

RETAIL PAD / FOR SALE OR GROUND LEASE

FOR SALE OR GROUND LEASE DEVELOPMENT SITE

764 Inland Center Dr., San Bernardino, CA 92408

±35,737 Sq. Ft. PAD - Directly Across From The Inland Center Regional Mall



RETAIL AVAILABILITY | FOR SALE OR GROUND LEASE RATE

- ±35,757 Sq. Ft. Retail Pad For Ground Lease
- For Sale: \$700,000
- Ground Rent: \$250,000 Annually NNN
- The property is located directly across from ±1,000,000 Sq. Ft. Inland Center Mall entrance with Macy's, JC Penny, and Forever 21 at the Inland Center Drive Exit off the 215 FWY, one block east of the Freeway.
- Daytime Population of ±161,000 People within 3-Mile Radius.
- Easy access on and off the 215 Freeway.
- Freeway Visible Pylon Signage.
- Strong Income Demographics.

POTENTIAL USES



TRAFFIC COUNT

20,439 CPD On Inland Center Dr.	283,360 CPD 215 Fwy. At Inland Center Dr.
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2023 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	10,872	124,535	332,988
Daytime Population:	\$10,655	\$95,558	\$208,899
Average Household Income:	\$84,183	\$84,632	\$95,521

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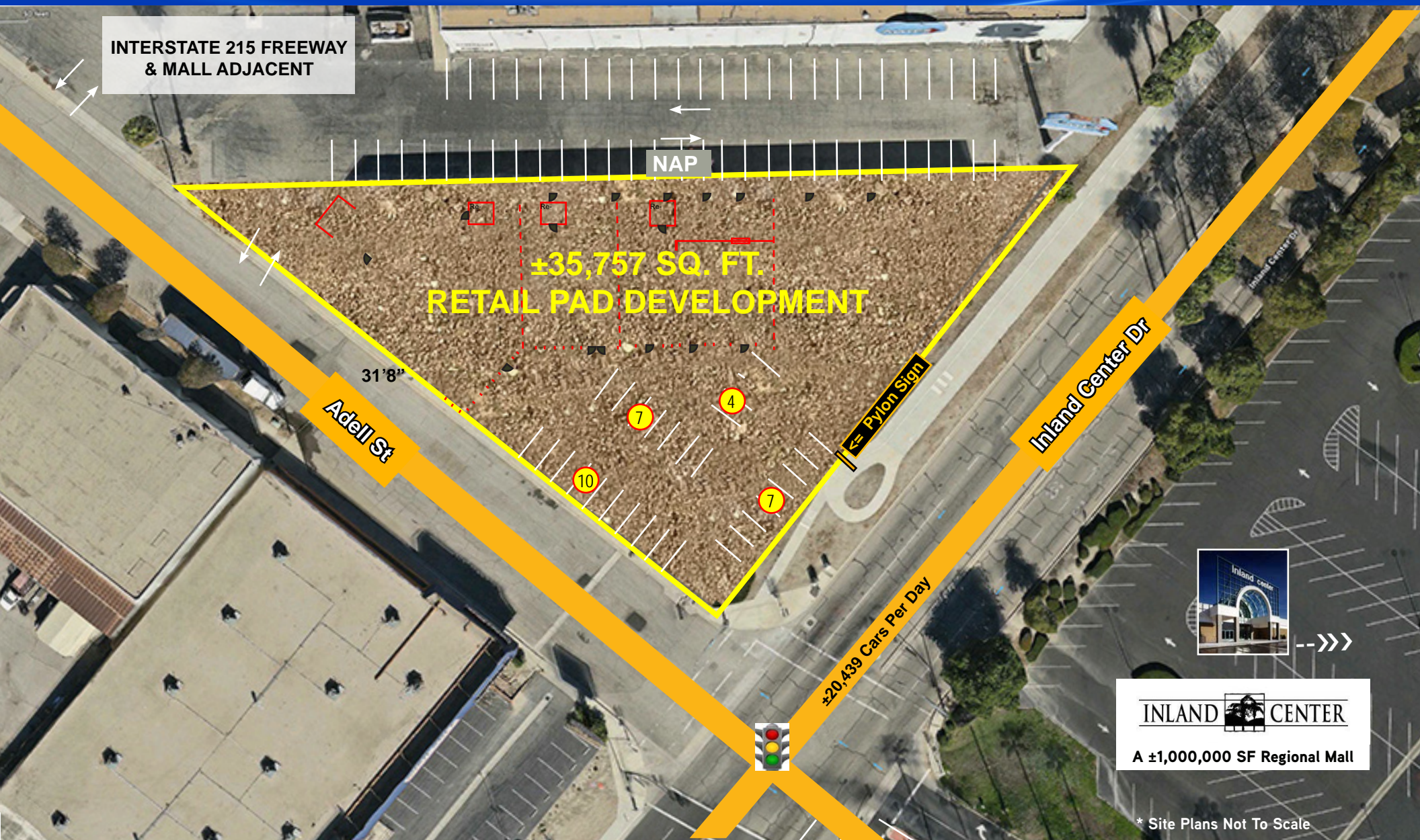
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INLAND CENTER
A ±1,000,000 SF Regional Mall

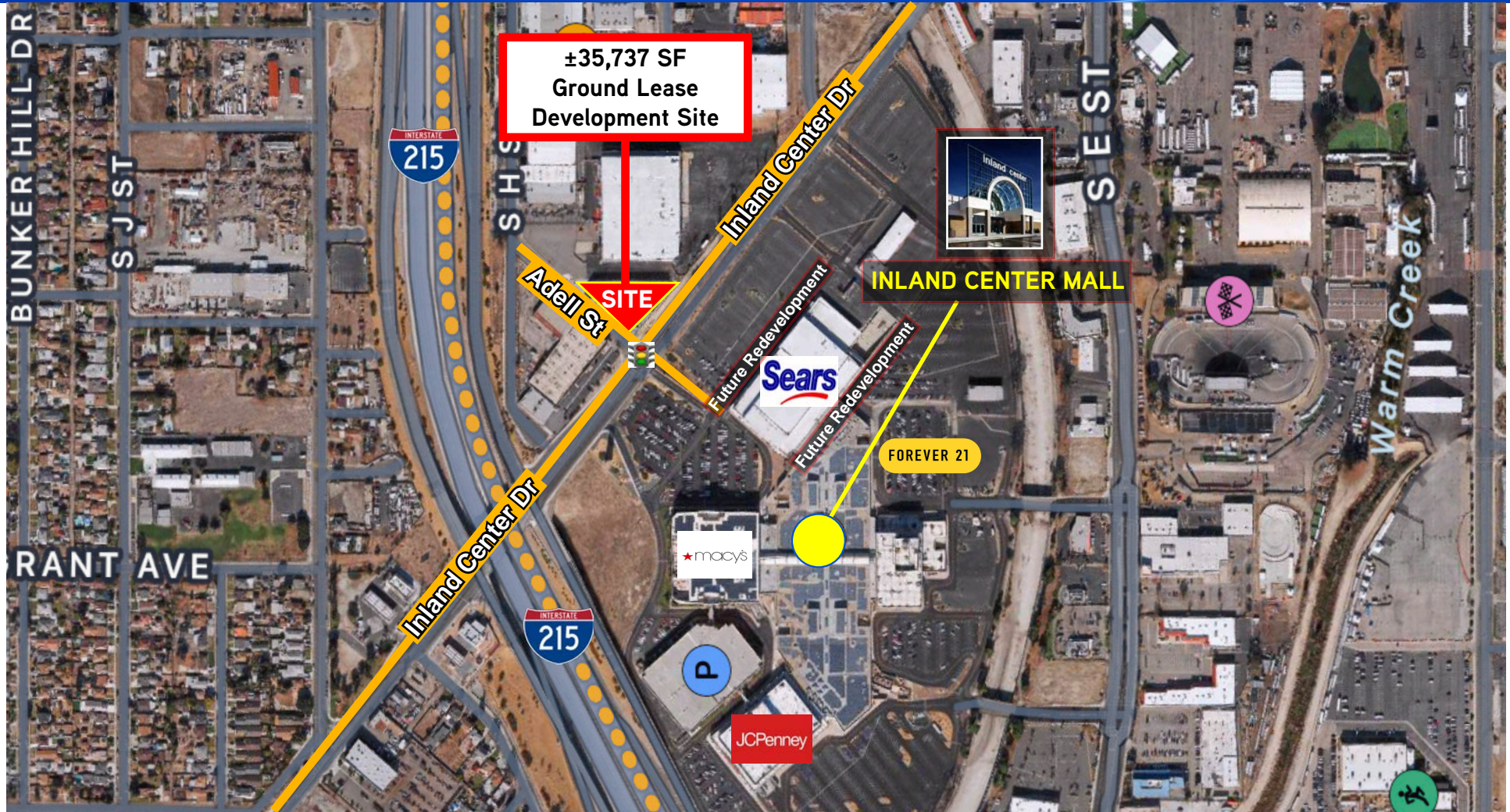
* Site Plans Not To Scale

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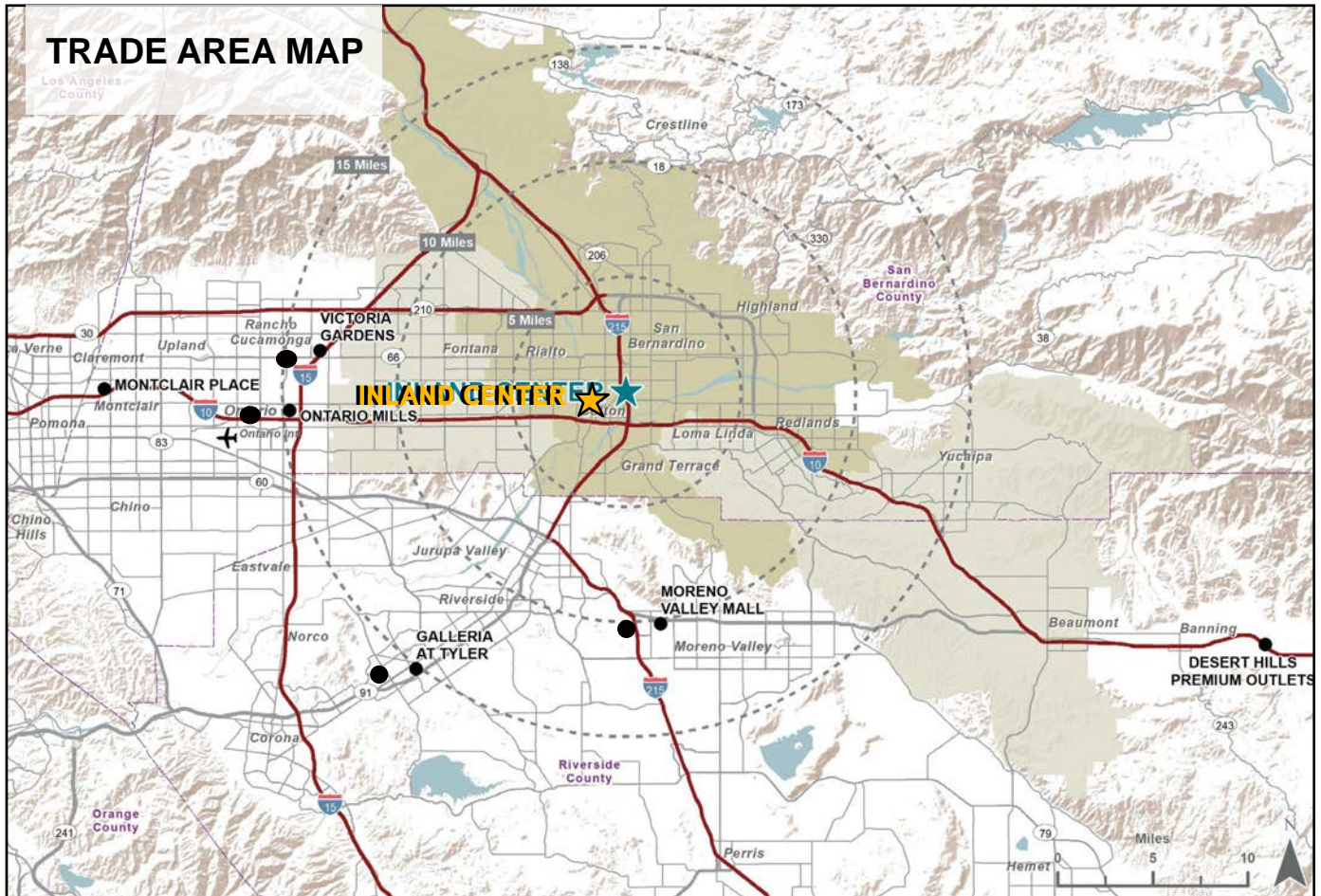
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INLAND CENTER ■ PRIMARY TRADE AREA □ SECONDARY TRADE AREA ● COMPETITIVE CENTERS

- This location in the City of San Bernardino is the perfect location to have your business thrive. By choosing to locate your business here you are choosing:
- High volume location adjacent to ±1,000,000 sq. ft. Inland Center Mall.
- Easy freeway access on and off the 215 freeway,
- An affordable cost of living: The average home sale price in 2024 is \$487,930 and the average household income in 2023 is \$84,183. Daytime population is 161,000 within a 3-miles radius. 1-Million Population in total Trade Area.
- The City of San Bernardino offers a balance of entertainment, retail, dining, and residential opportunities.
- Workforce and Educational Opportunities: The City of San Bernardino offers numerous opportunities for educational growth and training.
- The City of San Bernardino's team of Economic Development professionals are here to assist businesses succeed in the City. Please reach out to the department at 909-384-5357 with any questions.

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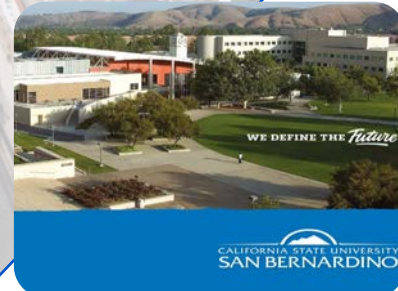
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