



Commercial Brokerage

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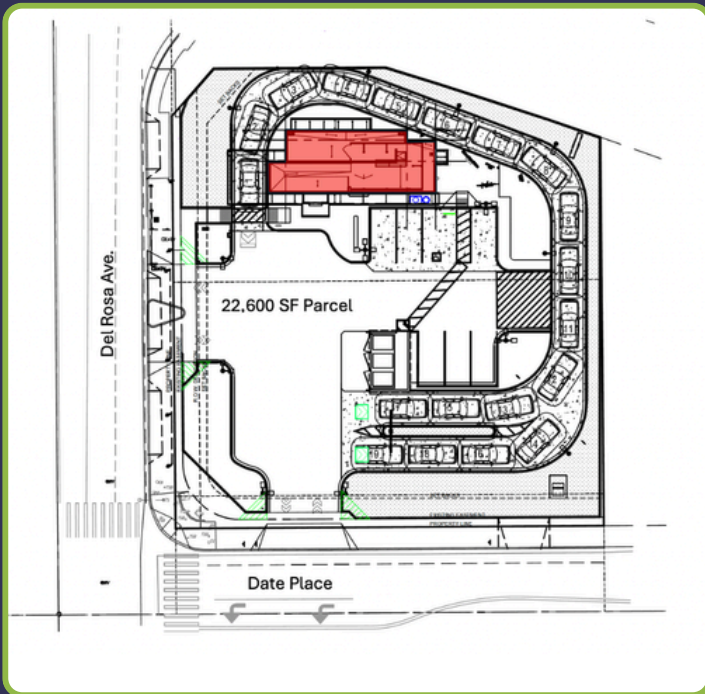
For Sale or Lease

22,600 SF Entitled Drive Thru Pad

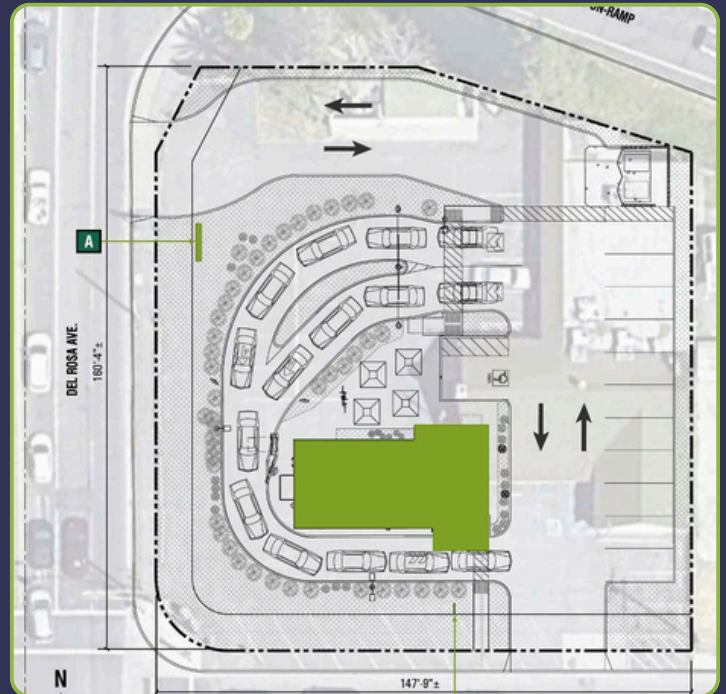
2701 Del Rosa Avenue N,

San Bernardino CA 92404

Proposed Site Plan (Option 1)



Proposed Site Plan (Option 2)



Site Features

- Entitled Drive Thru on 22,600 Sf of land.
- Available Immediately for Sale or Lease including entitlements.
- Easy Access from Del Rosa and Date.
- Adjacent to 210 Freeway Entrance/Exit.
- Visible from Freeway with Freeway pole sign.
- Signalized intersection.
- Adjacent Tenants: Del Taco, Valero, Shell, 7/11, Exxon.
- Many Schools within 1.5 miles with over 5,000 Students.
- High Traffic Freeway on/off ramps. Easy on/off of Freeway access
- Call for economic details.



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Irish Commercial Brokerage, Inc. 2603 Maple Avenue, Manhattan Beach, CA 90266



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Map Link

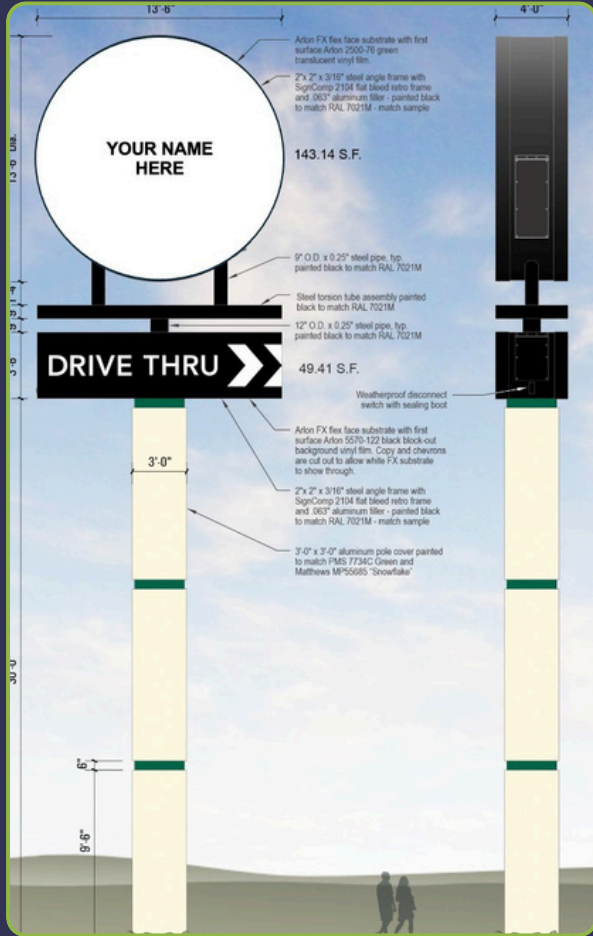
Irish Commercial Brokerage, Inc. 2603 Maple Avenue, Manhattan Beach , CA 90266



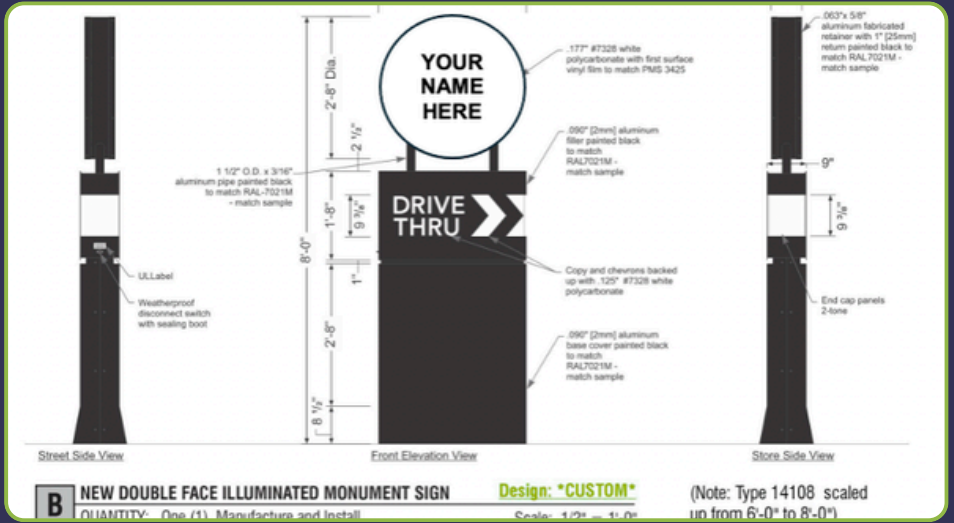
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50' Freeway Pole Sign



8' Monument Sign



Age and Income Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Irish Commercial Brokerage, Inc.
Lat/Lon: 34.1416/-117.2519

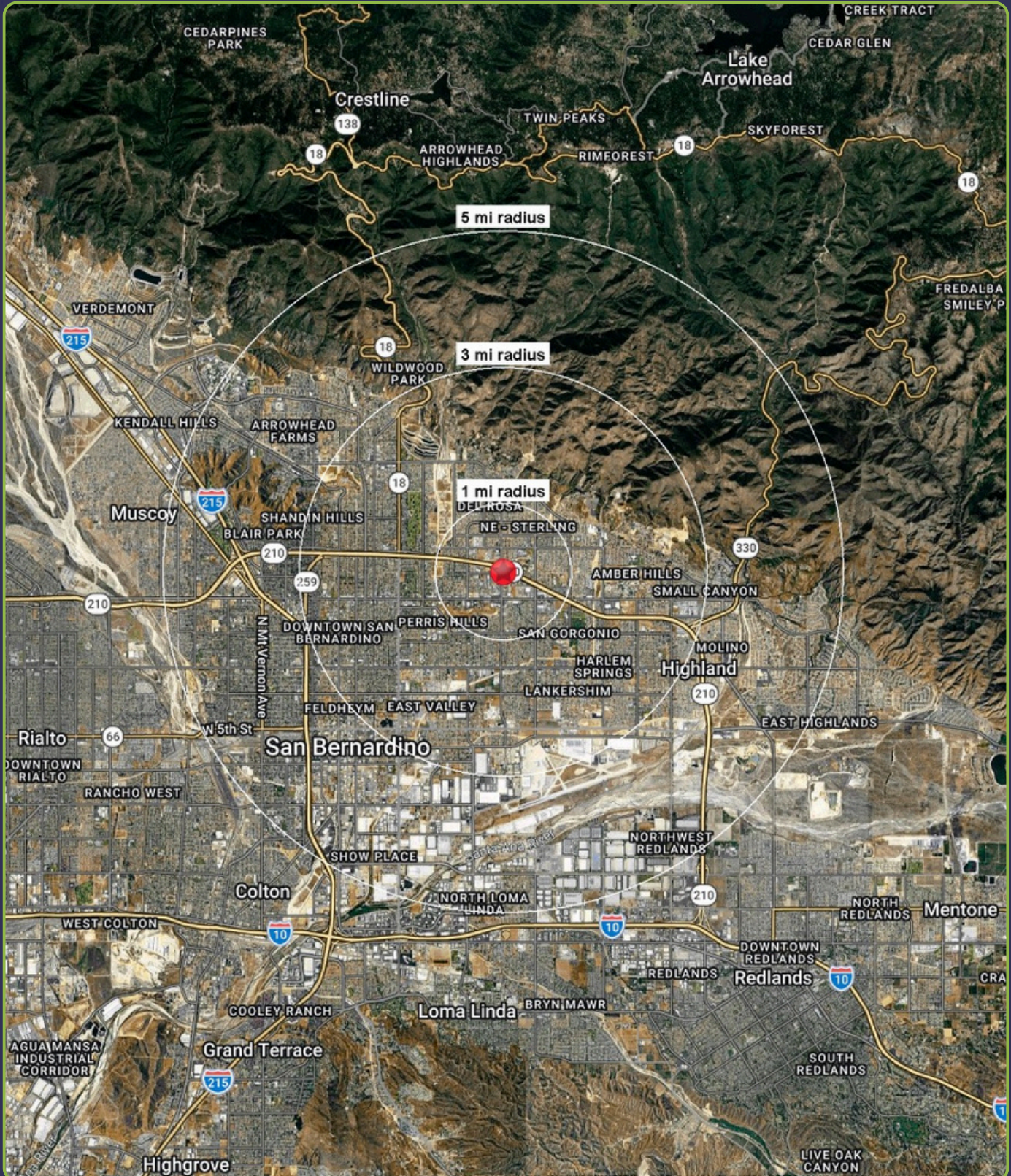


2701 Del Rosa Ave N			1 mi radius		3 mi radius		5 mi radius	
San Bernardino, CA 92404								
Population								
Estimated Population (2025)			25,835		144,382		240,537	
Projected Population (2030)			24,946		141,193		235,955	
Census Population (2020)			25,467		145,193		244,988	
Census Population (2010)			24,271		138,158		233,499	
Estimated Annual Growth (2020 to 2025)			368	0.3%	-811	-0.1%	-4,451	-0.4%
Historical Annual Growth (2010 to 2020)			1,197	0.5%	7,035	0.5%	11,490	0.5%
Population in Group Qtrs (2025)			446	1.7%	3,330	2.3%	5,613	2.3%
Median Age (2025)			30.5		31.4		31.8	
Households								
Estimated Households (2025)			7,372		41,621		69,398	
Projected Households (2030)			7,312		41,751		69,826	
Census Households (2020)			7,571		42,153		70,577	
Census Households (2010)			7,130		39,643		66,260	
Estimated Annual Growth (2020 to 2025)			-199	-0.5%	-533	-0.3%	-1,179	-0.3%
Historical Annual Growth (2010 to 2020)			441	0.6%	2,511	0.6%	4,317	0.7%
Family Households (2025)			6,458	87.6%	35,420	85.1%	57,657	83.1%
Average Household Size (2025)			3.44		3.39		3.39	
Age (2025)								
Age Under 5 Years			1,877	7.3%	9,918	6.9%	15,752	6.5%
Age 5 to 9 Years			2,133	8.3%	11,245	7.8%	18,392	7.6%
Age 10 to 14 Years			2,012	7.8%	11,388	7.9%	18,889	7.9%
Age 15 to 19 Years			2,013	7.8%	11,234	7.8%	19,300	8.0%
Age 20 to 24 Years			2,043	7.9%	10,981	7.6%	18,785	7.8%
Age 25 to 34 Years			4,477	17.3%	24,250	16.8%	39,426	16.4%
Age 35 to 44 Years			3,528	13.7%	20,566	14.2%	33,918	14.1%
Age 45 to 54 Years			2,842	11.0%	16,104	11.2%	27,038	11.2%
Age 55 to 64 Years			2,503	9.7%	14,351	9.9%	23,835	9.9%
Age 65 to 74 Years			1,443	5.6%	8,876	6.1%	15,535	6.5%
Age 75 to 84 Years			733	2.8%	4,175	2.9%	7,394	3.1%
Age 85 Years or More			232	0.9%	1,294	0.9%	2,274	0.9%
Occupation (2010)								
White Collar			4,758	39.8%	26,794	39.9%	45,772	41.2%
Blue Collar			7,196	60.2%	40,278	60.1%	65,337	58.8%
Income (2025)								
Estimated Per Capita Income			\$22,944		\$24,820		\$25,906	
Estimated Median Household Income			\$68,143		\$69,706		\$72,621	
Estimated Average Household Income			\$79,559		\$84,971		\$88,803	
Estimated Average Family Income			\$83,802		\$88,604		\$93,602	
Household Income \$200,000 or More			315	4.3%	2,582	6.2%	4,626	6.7%
Household Income \$150,000 to \$199,999			459	6.2%	2,886	6.9%	5,448	7.9%
Household Income \$100,000 to \$149,999			1,347	18.3%	7,185	17.3%	12,295	17.7%
Household Income \$75,000 to \$99,999			1,211	16.4%	6,277	15.1%	9,980	14.4%
Household Income \$50,000 to \$74,999			1,262	17.1%	6,299	15.1%	10,899	15.7%
Household Income \$35,000 to \$49,999			812	11.0%	5,453	13.1%	8,499	12.2%
Household Income \$25,000 to \$34,999			768	10.4%	4,366	10.5%	6,495	9.4%
Household Income \$15,000 to \$24,999			400	5.4%	2,558	6.1%	4,486	6.5%
Household Income \$10,000 to \$14,999			797	10.8%	4,015	9.6%	6,669	9.6%



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