

# MARSHALL PLAZA

MULTI-LEVEL FLAGSHIP ANCHOR SPACE

+ JR. ANCHOR SPACE OFF THE 215 FREEWAY



**DANIEL BARRIGA**  
CalDRE #02031360  
949.608.4886  
daniel@cbm1.com

**AARON GUIDO**  
CalDRE #01924254  
714.769.6117  
Aaron@cbm1.com

[CBM1.COM](http://CBM1.COM)

**CBM1**

LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES FOR LEASE | MARSHALL PLAZA



### FEATURES & AMENITIES

- Rare large-format anchor opportunity within an established regional shopping center
- Flexible multi-level configuration suitable for a variety of high-volume uses
- Two junior anchor spaces allowing for multiple merchandising and leasing strategies
- Located within a high-performing center anchored by national retailers
- Immediate access and visibility from I-215 freeway and 2nd Street
- Strong co-tenancy driving consistent daily traffic and repeat visits
- Prominent pylon signage opportunity with freeway exposure
- Central location serving the greater Inland Empire trade area

#### NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

**DANIEL BARRIGA**

CALDRE #02031360  
949.608.4886  
DANIEL@CBM1.COM

**AARON GUIDO**

CALDRE #01924254  
714.769.6117  
AARON@CBM1.COM

**DANIEL BARRIGA**

CalDRE #02031360  
949.608.4886  
daniel@cbm1.com

**AARON GUIDO**

CalDRE #01924254  
714.769.6117  
Aaron@cbm1.com

## PROPERTY SUMMARY FOR LEASE | MARSHALL PLAZA



### PROPERTY DESCRIPTION

CBM1 is pleased to present a rare large-format anchor opportunity at Marshall Plaza, one of San Bernardino's most established and heavily trafficked regional shopping centers.

The offering features a dominant anchor space with a unique multi-level configuration, complemented by two junior anchor opportunities, creating a highly flexible merchandising environment. The layout can accommodate a wide range of users—from a single flagship tenant seeking scale and presence, to multiple tenants capitalizing on the ability to divide and activate the space across different concepts.

The anchor space benefits from existing infrastructure designed to support high-volume operations, including vertical circulation capabilities and dedicated loading, allowing for efficient customer flow and back-of-house functionality. The second-level component offers additional flexibility for showroom, fitness, entertainment, or specialty retail uses that benefit from separation while maintaining connectivity to the main retail floor.

Positioned within a proven, high-performing center with strong daily traffic drivers, this opportunity provides tenants the ability to establish a meaningful footprint in a supply-constrained trade area where large contiguous spaces are increasingly limited. The combination of scale, flexibility, and visibility makes this one of the most compelling anchor opportunities currently available in the Inland Empire.

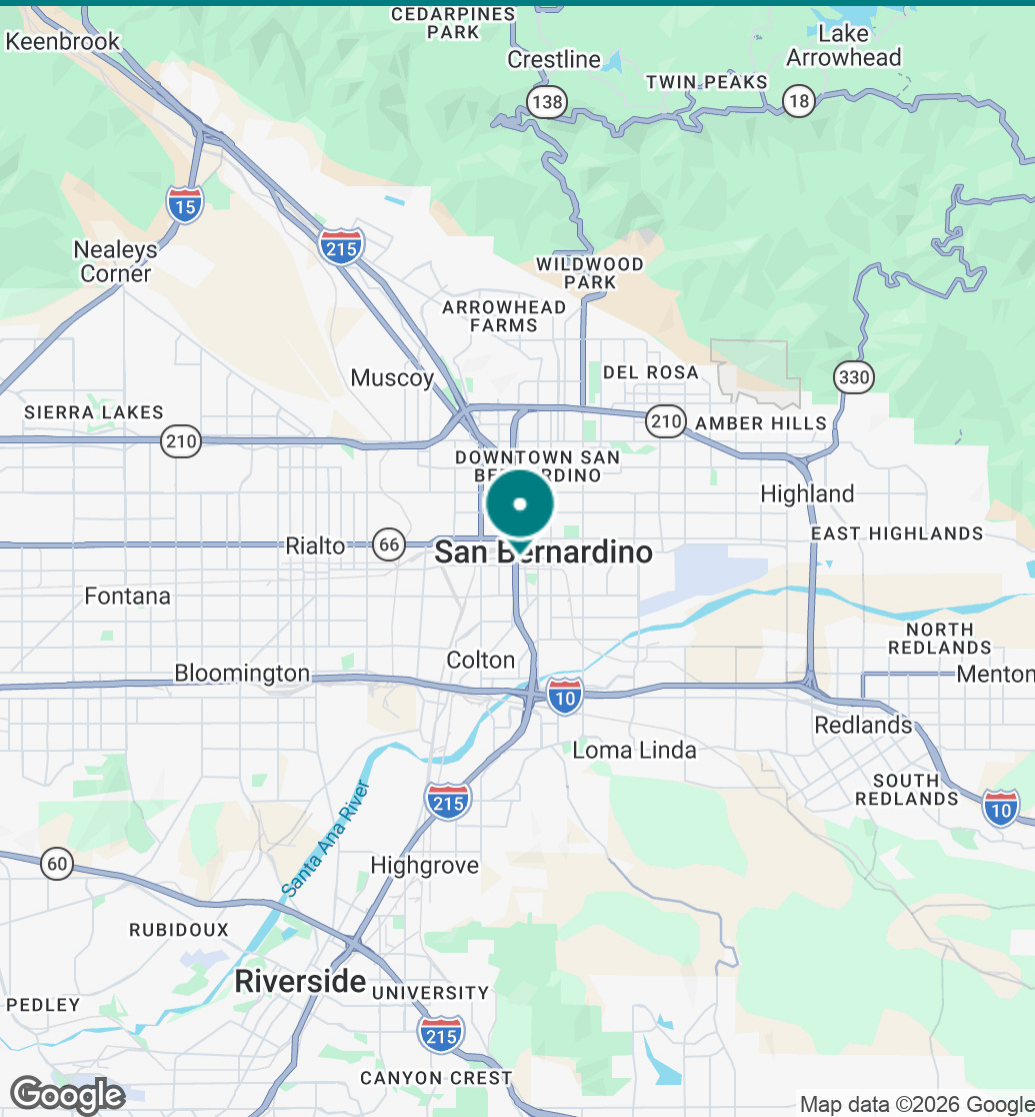
#### DANIEL BARRIGA

CalDRE #02031360  
949.608.4886  
daniel@cbm1.com

#### AARON GUIDO

CalDRE #01924254  
714.769.6117  
Aaron@cbm1.com

## LOCATION MAP FOR LEASE | MARSHALL PLAZA



### LOCATION OVERVIEW

Marshall Plaza is a dominant regional shopping center strategically located along 2nd Street with immediate access to the I-215 freeway, placing it at the center of one of San Bernardino's most active retail corridors.

The center benefits from exceptional visibility and accessibility, with direct freeway adjacency and strong frontage along a primary arterial, allowing for seamless ingress and egress and consistent exposure to high daily traffic volumes. Its location provides convenient access to surrounding residential neighborhoods, employment centers, and the broader Inland Empire region.

Marshall Plaza is anchored by a strong lineup of national and regional retailers including Marshalls, dd's Discounts, Dollar Tree, Skechers, Sally Beauty, CosmoProf, Dutch Bros, and Taco Bell. These established traffic drivers create a steady flow of consumers throughout the day, supporting a wide variety of retail and service uses.

The property's central positioning within the San Bernardino trade area, combined with its established tenancy and regional draw, continues to make it a primary shopping destination for both daily needs and destination-oriented visits. This location offers tenants the opportunity to plug into an existing ecosystem of proven retail performance with built-in customer traffic and long-term viability.

#### DANIEL BARRIGA

CalDRE #02031360  
949.608.4886  
daniel@cbm1.com

#### AARON GUIDO

CalDRE #01924254  
714.769.6117  
Aaron@cbm1.com

## LEASE SPACES FOR LEASE | MARSHALL PLAZA

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 781	31,500 SF	Est. \$5.07 NNN	\$8.00 SF/yr	<p>A rare opportunity to secure a dominant multi-level anchor position within Marshall Plaza, designed to accommodate high-volume retail, fitness, entertainment, or showroom users seeking scale and presence.</p> <p>The space features a customer-facing 5,000 SF ground floor entry component providing direct access from the main retail frontage, with the ability to incorporate vertical circulation (passenger elevator and/or escalator at tenant's discretion) to the upper level. A future dedicated rear loading dock and the ability to accommodate a proposed freight elevator allow for efficient back-of-house operations and product flow. The 26,500 SF second floor offers an expansive, open floor plate ideal for flexible merchandising layouts, with existing men's and women's restrooms in place, supporting immediate usability for a wide range of concepts. This configuration is particularly well-suited for tenants seeking a flagship presence with separation between customer experience and operational scale.</p> <p>Proposed Lease Economics:</p> <ul style="list-style-type: none"> <li>* \$8.00 NNN</li> <li>* \$1.00 rental increases every five (5) years</li> <li>* Ten (10) year lease term</li> <li>* Up to \$1,000,000 Tenant Improvement Allowance</li> <li>* Delivered as-is</li> </ul> <p>This structure presents a compelling opportunity for tenants to secure a large-format presence with meaningful landlord participation, while maintaining flexibility to design and build out a customized flagship environment.</p>
■ 805	6,300 - 12,000 SF	Est. \$5.07 NNN	\$24.00 SF/yr	<p>Positioned along the I-215 freeway frontage, this junior anchor space offers exceptional visibility and branding exposure within one of the center's most prominent locations. The space provides flexibility in sizing, allowing tenants to tailor their footprint to operational needs, making it ideal for a range of retail, fitness, medical, or service-oriented users. Its positioning within the center allows for strong signage presence and easy customer access, benefiting from both freeway visibility and internal traffic generated by surrounding national co-tenants. This is a compelling opportunity for tenants seeking a high-exposure location with scalable footprint options within a proven retail environment.</p>
■ 761-D	5,265 SF	Est. \$5.07 NNN	\$24.00 SF/yr	<p>Strategically located between the main Anchor Space opportunity and Dollar Tree, this space offers a highly functional layout with existing infrastructure that can significantly reduce buildout time and cost. Formerly occupied by DashMart (a subsidiary of DoorDash), the space includes enhanced plumbing and drainage systems associated with refrigeration and food-related operations, making it particularly well-suited for grocery, specialty food, quick-service, or other concept-driven uses. Its position within the center provides consistent foot traffic and adjacency to strong daily-needs retailers, while the existing improvements offer a unique advantage for tenants looking to accelerate opening timelines. This is an excellent opportunity for users seeking a plug-and-play environment within a high-performing shopping center.</p>

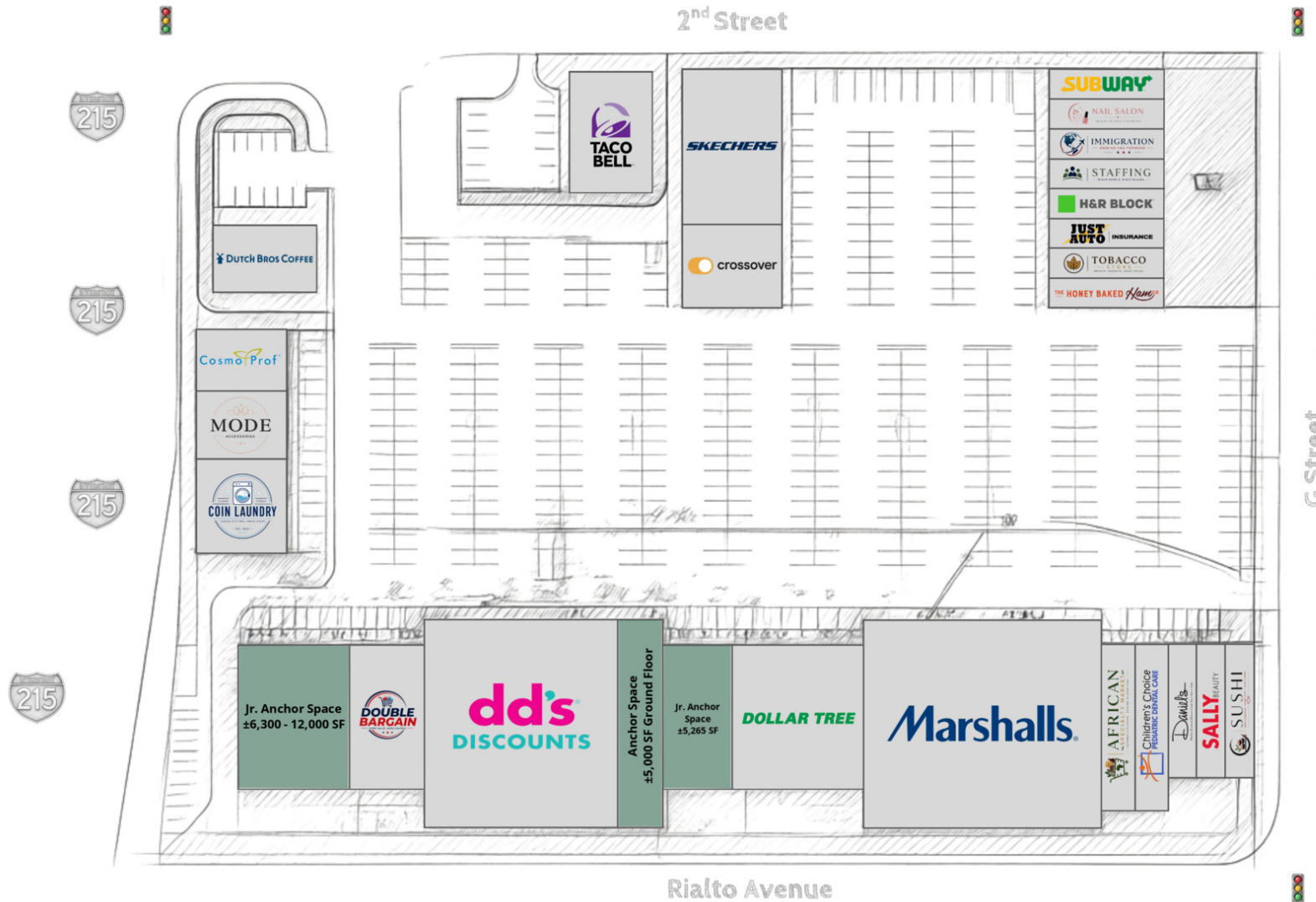
### DANIEL BARRIGA

CalDRE #02031360  
949.608.4886  
daniel@cbm1.com

### AARON GUIDO

CalDRE #01924254  
714.769.6117  
Aaron@cbm1.com

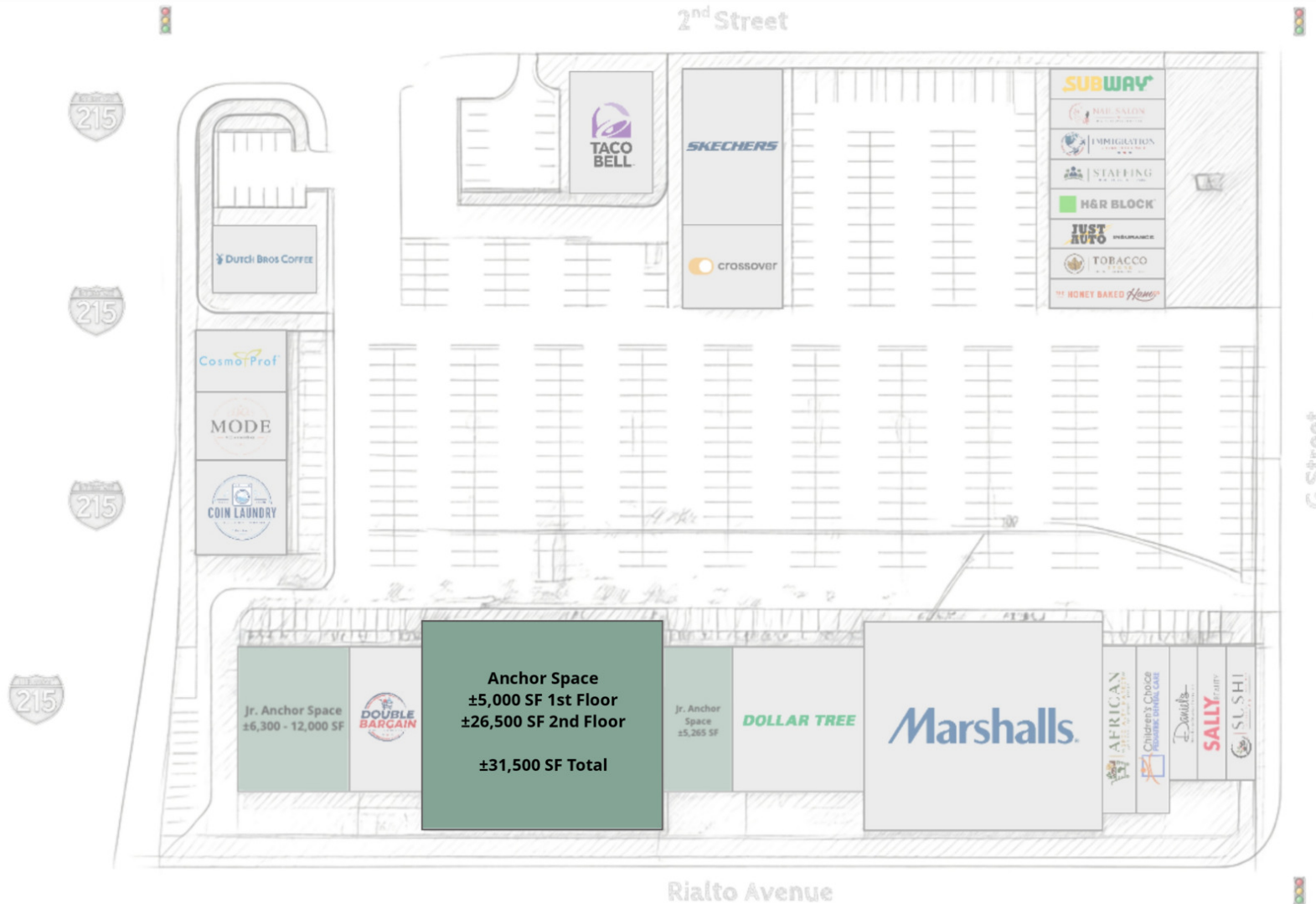
## GROUND LEVEL SITE PLAN FOR LEASE | MARSHALL PLAZA



**DANIEL BARRIGA**  
CalDRE #02031360  
949.608.4886  
daniel@cbm1.com

**AARON GUIDO**  
CalDRE #01924254  
714.769.6117  
Aaron@cbm1.com

## 2ND LEVEL SITE PLAN FOR LEASE | MARSHALL PLAZA



**DANIEL BARRIGA**  
CalDRE #02031360  
949.608.4886  
daniel@cbm1.com

**AARON GUIDO**  
CalDRE #01924254  
714.769.6117  
Aaron@cbm1.com

## ADDITIONAL PHOTOS FOR LEASE | MARSHALL PLAZA



**DANIEL BARRIGA**

CalDRE #02031360

949.608.4886

daniel@cbm1.com

**AARON GUIDO**

CalDRE #01924254

714.769.6117

Aaron@cbm1.com

## ADDITIONAL PHOTOS FOR LEASE | MARSHALL PLAZA



ANCHOR SPACE  
±31,500 SF

**dd's DISCOUNTS**  
LADIES • MEN • KIDS • SHOES • HOME

**DANIEL BARRIGA**

CalDRE #02031360

949.608.4886

daniel@cbm1.com

**AARON GUIDO**

CalDRE #01924254

714.769.6117

Aaron@cbm1.com

## ADDITIONAL PHOTOS FOR LEASE | MARSHALL PLAZA



**DANIEL BARRIGA**

CalDRE #02031360

949.608.4886

daniel@cbm1.com

**AARON GUIDO**

CalDRE #01924254

714.769.6117

Aaron@cbm1.com

## ADDITIONAL PHOTOS FOR LEASE | MARSHALL PLAZA



**DANIEL BARRIGA**

CalDRE #02031360

949.608.4886

daniel@cbm1.com

**AARON GUIDO**

CalDRE #01924254

714.769.6117

Aaron@cbm1.com

## ADDITIONAL PHOTOS FOR LEASE | MARSHALL PLAZA



**DANIEL BARRIGA**  
CalDRE #02031360  
949.608.4886  
daniel@cbm1.com

**AARON GUIDO**  
CalDRE #01924254  
714.769.6117  
Aaron@cbm1.com



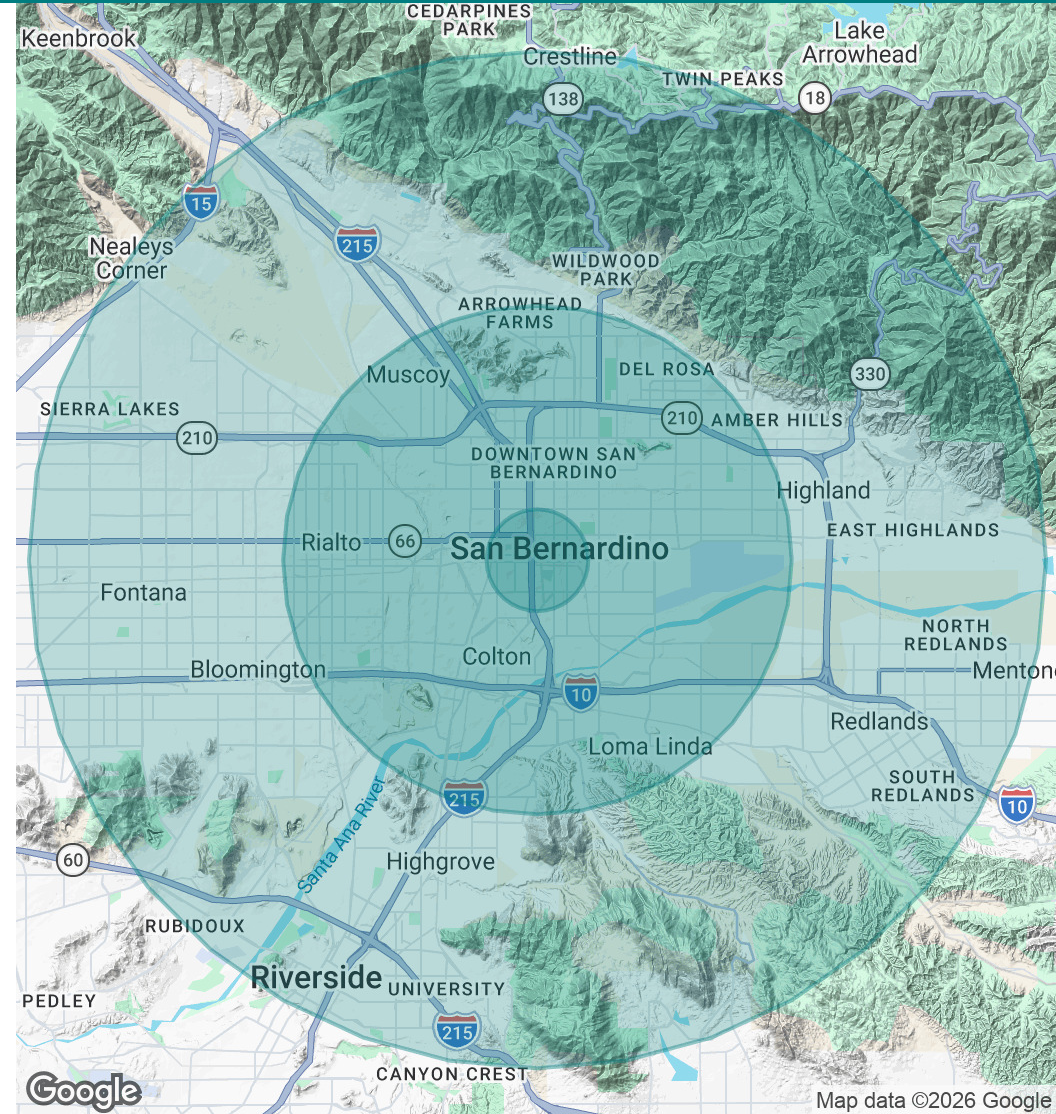


## DEMOGRAPHICS MAP & REPORT

FOR LEASE | MARSHALL PLAZA

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,560	139,803	367,325
Average age	34.2	30.3	31.3
Average age (Male)	32.3	29.3	30.3
Average age (Female)	35.6	31.1	32.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,890	41,189	110,518
# of persons per HH	3.0	3.4	3.3
Average HH income	\$36,334	\$51,519	\$59,309
Average house value	\$153,636	\$206,364	\$237,760
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
% Hispanic	75.0%	76.7%	69.9%
% White	48.8%	51.0%	52.6%
% Black	10.9%	10.3%	10.4%
% Asian	3.3%	2.4%	4.7%
% Other	34.2%	29.6%	23.3%

\* Demographic data derived from 2020 ACS - US Census



**DANIEL BARRIGA**  
CalDRE #02031360  
949.608.4886  
daniel@cbm1.com

**AARON GUIDO**  
CalDRE #01924254  
714.769.6117  
Aaron@cbm1.com

## MEET THE TEAM

FOR LEASE | MARSHALL PLAZA



**DANIEL BARRIGA**

Vice President

**D:** 949.608.4886 | **C:** 714.394.5052

daniel@cbm1.com

CaDRE #02031360



**AARON GUIDO**

Senior Vice President

**D:** 714.769.6117 | **C:** 714.335.9887

Aaron@cbm1.com

CaDRE #01924254

**DANIEL BARRIGA**

CaDRE #02031360

949.608.4886

daniel@cbm1.com

**AARON GUIDO**

CaDRE #01924254

714.769.6117

Aaron@cbm1.com