

We got the right space for you

**MOVE IN
INCENTIVES**

590 S E Street San Bernardino



12,000 VPD



MGR
Real Estate

COMMERCIAL REAL ESTATE SERVICES

Stand Alone Building
2 Street Entrance with Double Signage

AVAILABLE NOW

	Availability		Zonning Code Map
550	2318 SF	NOW	CG-1 General Commercial

LEASE RATE \$1.30 PSF

LEASE TYPE NNN
(\$0.60 per Sf.)

RENT INCREASES Three Percent
(3%)



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Servicing
• The Inland Empire
• Riverside County
• San Bernardino County
• Orange County
• San Diego County

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Your New Location

Massive Signage & Branding Power:

Dominant visibility with **two dedicated billboard signs** plus large windows and expansive exterior walls for maximum custom signage.

Dual-Street Access:

Exceptional convenience for customers and logistics, featuring easy entry and exit points from **two different streets**. E. St and Mill St.

Ample Customer Parking:

A large, accessible lot ensuring your clients and staff always have **plenty of parking**.

Light-Filled Retail Frontage:

Massive **large windows** that flood the interior with natural light and double as high-impact product display areas.

Premium Retail & Showrooms:

Furniture, apparel, or specialty consumer goods requiring a mix of floor displays and easy stock loading.

Food & Beverage Concepts:

Spacious sit-down restaurants, micro-breweries, or upscale cafes with potential patio sitting for an open-air vibe.

Medical & Wellness Hubs:

Multi-room dental clinics, private medical practices, or physical therapy centers with ample parking for patients.

Professional Offices:

Tech agencies, corporate headquarters, or financial firms needing a large, modern footprint.

Boutique Fitness & Recreation:

CrossFit boxes, dance studios, or indoor recreation concepts that benefit from the open space and ventilation.

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FEATURES



Stand Alone Retail Building



+/- 4752 Sq. Ft. Available



Dual Street Signage Location One on E St the other on Mill St. Also located near a 5-street intersection.



12,000 VPD Traffic Count on E St.
15,000 VPD Traffic count on Mill St.



General Commercial zoning, Ideal locations for different businesses such as: General Retail Stores, Mini-Marts, Liquor stores, Tire Shops, Auto Related accessories, Over Stock, Furniture Stores, Endless possibilities



Easy access to 2 Freeways. I-10 and 215 FWY



AI Enhanced for marketing purposes

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INTERIOR PHOTOS AI Enhanced for Marketing purposes



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EXTERIOR PHOTOS

Enhanced With AI



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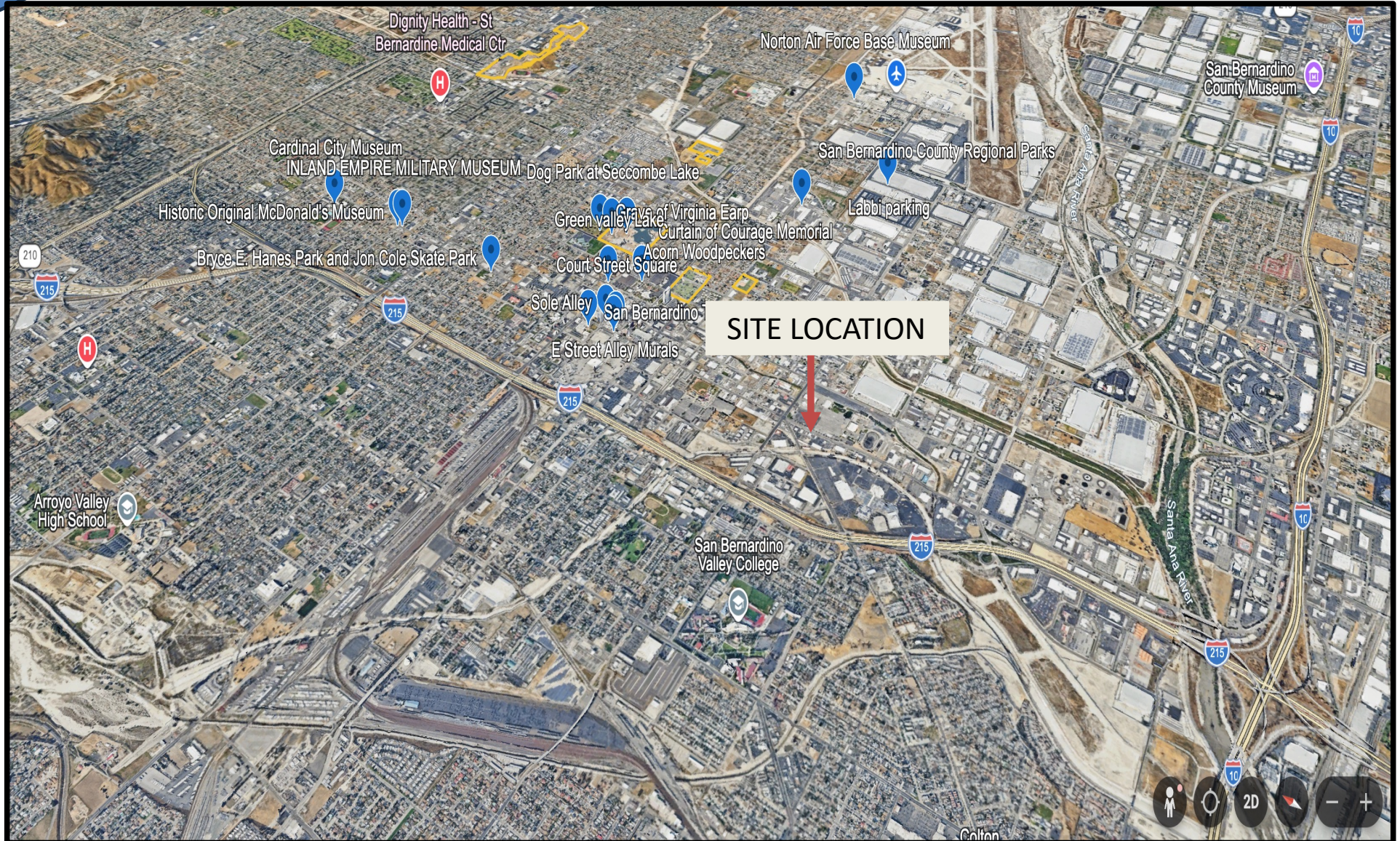
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Aerial View



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