

FORMER PIZZA PARLOR FOR LEASE PHELAN TOWNE SQUARE UNIT B16 - 18

3936 Phelan Rd Unit B16 -18, Phelan, CA 92371



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: ±3,600 SF

PROPERTY OVERVIEW

Unit B16-18 offers ±3,600 SF and was formerly home to a popular pizza spot, making it an excellent opportunity for a restaurant, bakery, panadería, café, coffee house, butcher shop, carnicería, or other food-oriented concept. It features a spacious entry with room for dine-in seating and a large front counter, along with a versatile side room ideal for banquets, events, private dining, or additional seating. The kitchen includes a hood, walk-in freezer, and both single- and three-compartment sinks, providing a strong existing infrastructure for food service operations.

With one restroom and an open, flexible layout, the space can also accommodate a range of service or specialty commercial uses, including a tax office or other neighborhood-serving business, subject to suitability and approval. The unit could potentially be demised to accommodate smaller concepts or multi-tenant configurations. Located in a high-traffic center at the signalized intersection of Phelan Road and Sheep Creek Road, the property offers strong visibility, convenient access, and the existing improvements to support your next venture.

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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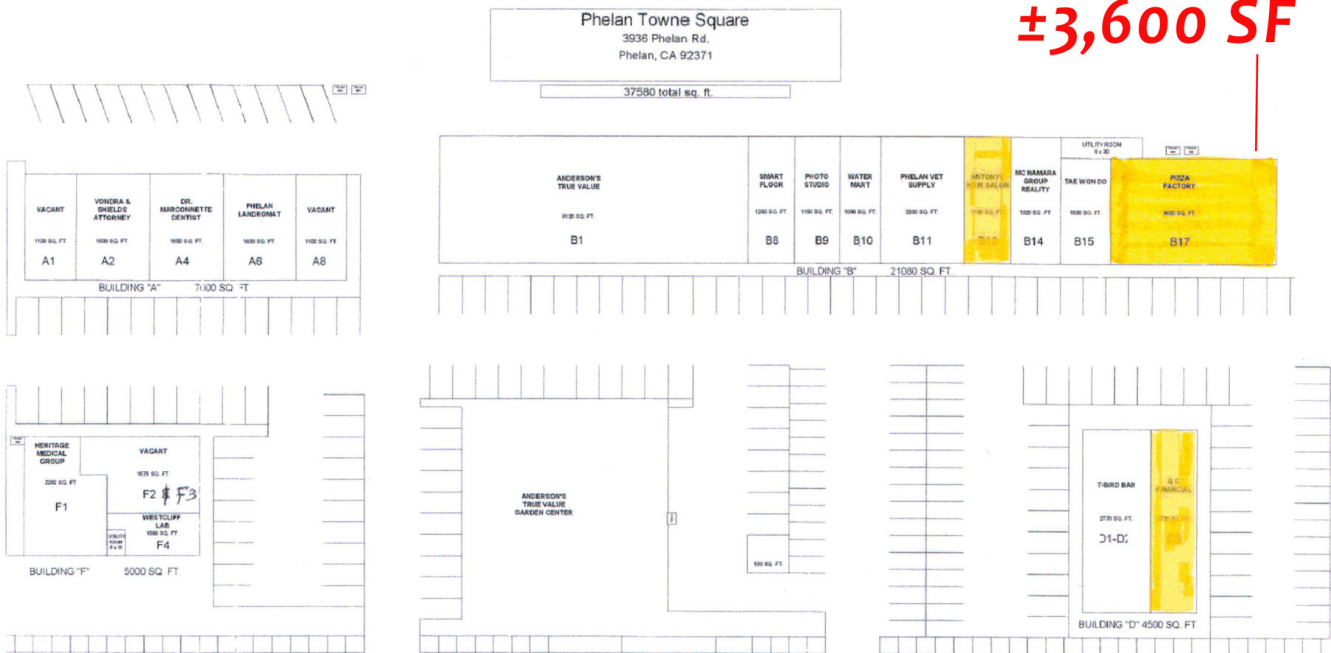
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE PHELAN TOWNE SQUARE UNIT B16 - 18

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UNIT B16 - 18
±3,600 SF



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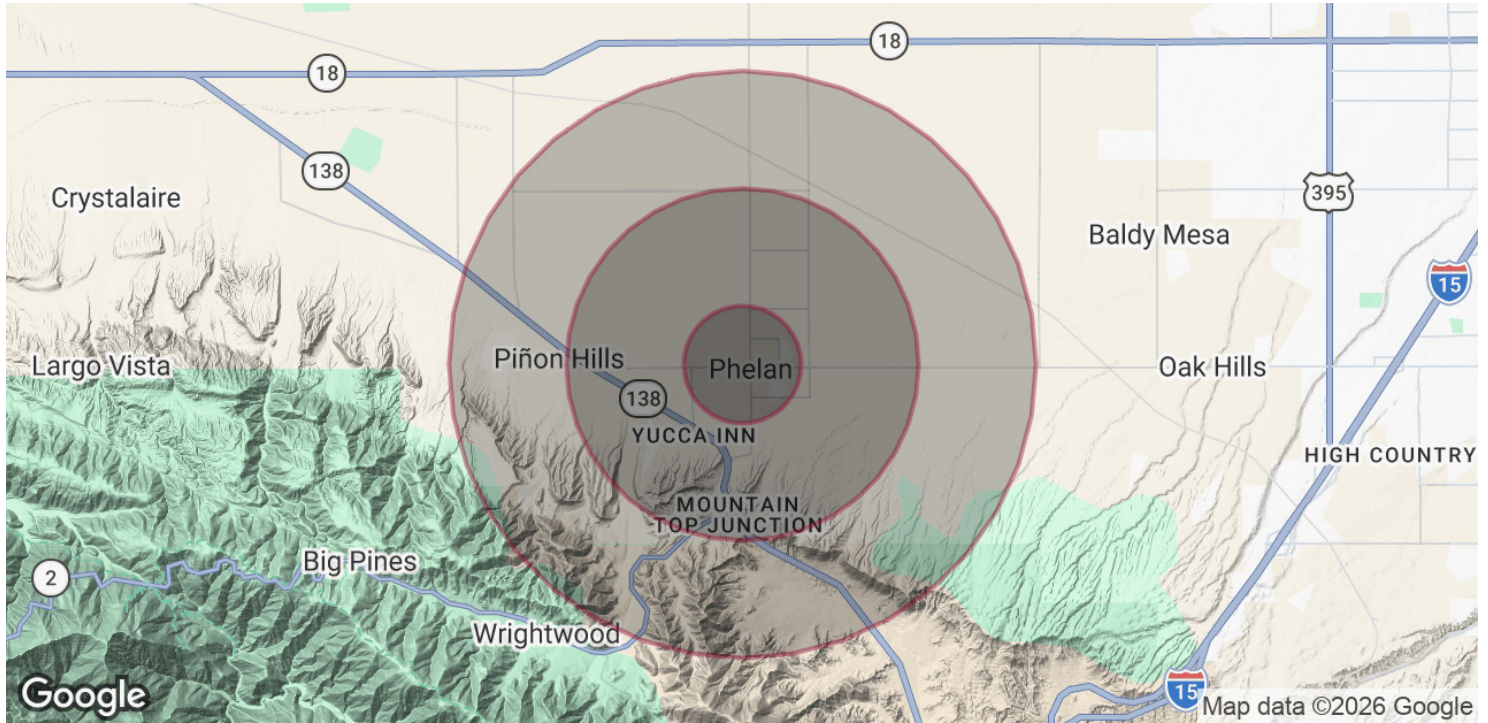
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,388	7,779	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	502	2,748	6,215
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$76,669	\$86,484	\$92,820
Average House Value	\$413,372	\$457,956	\$469,153

Demographics data derived from AlphaMap

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