

# RETAIL FOR LEASE PHELAN TOWNE SQUARE UNIT B1 -7

3936 Phelan Rd Unit B1 - 7, Phelan, CA 92371



## ECONOMIC DATA

**LEASE RATE:** \$2.00 SF/month (NNN)

## PROPERTY INFORMATION

**COUNTY:** San Bernardino  
**MARKET:** Inland Empire North  
**SUBMARKET:** High Desert

## BUILDING DATA

**TOTAL BUILDING SF:** 37,358 SF  
**YEAR BUILT:** 1993  
**ZONING:** PH/CG

## PROPERTY OVERVIEW

Previously occupied by a local hardware store, this broad  $\pm 8,120$  square foot retail space offers an exceptional layout for a variety of retail uses. Spanning across seven units with potential to accommodate six separate entrances, the configuration provides excellent flexibility for multi-tenant arrangements or segmented business operations. The interior of the end-cap includes two restrooms, a designated receiving area, and a small break area ideal for staff functionality and logistics.

A  $\pm 1.61$ -acre rear yard space can be leased to supplement the main space, ideal for a variety of uses including but not limited to outdoor storage, landscape, materials yard, and similar loading, or staging uses. Though not included in the base lease rate it may be leased in addition to or separately.

Additionally available, there is  $\pm 8,000$  SF dirt pad space in front of the units that may also be leased for an outdoor pavilion, or other unrelated development.

Strategically designed to accommodate a wide range of users, this space presents a rare opportunity to lease a highly adaptable facility with both interior functionality and exterior support area in one location.

Lease rates range from \$1.25 to \$2.00 per square foot per month on a triple net (NNN) basis, with NNN fees currently estimated at an additional \$0.54 per square foot monthly. This is a rare opportunity to secure space in one of the High Desert's most established and underserved retail trade areas.

## PROPERTY HIGHLIGHTS

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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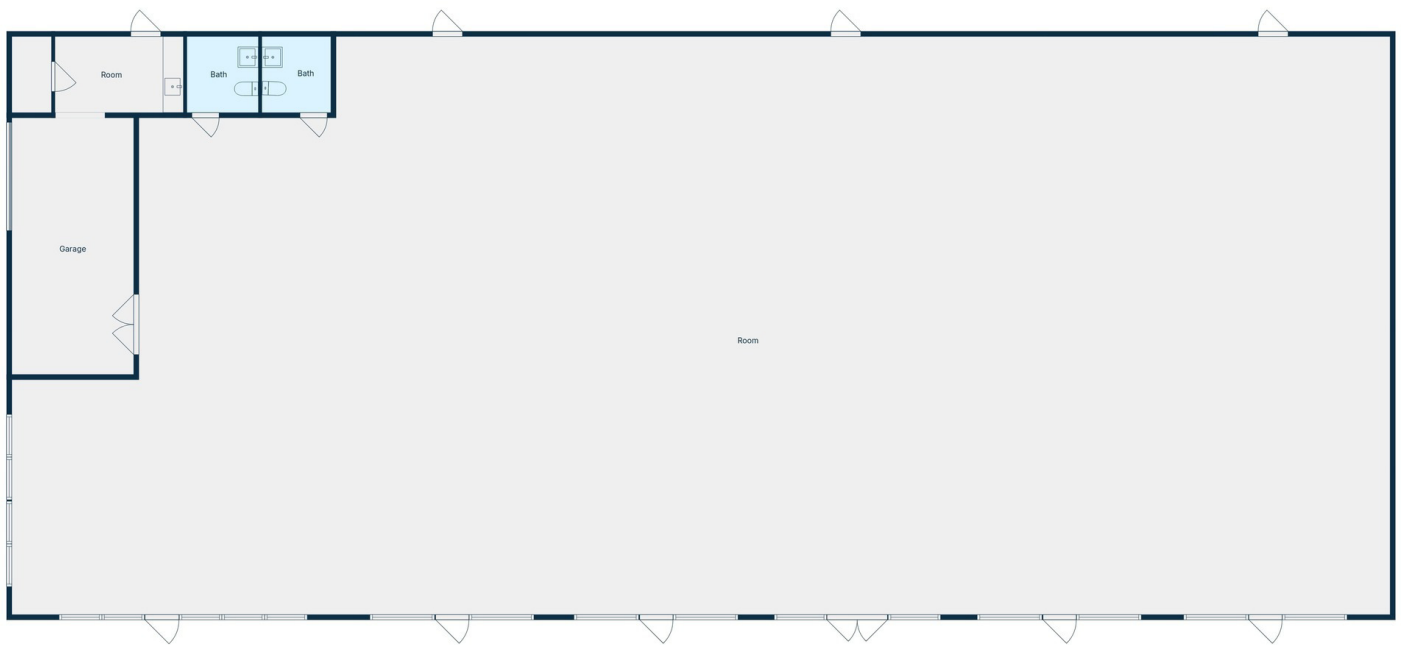
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

## Unit B1 - 7 Floor Plan

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,365	8,056	18,401
Average Age	43	42	42
Average Age (Male)	42	42	42
Average Age (Female)	44	43	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	495	2,826	6,386
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$77,241	\$86,660	\$92,334
Average House Value	\$404,394	\$452,257	\$465,607

Demographics data derived from AlphaMap

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