

# RETAIL FOR LEASE PHELAN TOWNE SQUARE UNIT B13

3936 Phelan Rd Unit B13, Phelan, CA 92371

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## 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

## LISTING DATA

**AVAILABLE SF:** ±1,160 SF

## PROPERTY OVERVIEW

Suite B13 offers approximately ±1,160 square feet of retail space, ideally configured for a variety of service-oriented and neighborhood-serving uses. The suite features a spacious open front area that is well suited for reception, retail display, customer service counters, or workstations, and transitions into a flexible rear section that includes two former dressing rooms, a dedicated storage room, a single restroom, and a utility/storage area near the rear exit. This layout lends itself well to a wide range of uses, including a barber shop, beauty salon, nail salon, tax office, boutique retail, bakery, panadería, café, coffee house, butcher shop, carnicería, or other service retail concepts, subject to suitability and approval.

With prominent frontage and signage potential within a busy neighborhood center at the signalized intersection of Phelan Road and Sheep Creek Road, Suite B13 presents an excellent opportunity for small business operators looking to establish or expand in the High Desert.

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 \$0.50 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.

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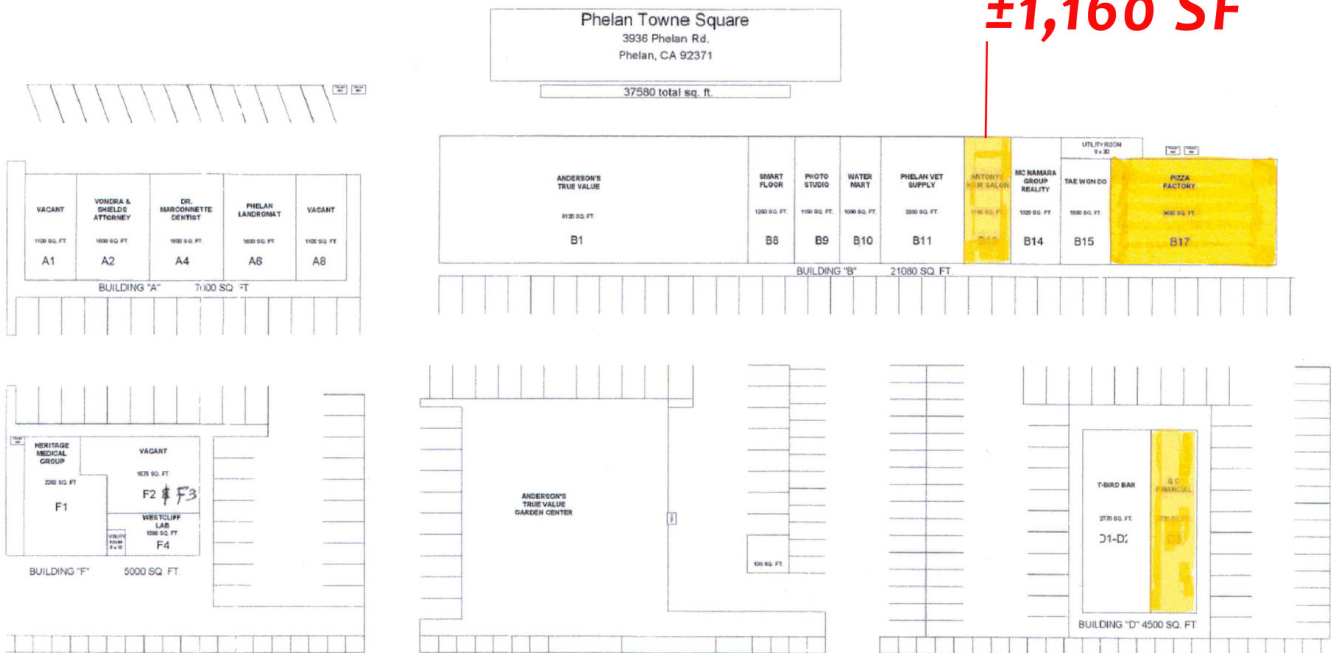
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other 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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**UNIT B13**  
**±1,160 SF**



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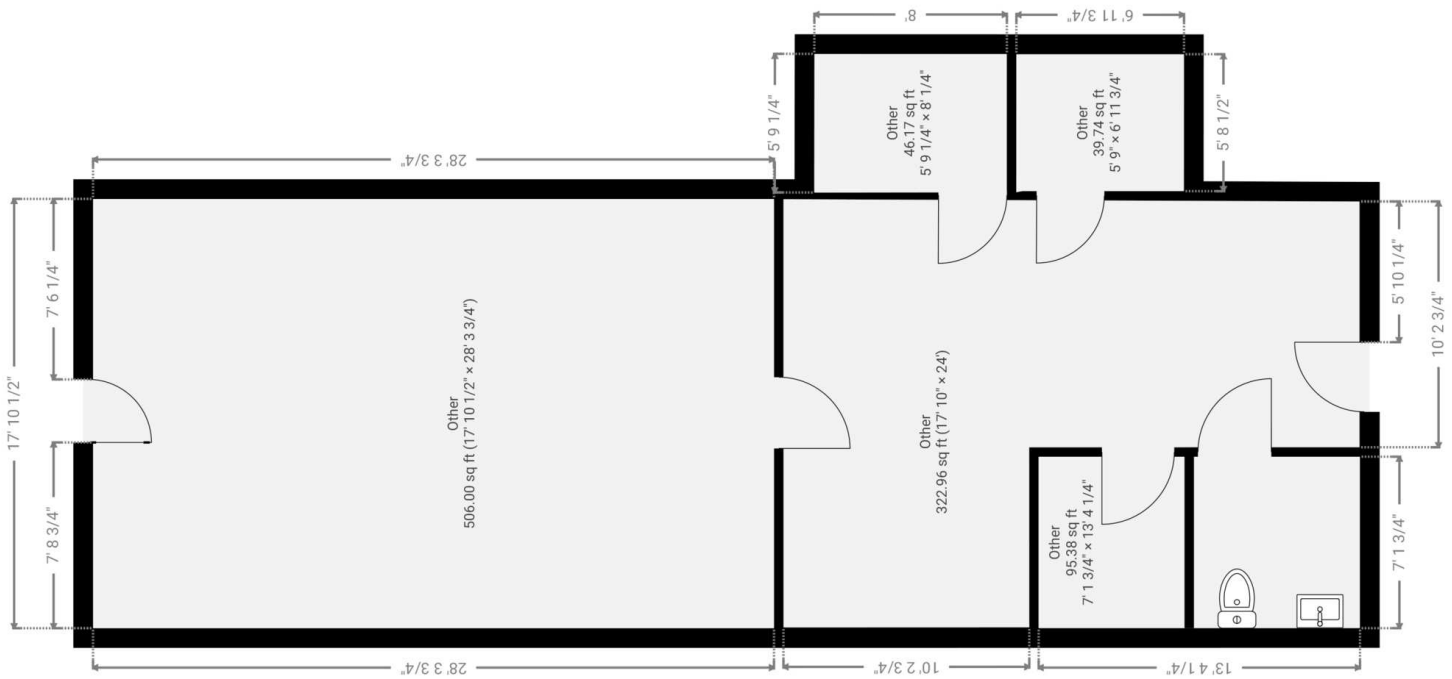
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(Not to Scale)



## Unit B13 Floor Plan

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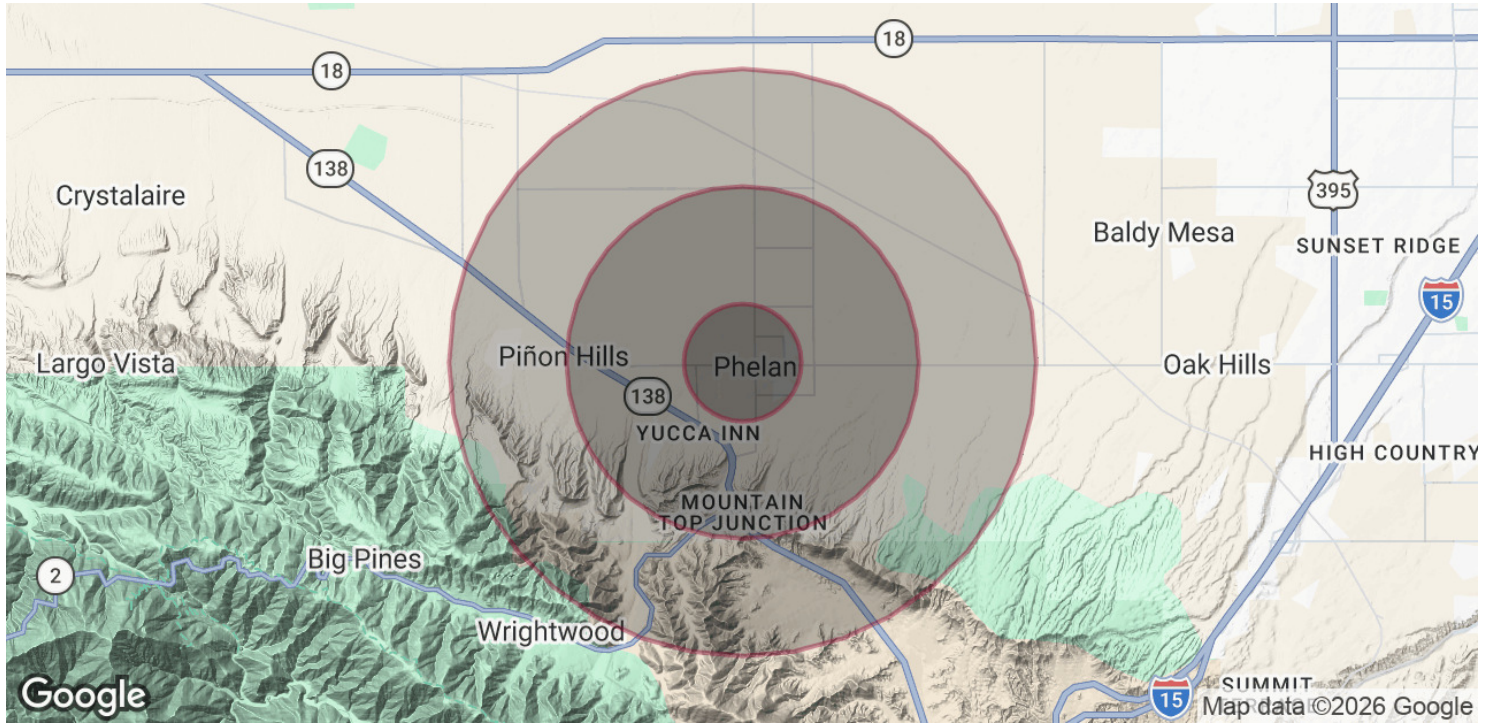
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,406	7,900	17,862
Average Age	43	42	42
Average Age (Male)	42	42	42
Average Age (Female)	43	43	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	509	2,784	6,215
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$76,648	\$86,615	\$92,820
Average House Value	\$413,054	\$455,814	\$469,153

Demographics data derived from AlphaMap

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