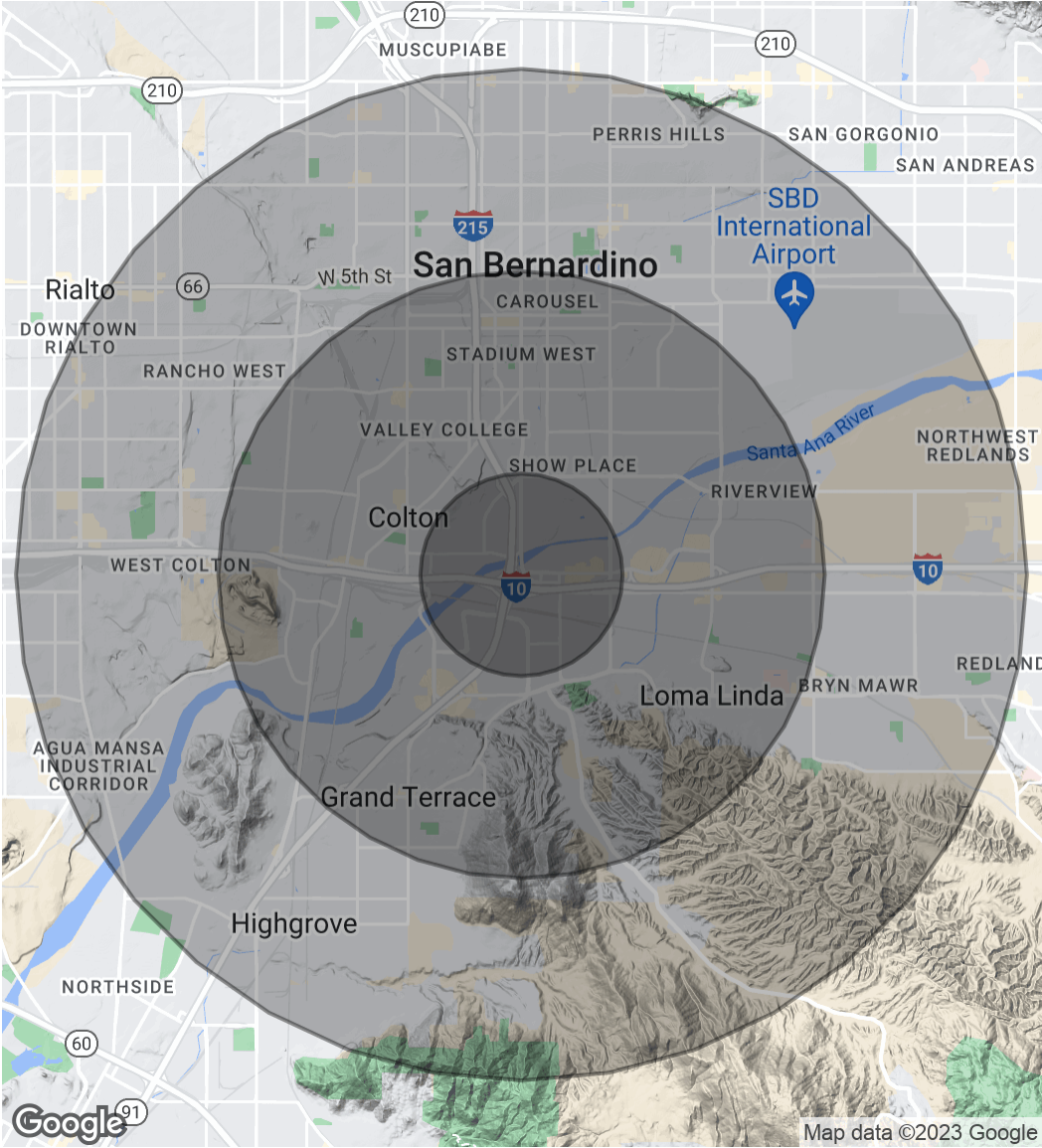


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,754	91,587	252,953
Average Age	32.7	34.1	32.2
Average Age (Male)	31.1	33.9	31.5
Average Age (Female)	35.9	34.7	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,549	31,732	80,016
# of Persons per HH	3.0	2.9	3.2
Average HH Income	\$75,031	\$60,137	\$60,744
Average House Value	\$279,411	\$253,099	\$244,229

\* Demographic data derived from 2020 ACS - US Census



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