

Sierra Gateway Center

RETAIL FOR LEASE

NEC Sierra Way & 40th Street
San Bernardino, CA 92404



Highlights



Shop space available in high-volume Cardenas anchored shopping center



Strong anchors including Cardenas and Planet fitness (coming soon)



Surrounded by a growing population of over 167,000 people within 10 minutes



Excellent street visibility



Availabilities

NEC SIERRA WAY & 40TH STREET, SAN BERNARDINO, CA 92404



796 SF

917 SF
Former Deli
with Hood

1,834 SF
Former
Restaurant

1,105 SF

planet
fitness
COMING SOON

1,200 SF

40TH ST 22,290 VPD
CARDENAS

Alentejo
MEXICAN FOOD

verizon

BANK OF AMERICA

T Mobile

SIERRA WAY 11,789 VPD

Site Plan

NEC SIERRA WAY & 40TH STREET, SAN BERNARDINO, CA 92404

N MOUNTAIN VIEW AVE

SITE LEGEND

- AVAILABLE
- LEASED

W 40TH ST (22,290 VPD)

N SIERRA WAY (11,789 VPD)



#1 Water Store
796 SF
158 W 40th St

Manna Donuts
917 SF
154 W 40th St

1,834 SF
150 W 40th St

Former Deli With Hood

Former Restaurant

CARDENAS

CIG Zone

1,105 SF
152 W 40th St

verizon

BANK OF AMERICA

planet fitness

Coming Soon

1,200 SF
Unit 4164

Cleaners

Dentist

Sweet Candies & Gifts

China King

Fashion Lovely Nails

Cash 2 Go

Staffing Agency

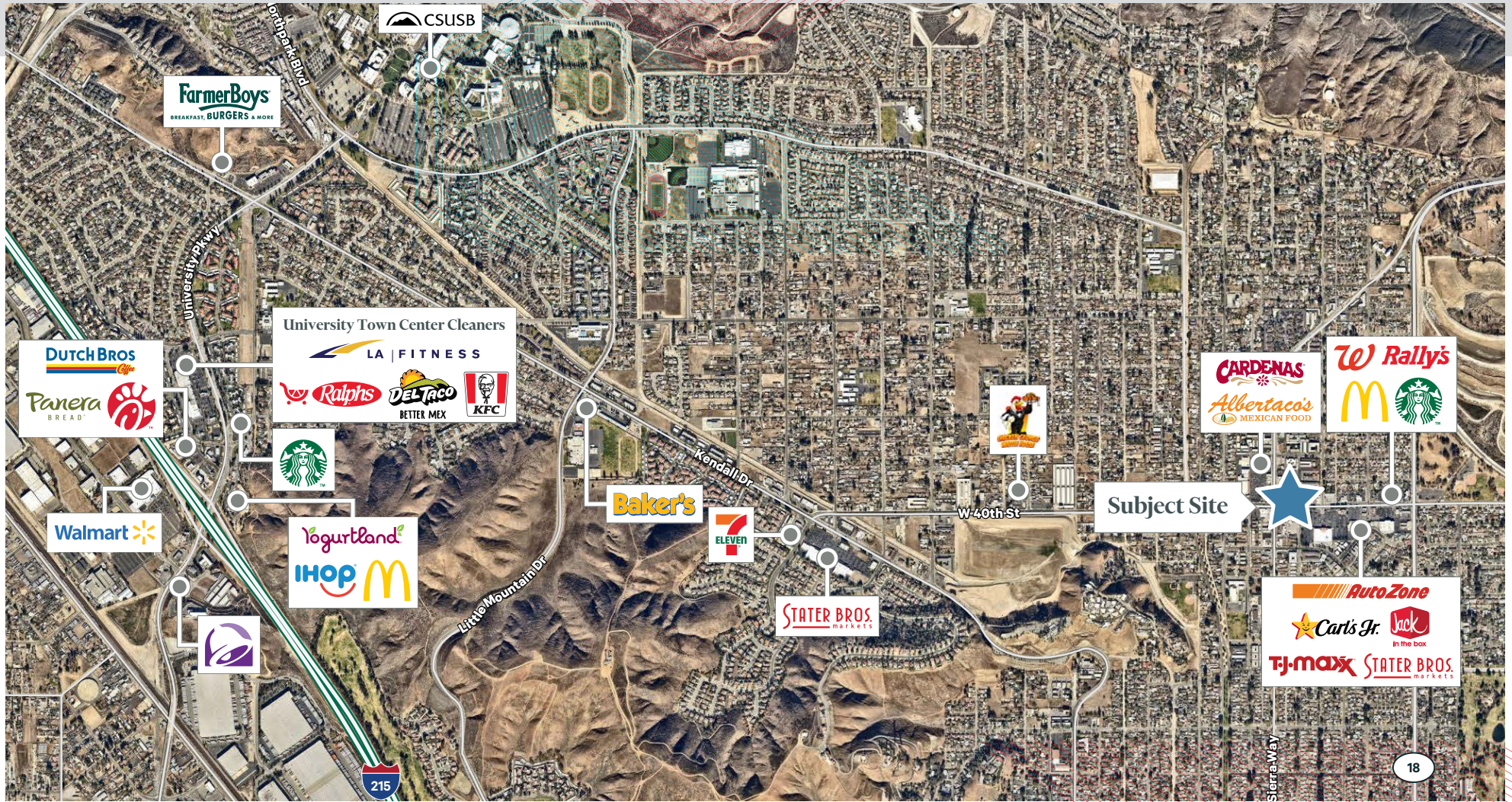
SUBWAY

Pharmacy NAP

T-Mobile NAP



Retailers in the Area



Demographics

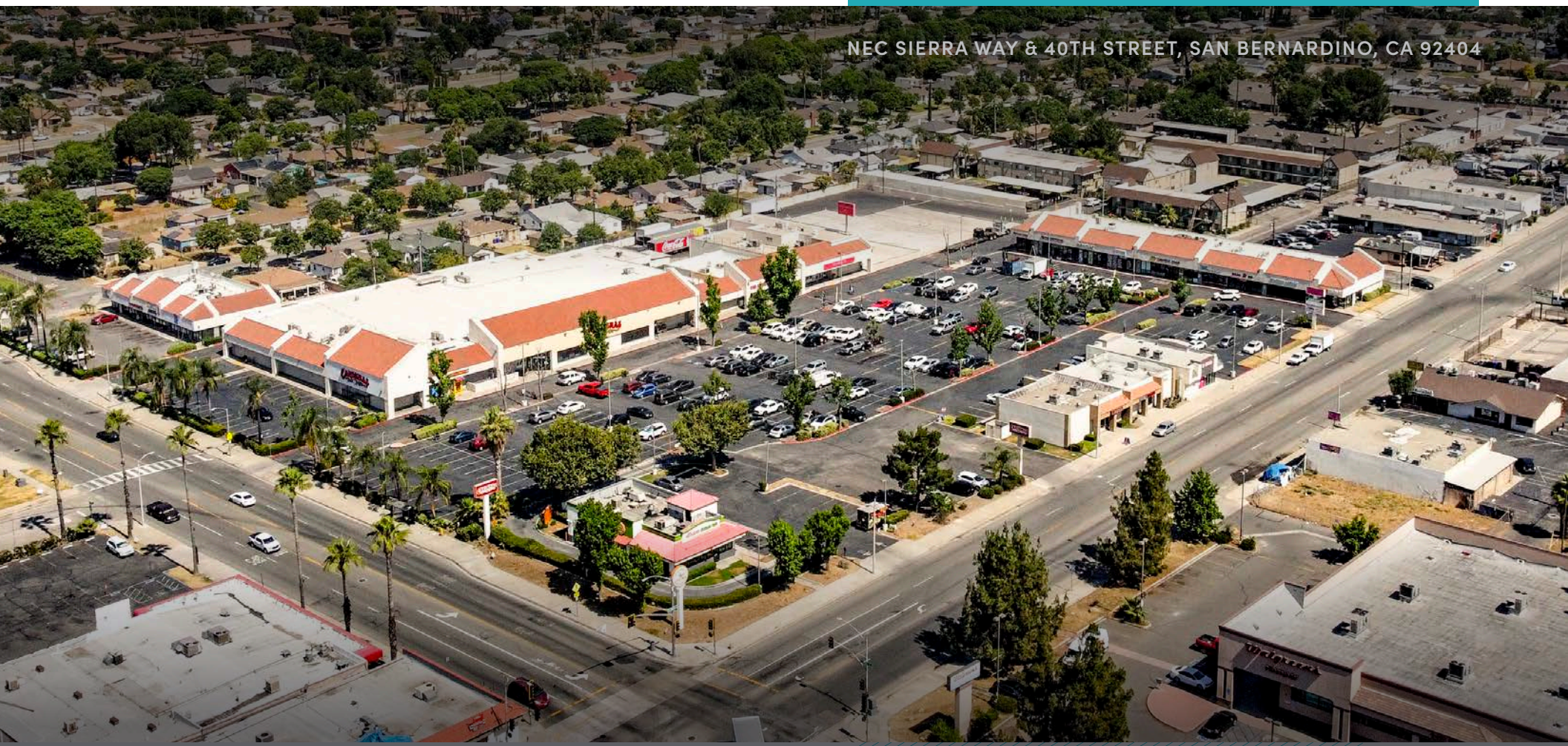
167,557
POPULATION
(within 10 Minutes)

112,439
HOUSEHOLDS
(within 15 Minutes)

\$90,187
AVG. HH INCOME
(within 5 minutes)

144,207
DAYTIME

NEC SIERRA WAY & 40TH STREET, SAN BERNARDINO, CA 92404



FOR MORE INFORMATION, PLEASE CONTACT:

Pablo Rodriguez

First Vice President

+1 909 418 2041

Lic. 01870757

pablo.rodriguez1@cbre.com

Conner Tolliver

Associate

+1 909 418 2090

Lic. 02187079

conner.tolliver@cbre.com

CBRE

©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.