



Site Features

- Stand alone 2,337 SF Drive Thru
- Approximately 14,070 SF PAD.
- Building available for Lease.
- High Traffic Freeway on/off ramp to the 210 Freeway.
- Freeway on/off ramp currently under construction for widening.
- High Traffic signalized intersection with over 25,000 CPD
- Nearly 300,000 people within a 5 radius.
- Quick on off access to Freeway
- Lease or Sale possible.
- Delivery condition negotiable.
- Call for economic details.





Commercial Brokerage

www.irishcb.com

For Lease
Existing Drive Thru
2895 N Waterman Ave.,
San Bernardino, CA





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TRAFFIC COUNTS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Irish Commercial Brokerage, Inc.
 Lat/Lon: 34.1438/-117.2783



315 E 29th St San Bernardino, CA 92404	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	20,018	163,774	275,053
2030 Projected Population	19,414	160,283	269,937
2020 Census Population	19,759	164,663	282,934
2010 Census Population	19,043	157,154	269,395
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.1%
2025 Median Age	32.1	31.0	31.4
Households			
2025 Estimated Households	5,834	47,198	77,997
2030 Projected Households	5,830	47,367	78,392
2020 Census Households	6,049	47,685	79,768
2010 Census Households	5,800	44,922	74,670
Projected Annual Growth 2025 to 2030	-	-	0.1%
Historical Annual Growth 2010 to 2025	-	0.3%	0.3%
Race and Ethnicity			
2025 Estimated White	29.9%	27.1%	26.7%
2025 Estimated Black or African American	10.5%	13.4%	12.6%
2025 Estimated Asian or Pacific Islander	4.2%	5.0%	5.5%
2025 Estimated American Indian or Native Alaskan	2.6%	2.1%	2.1%
2025 Estimated Other Races	52.9%	52.4%	53.1%
2025 Estimated Hispanic	68.0%	67.1%	67.7%
Income			
2025 Estimated Average Household Income	\$99,593	\$82,800	\$86,372
2025 Estimated Median Household Income	\$78,904	\$68,614	\$71,396
2025 Estimated Per Capita Income	\$29,168	\$24,022	\$24,748
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	9.6%	13.1%	12.9%
2025 Estimated Some High School (Grade Level 9 to 11)	11.5%	13.9%	13.8%
2025 Estimated High School Graduate	35.7%	36.0%	36.4%
2025 Estimated Some College	20.2%	18.7%	18.3%
2025 Estimated Associates Degree Only	8.6%	7.3%	6.7%
2025 Estimated Bachelors Degree Only	9.4%	7.7%	8.2%
2025 Estimated Graduate Degree	4.9%	3.3%	3.6%
Business			
2025 Estimated Total Businesses	424	3,206	6,178
2025 Estimated Total Employees	2,739	27,814	57,718
2025 Estimated Employee Population per Business	6.5	8.7	9.3
2025 Estimated Residential Population per Business	47.2	51.1	44.5

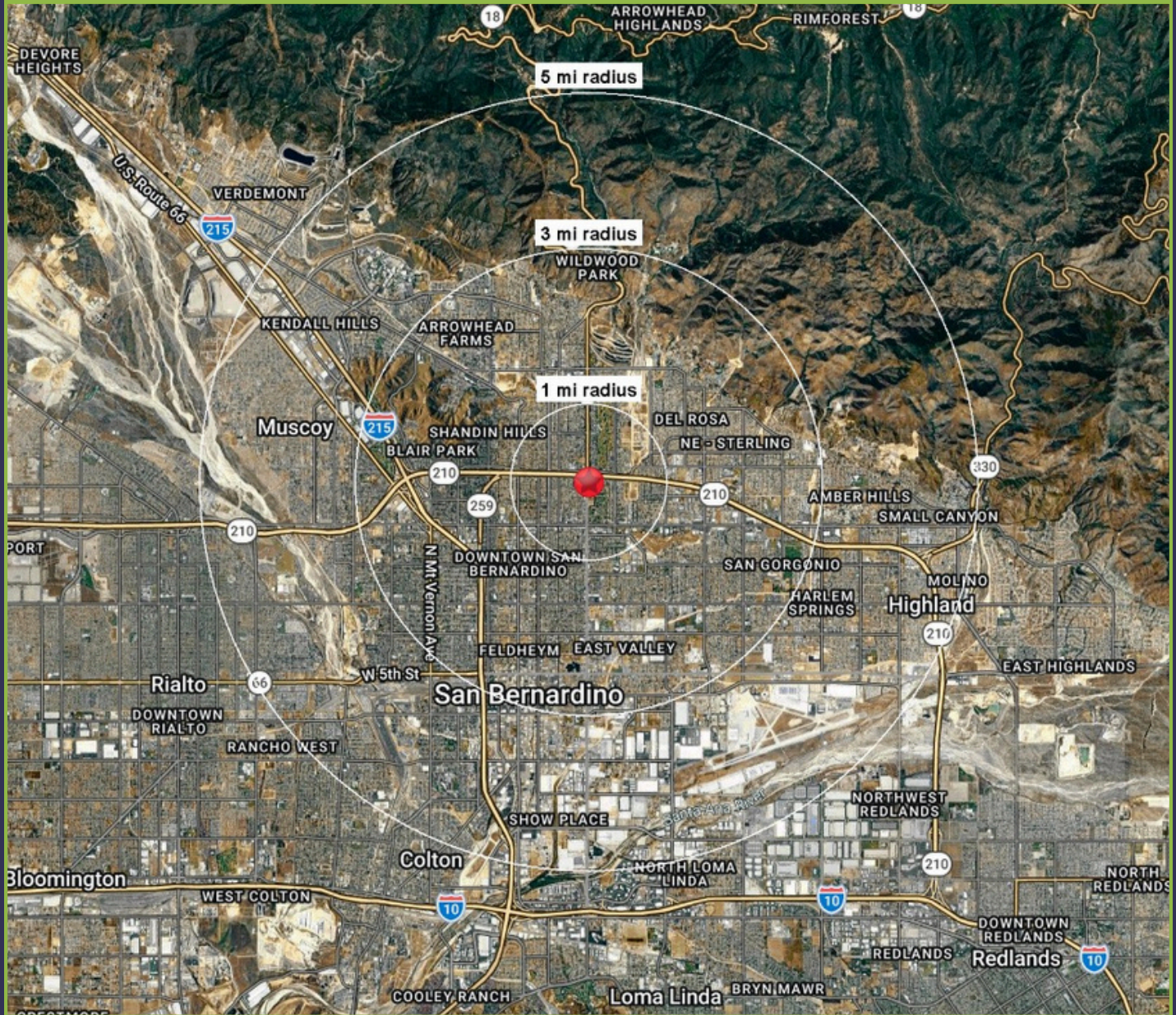
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Map Link

