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1584-106 WEST BASE LINE ST.,

SAN BERNARDINO, CA 92411

 **CUSHMAN &
WAKEFIELD**

THE OPPORTUNITY

Position your business in one of San Bernardino's most active retail corridors. This highly accessible suite offers a rare "plug-and-play" opportunity within a bustling, high-traffic shopping center. With a term through **April 30, 2028**, this sublease provides the perfect balance of established location and flexible commitment.

Square Feet	Lease Rate	NNN Charges	Total Rent
1,854 SF	\$1.86/SF	\$0.68/SF	\$2.54/SF

For further details or to arrange a tour, please contact:



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1584-106 West Base Line St., San Bernardino, CA 92411

LOCATION EXCELLENCE

BUILT-IN FOOT TRAFFIC

Join a powerhouse lineup of national and regional anchors including CVS, El Super Supermarket, and Cricket Wireless.

UNRIVALED EXPOSURE

Benefit from incredible street visibility with nearly 20,000 cars per day passing through Base Line Street.

STRATEGIC ACCESS

Located just minutes from both the I-210 and I-215 freeways, making it an easy destination for customers across the Inland Empire.

SPACE FUNCTIONAL HIGHLIGHTS

SUPERIOR ACCESSIBILITY

Rare dual-access configuration with dedicated parking in both the front and rear of the building.

LOGISTICAL EASE

Includes a private rear entrance leading directly to the back parking lot—ideal for staff entry, inventory loading, or streamlined operations.

MOVE-IN READY

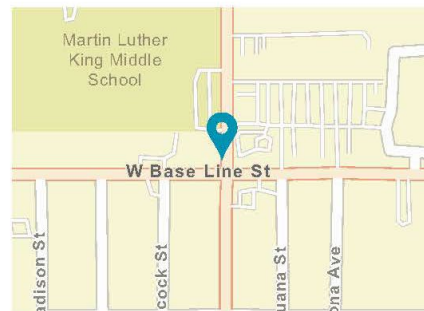
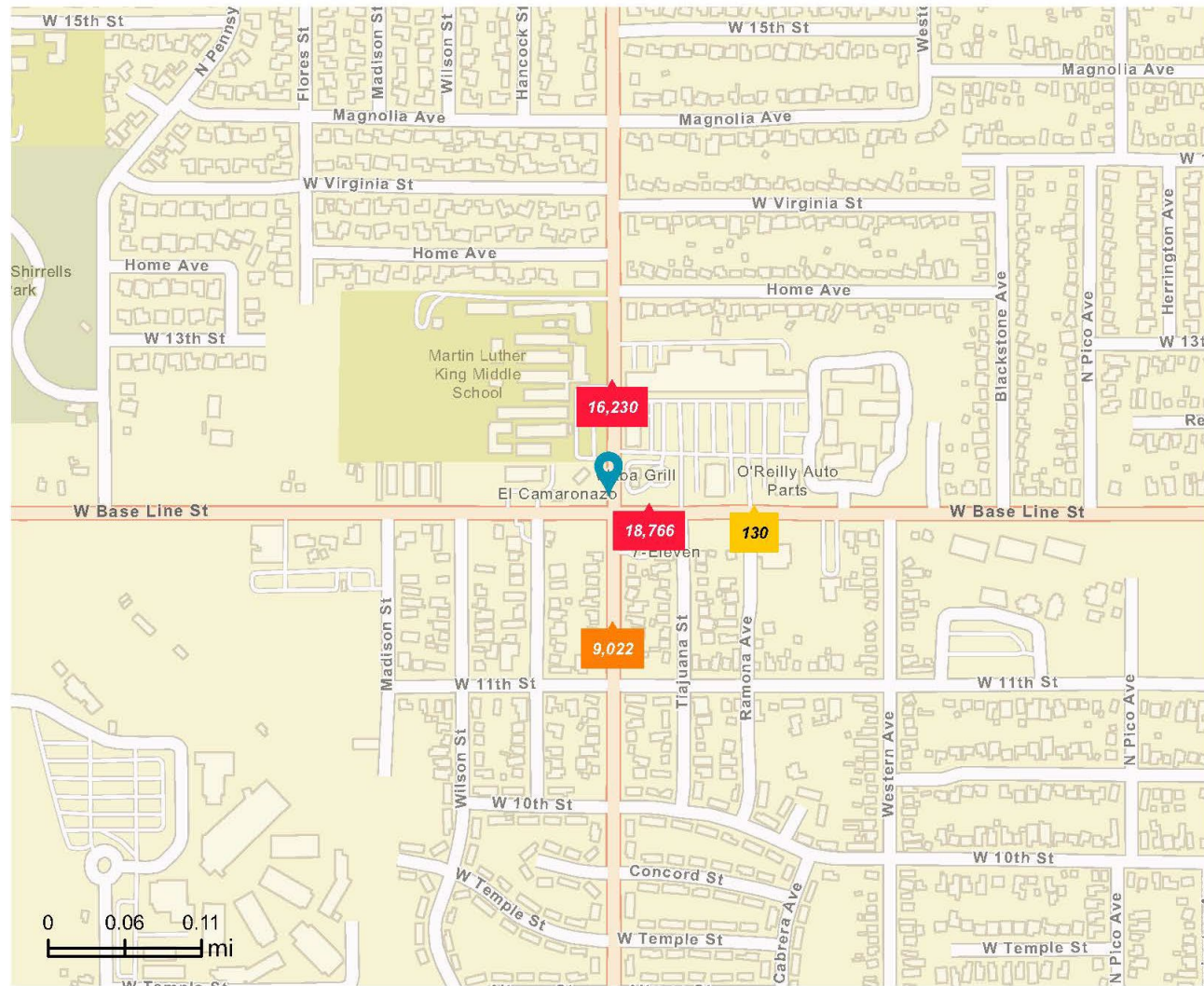
Clean, well-maintained space ready for immediate branding and occupancy.



TRAFFIC COUNT MAP

MEDICAL CENTER DRIVE & BASE LINE STREET

1 MILE RADIUS



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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