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For Sale or Lease
Fully Entitled & Permitted Drive Thru Pad
3601 E. Highland Ave. San Bernardino CA 92346



Parcel Size: +/- 29,185 SF

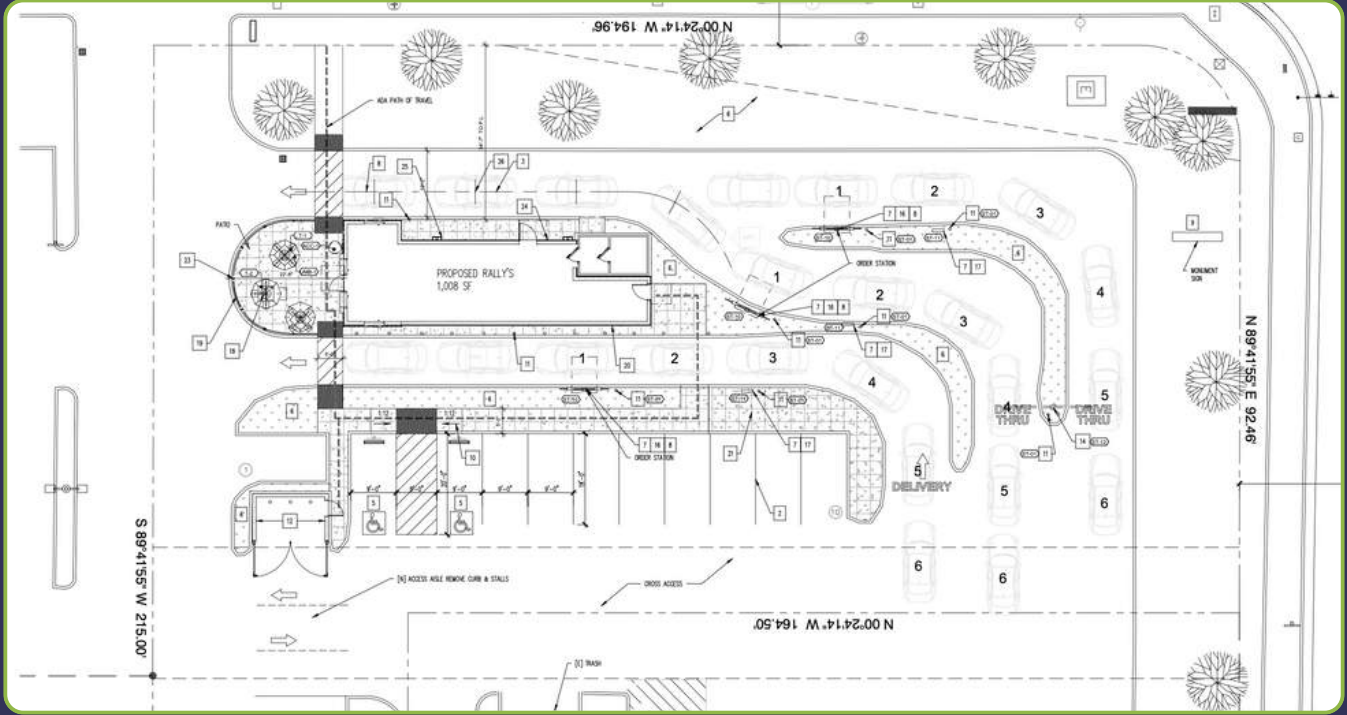




Commercial Brokerage

www.ishcb.com

Fully Entitled & Permitted Drive Thru Pad 3601 E. Highland Ave. San Bernardino CA 92346



Irish Commercial Brokerage, Inc. 2603 Maple Avenue, Manhattan Beach, CA 90266



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.1355/-117.208

Drive-Thru Pad	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	15,561	48,344	89,457
2029 Projected Population	15,051	47,195	87,091
2020 Census Population	15,849	49,028	90,941
2010 Census Population	14,836	45,653	85,551
Projected Annual Growth 2024 to 2029	-0.7%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.3%
2024 Median Age	37.8	34.2	33.1
Households			
2024 Estimated Households	4,758	14,697	26,436
2029 Projected Households	4,698	14,623	26,206
2020 Census Households	4,959	15,174	27,162
2010 Census Households	4,594	13,940	25,356
Projected Annual Growth 2024 to 2029	-0.3%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.3%
Race and Ethnicity			
2024 Estimated White	35.3%	32.9%	32.3%
2024 Estimated Black or African American	14.9%	13.9%	13.5%
2024 Estimated Asian or Pacific Islander	8.1%	8.5%	8.2%
2024 Estimated American Indian or Native Alaskan	1.5%	1.8%	1.8%
2024 Estimated Other Races	40.1%	42.9%	44.2%
2024 Estimated Hispanic	50.5%	55.3%	57.1%
Income			
2024 Estimated Average Household Income	\$98,353	\$100,085	\$102,589
2024 Estimated Median Household Income	\$79,307	\$81,033	\$85,873
2024 Estimated Per Capita Income	\$31,642	\$31,010	\$30,715
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	8.0%	9.2%	10.5%
2024 Estimated Some High School (Grade Level 9 to 11)	12.9%	11.8%	12.4%
2024 Estimated High School Graduate	34.4%	33.0%	31.8%
2024 Estimated Some College	18.5%	19.6%	18.9%
2024 Estimated Associates Degree Only	7.3%	8.0%	7.9%
2024 Estimated Bachelors Degree Only	12.2%	11.1%	10.8%
2024 Estimated Graduate Degree	6.7%	7.4%	7.6%
Business			
2024 Estimated Total Businesses	257	920	1,570
2024 Estimated Total Employees	1,526	6,431	10,905
2024 Estimated Employee Population per Business	5.9	7.0	6.9
2024 Estimated Residential Population per Business	60.6	52.5	57.0

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