

WATERMAN MEDICAL PLAZA

Position Your Practice Where Patients Are
— And Where Demand Is Growing

📍 2150 N Waterman Avenue, San Bernardino, CA

**1,500 – 9,455 SF
AVAILABLE**



High-Exposure Location
Building & Street Signage



PROFESSIONAL ENVIRONMENT



MOVE-IN READY SUITES



FULL-TIME SECURITY

HIGH-DEMAND MEDICAL CORRIDOR. DIRECT ACCESS. IMMEDIATE PATIENT FLOW.



HOSPITAL ACCESS
Directly across from
St. Bernardine
Minutes to Arrowhead
Regional



REFERRAL FLOW
Established medical
corridor
High patient volume



SECURITY
On-site security
for patients,
staff and visitors



FLEXIBILITY
1,500 – 9,455 SF
Divisible options



READY TO OCCUPY
Medical layouts in place
Efficient
configurations

IDEAL FOR

- ✓ Primary Care / FQHC
- ✓ Specialty Practices
- ✓ Behavioral Health
- ✓ Imaging / Diagnostics
- ✓ Senior Care / PACE Services

WHY WATERMAN CORRIDOR

High-demand medical submarket (driven by):

- Hospital proximity
- Population growth
- Limited available medical space

This is where new patient demand is actively being captured today.



Limited Availability in This Corridor



OWNERSHIP DIRECT
Flexible Terms | Fast Decisions
Professionally Managed



CALL TO TOUR
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TOURS AVAILABLE IMMEDIATELY