

NEW HIGH-PROFILE RETAIL SHOP BUILDING OPPORTUNITY

NWQ of E. Hospitality Lane & Harriman Place, San Bernardino, CA 92408



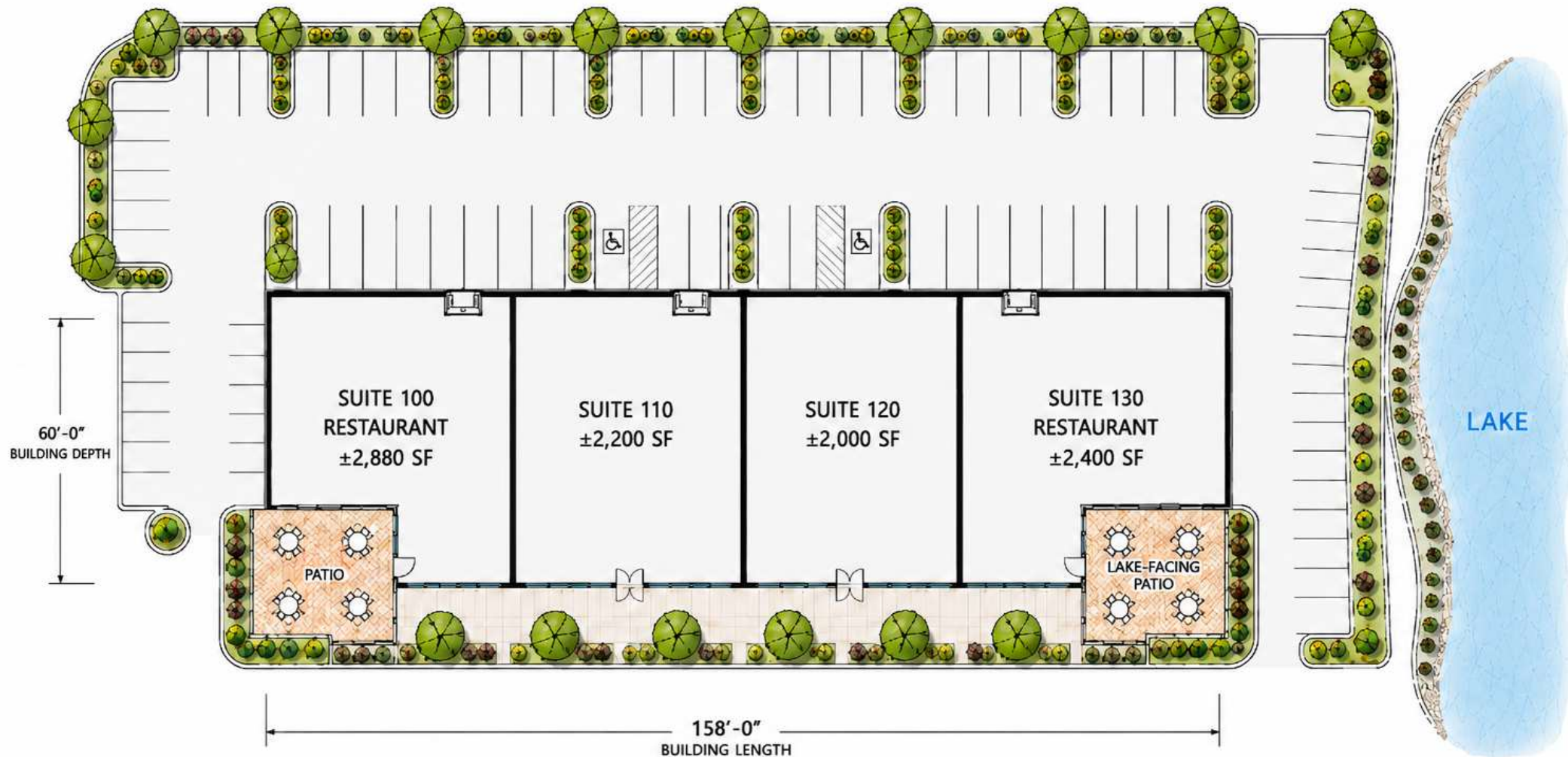
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*Proposed renderings of shop building and signage

PROGRESSIVE
REAL ESTATE PARTNERS

PROPOSED SITE PLAN - RETAIL BUILDING



Shop spaces can be demised pursuant to individual tenant requirements

PROPERTY SITE PLAN



TRADE AREA RETAIL/OFFICE AERIAL



LARGER PROPERTY SITE PLAN



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2026 Total Population	6,681	76,628	254,083
2026 Median Age	32.7	33.9	32.5
2026 Total Households	2,591	25,917	78,824
2026 Average Household Size	2.6	2.9	3.2
<u>INCOME</u>			
2026 Average Household Income	\$83,918	\$105,014	\$98,595
2026 Median Household Income	\$63,968	\$81,406	\$79,766
2026 Per Capita Income	\$32,608	\$35,735	\$30,753
<u>BUSINESS SUMMARY</u>			
2026 Total Businesses	1,023	4,339	9,245
2026 Total Employees	12,223	52,348	103,502

Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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