

TRI-CITY COMMONS

±1,368 SF SPACE AVAILABLE

420-424 E Hospitality Lane, San Bernardino, CA 92480

COSTCO WHOLESALE
El Pollo Loco
 Top 10% NATIONWIDE (Placer.ai)
Cane's
 Top 12% NATIONWIDE (Placer.ai)

1 **Olive Garden**
 Top 5% NATIONWIDE (Placer.ai)

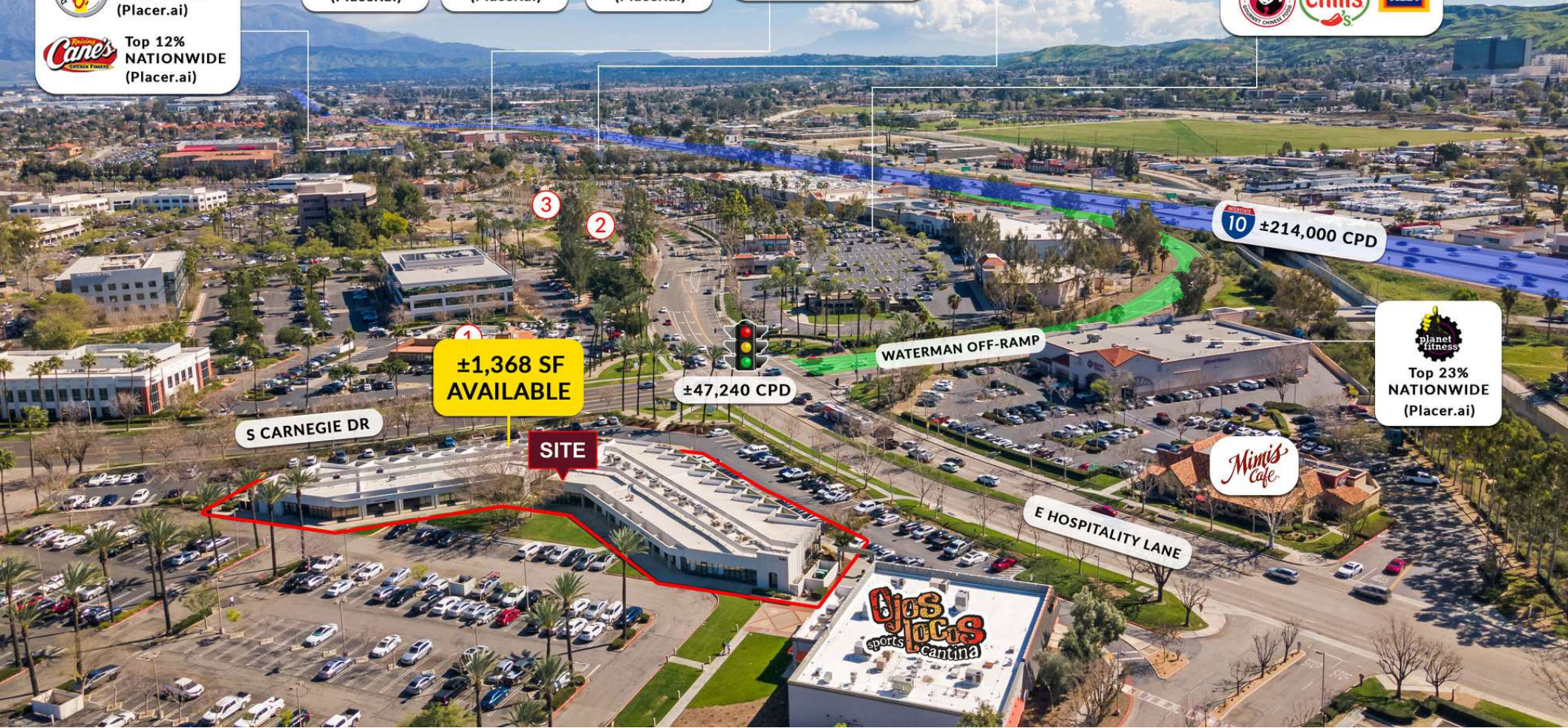
2 **OUTBACK STEAKHOUSE®**
 Top 9% NATIONWIDE (Placer.ai)

3 **BUFFALO WILD WINGS**
 Top 7% NATIONWIDE (Placer.ai)

sam's club
IN-N-OUT BURGER
Bj's
 Top 7% NATIONWIDE (Placer.ai)

24 HOUR FITNESS
curacao
BEST BUY
 Top 4% NATIONWIDE (Placer.ai)

THE HOME DEPOT
LA FITNESS
PET SMART
chili's
ALDI



±1,368 SF AVAILABLE

±47,240 CPD

10 ±214,000 CPD

planet fitness
 Top 23% NATIONWIDE (Placer.ai)

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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PROPERTY OVERVIEW



HIGHLIGHTS

- **±1,368 SF space Available for Lease.**
- **Centrally Located Within the Tri-City Commercial Hub** – The center is strategically located at the “heart” of 1.7 million square feet of office and commercial space within a 0.5 miles radius (per CoStar), generating high traffic volumes that peak during the weekday lunch-hour.
- **Strong Retailer Activity** – Tri-City Corporate Centre is a highly sought-after location for retailers with neighboring tenants including: Home Depot, Costco, Sam’s Club, Best Buy, PetSmart, In-N-Out, Buffalo Wild Wings, BJ’s Restaurant & Brewhouse, and more.
- **Limited Competition** – Within the Tri-City Corporate Centre, smaller retail spaces are limited, resulting in less competition, a lower vacancy rate, and high desirability as retailers continue to seek out spaces in the 1,000 SF to 2,500 SF range.
- **Proximate to Interstate 10** – The westbound Waterman Avenue freeway exit directs traffic directly to the subject property, creating maximum repeat exposure to those commuting to work and to shoppers heading towards the Tri-City retailers.
- **Abundance of Parking** – This center has reciprocal parking with the surrounding buildings, offering an abundance of parking (±1,535 stalls).

SURROUNDED BY ±104,800 EMPLOYEES (15-MIN RADIUS)

Hilton Garden Inn
 ±50 BEDS
 Empire Inn
 ±86 BEDS
 HOSPITALITY INN
 ±50 BEDS
 Quality Inn
 ±50 BEDS
 STAYBRIDGE SUITES
 AN HG HOTEL
 ±106 BEDS
 Sizzler
 BLACK ANGUS
 STAR CRAB
 CLAIM JUMPER

El Super
 Auto Zone
 SAN BERNARDINO COUNTY
 VALLEY COLLEGE
 ±15,750 STUDENTS

INLAND CENTER
 ★ macy's JCPenney
 ±110 RETAILERS & SERVICES
 TARGET
 Auto Zone
 HARBOR FREIGHT TOOLS
 National Orange Show
 SINCE 1911
 120-ACRE VENUE
 O'Reilly
 AUTO PARTS

dd's DISCOUNTS
 Food 4 Less
 ROSS DRESS FOR LESS
 Marshall's
 DOLLAR TREE
 IN-N-OUT BURGER
 Starbucks
 McDonald's

±1.87M SF CAROUSEL MALL RE-DEVELOPMENT PROJECT

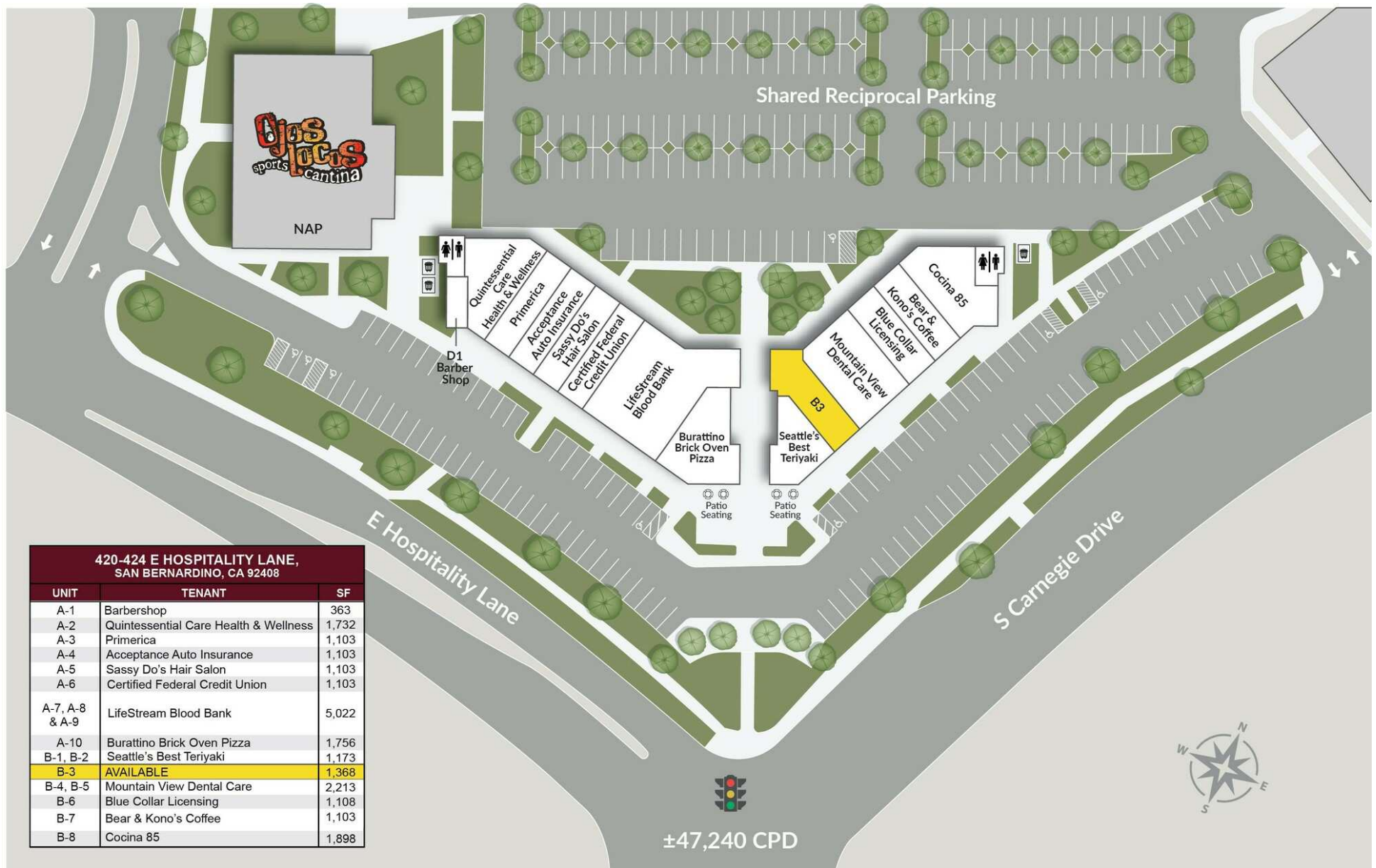


BUILDING SIGNAGE FOR BURATTINO BRICK OVEN PIZZA & BLUE-COLLAR LICENSING ADDED FOR ILLUSTRATIVE PURPOSES. ESTIMATED OPENING MID-2026.

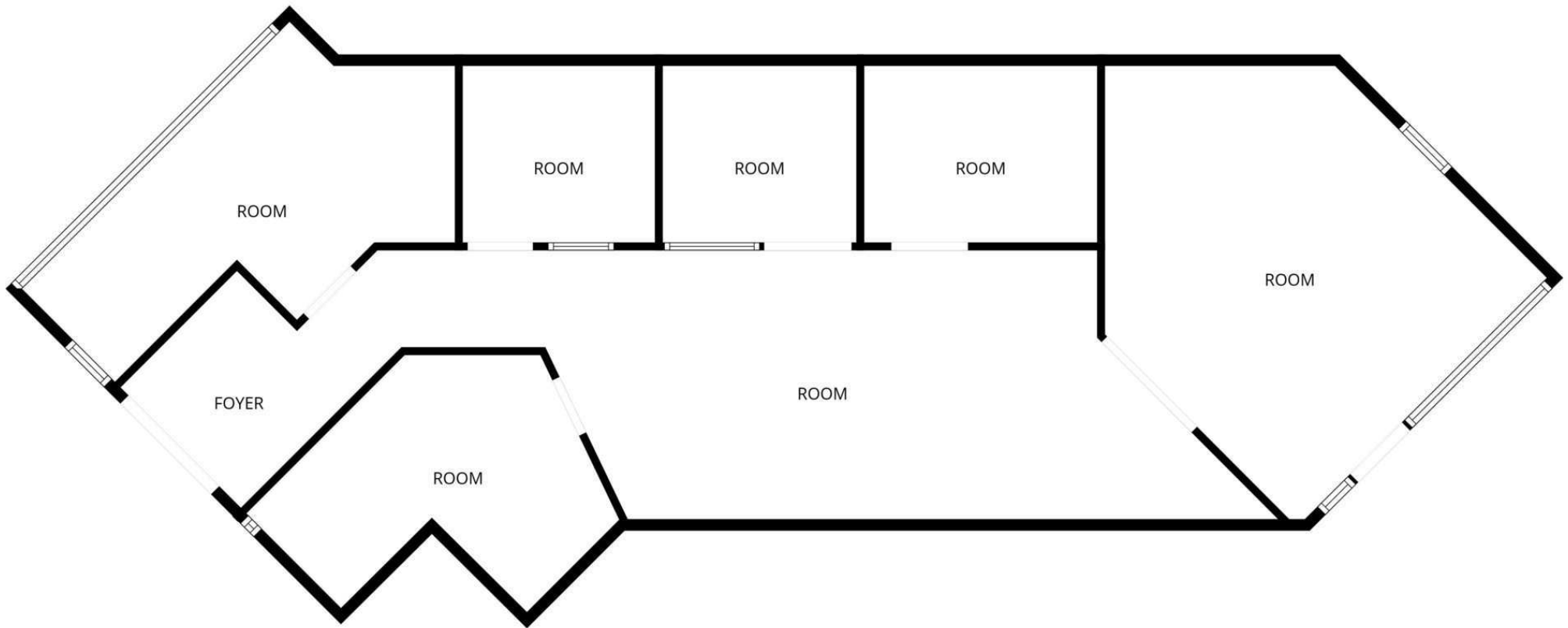
RETAILER MAP



SITE PLAN

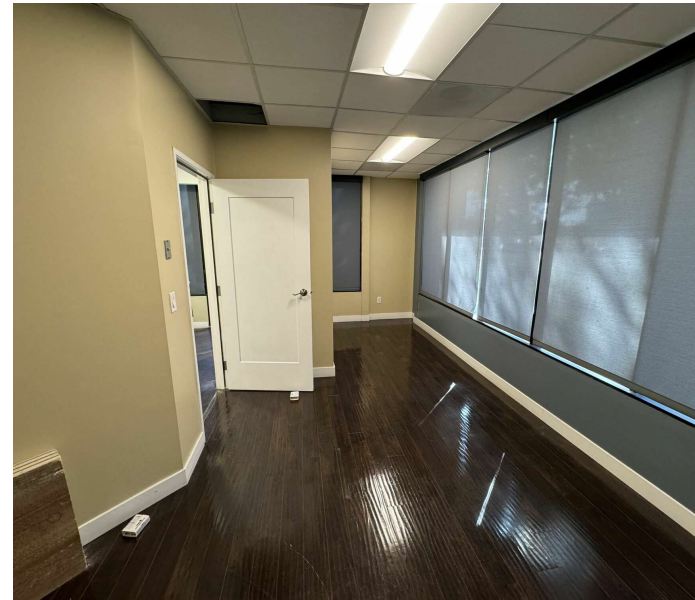
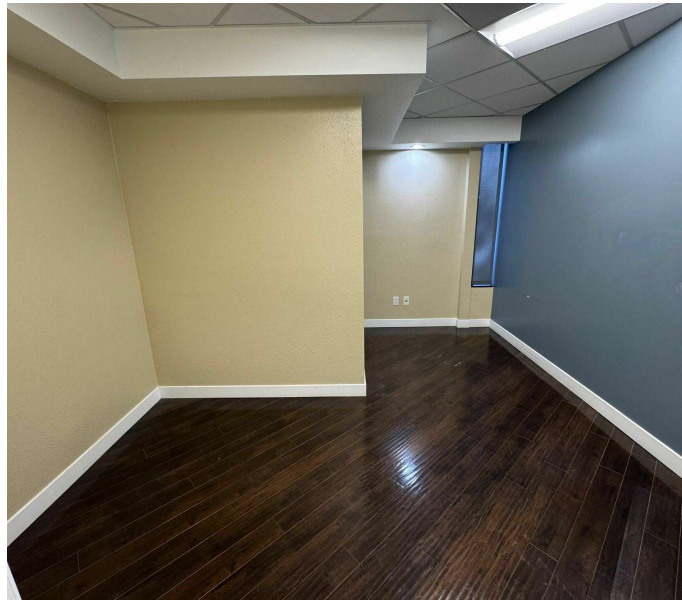


UNIT B3 - FLOOR PLAN



[Click Here for Video Tour](#)

INTERIOR PHOTOS - UNIT B3



ADDITIONAL PHOTOS



BUILDING SIGNAGE FOR BURATTINO BRICK OVEN PIZZA ADDED FOR ILLUSTRATIVE PURPOSES. ESTIMATED OPENING MID-2026.



DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes
<u>POPULATION</u>			
2025 Total Population	12,650	84,347	263,735
2025 Median Age	33.4	32.8	31.8
2025 Total Households	4,064	27,066	79,571
2025 Average Household Size	3.1	3.0	3.3
<u>INCOME</u>			
2025 Average Household Income	\$95,155	\$90,019	\$91,729
2025 Median Household Income	\$79,617	\$74,247	\$75,096
2025 Per Capita Income	\$30,746	\$29,091	\$27,830
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	1,660	5,299	9,959
2025 Total Employees	18,512	61,662	104,806