

# PROMINENT CORNER RETAIL FOR LEASE PHELAN TOWNE SQUARE

3936 Phelan Rd Unit D3, 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:** ±1,730 SF

## PROPERTY OVERVIEW

Located at the signalized intersection of Phelan Road and Sheep Creek Road, this established multi-tenant shopping center offers prime retail space in the heart of Phelan's main commercial corridor. The center enjoys strong visibility, ample parking, and steady daily traffic, serving as a key destination for surrounding residential communities, schools, and civic institutions.

Currently available for lease are three suites: Unit B13 consisting of approximately ±1,160 square feet, Units B17 & B18 (combined) offering approximately ±3,600 square feet, and Unit D3 with approximately ±1,730 square feet. Each space features flexible layouts suitable for retail, office, or service-based tenants, with excellent frontage and signage opportunities.

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.

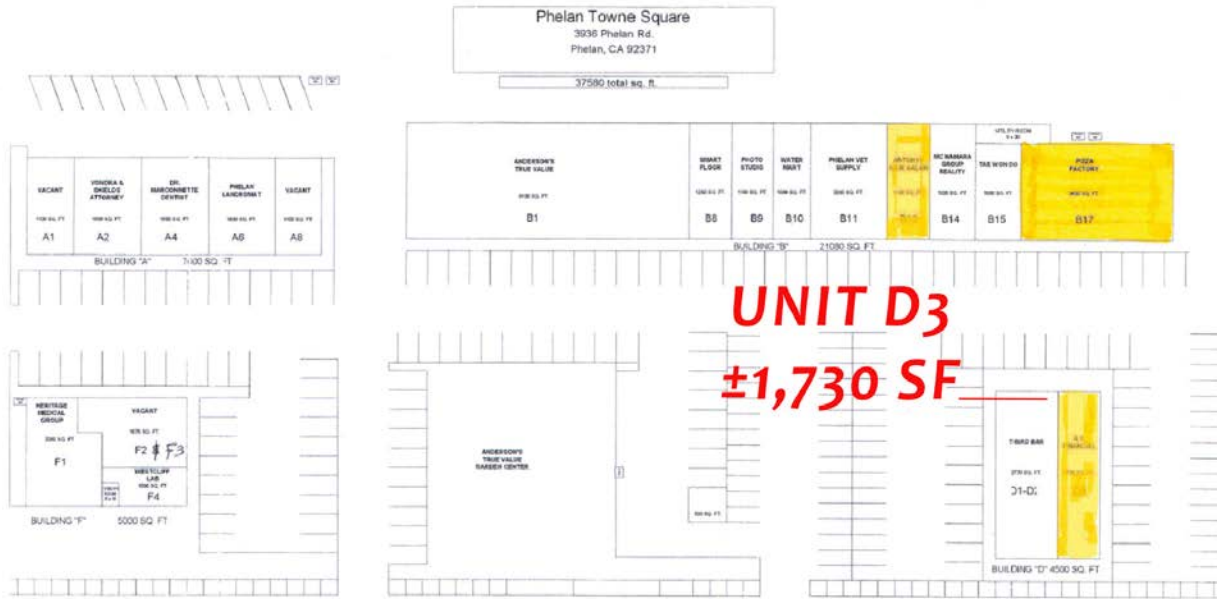
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	±1,730 SF	Lease Rate:	\$2.00 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3936 Phelan Road Unit D3	Available	±1,730 SF	NNN	\$2.00 SF/month	Take advantage of this highly visible ±1,730 SF corner unit at Phelan and Clovis Road. The space features a large open floor plan ideal for retail, office, or medical use, plus a private restroom and a flexible back room suitable for storage, a break area, or office support.  Its prominent corner location provides excellent visibility, signage opportunities, and strong exposure to foot and vehicle traffic. Whether launching a new venture or expanding, this adaptable suite offers the layout and location to support your long-term success.

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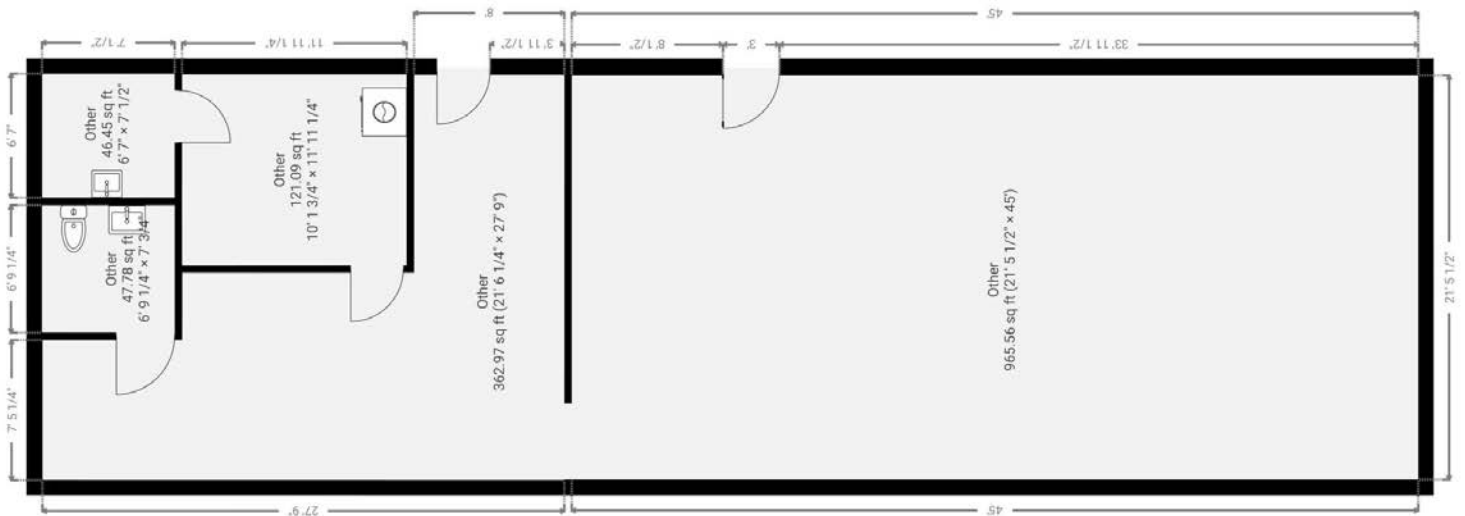
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(Not to Scale)



## Unit D3 Floor Plan

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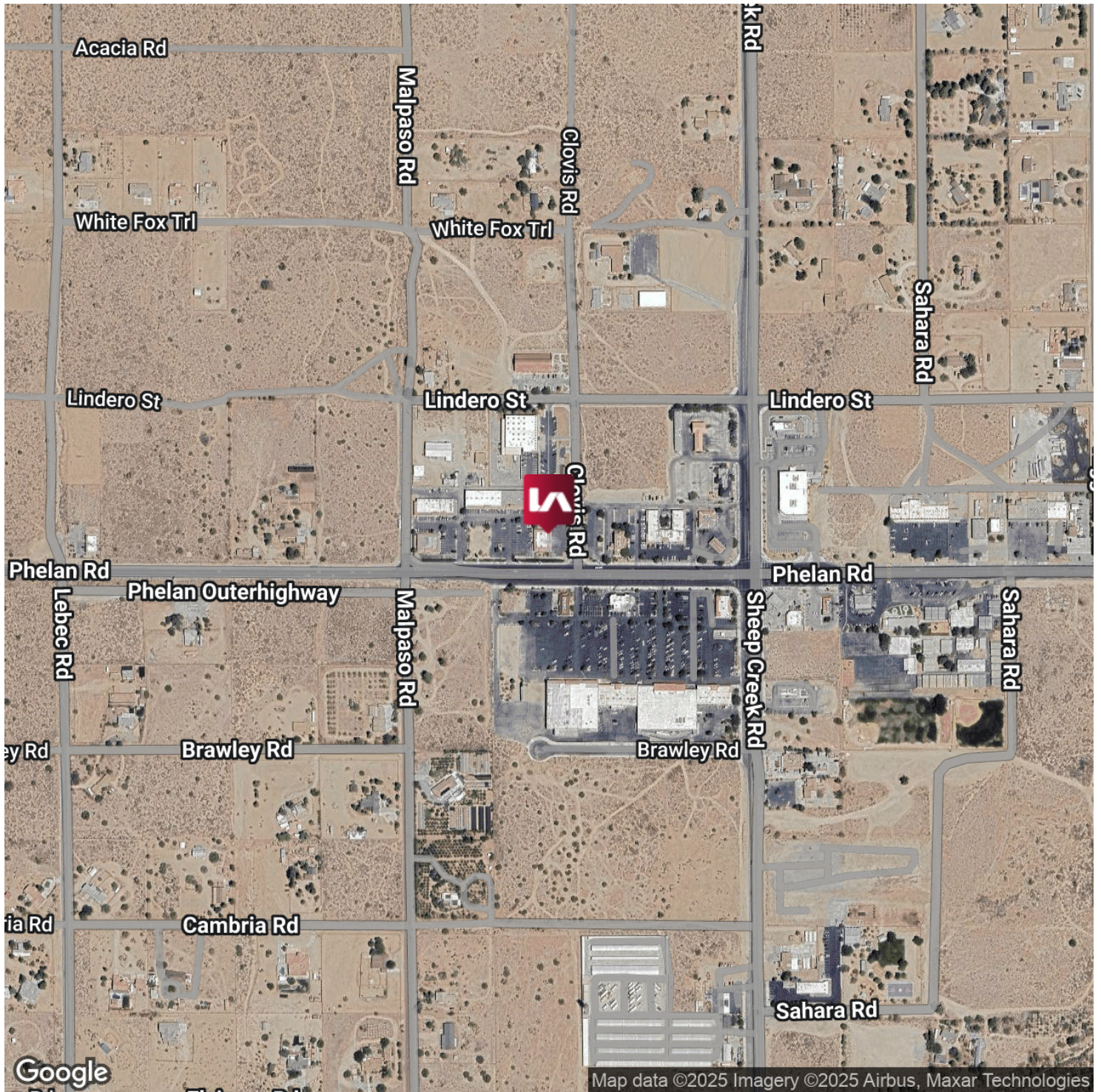
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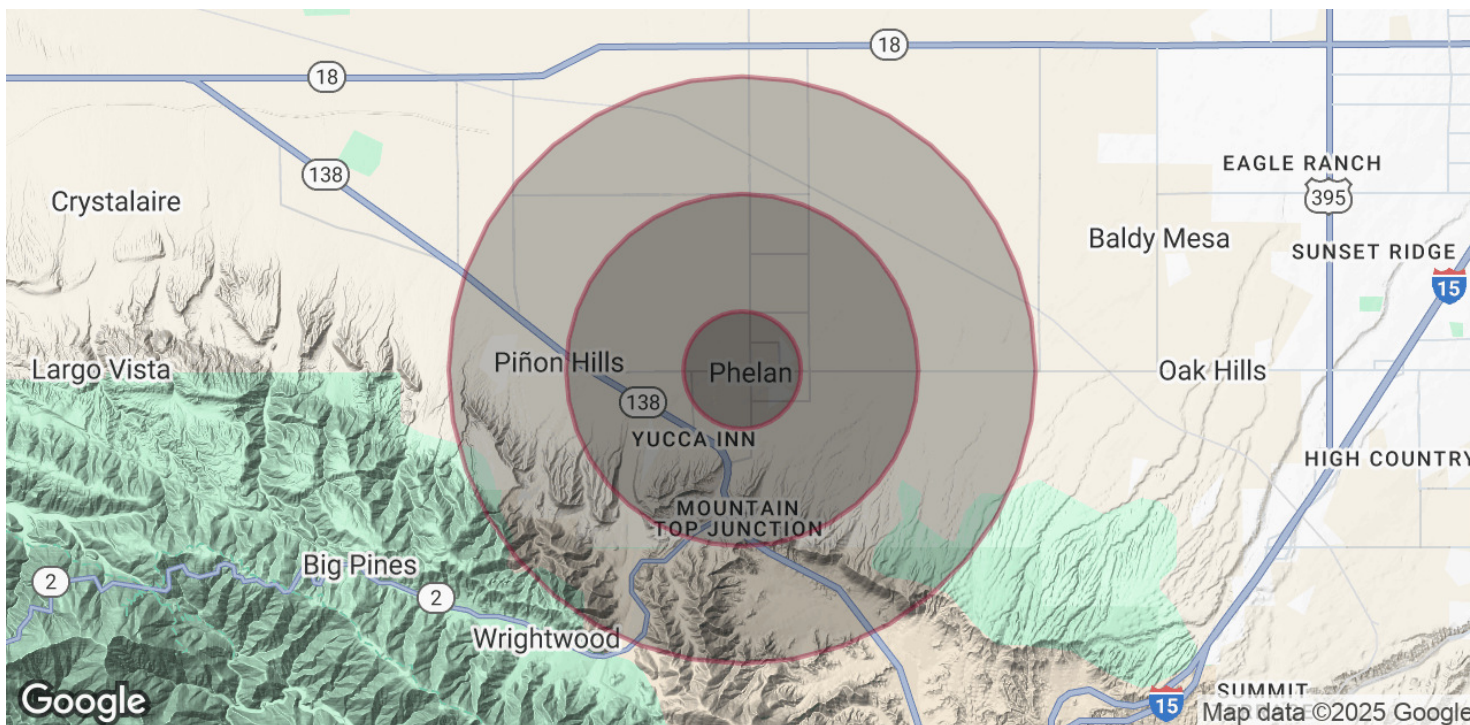
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,335	7,888	17,862
Average Age	43	42	42
Average Age (Male)	42	42	42
Average Age (Female)	44	43	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	484	2,774	6,215
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$77,266	\$86,728	\$92,820
Average House Value	\$404,791	\$452,893	\$469,153

Demographics data derived from AlphaMap

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