

604-692 WEST 4TH STREET | SAN BERNARDINO, CA



PROPERTY HIGHLIGHTS:

- Shop Space Available from ±905 Sq. Ft. To ±4,092 Sq. Ft.
- Walking distance to downtown San Bernardino.
- Adjacent to I-215 and in close proximity to highly traf. exit
- Surrounded by residential communities
- Easy access and high visibility center
- High Traffic Retail with excellent street visibility

JOIN:



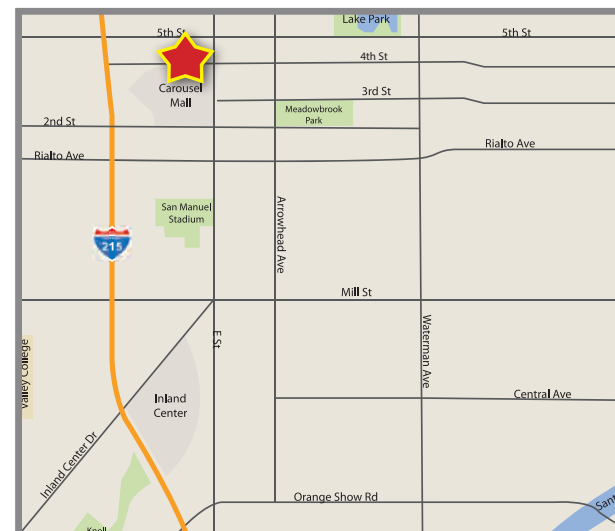
DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$30,151	\$42,092	\$51,602
Population	17,781	155,472	385,315
Daytime Population	13,821	74,469	152,322

TRAFFIC COUNTS

17,000 CPD 4th Street	136,000 CPD 215 Freeway at 5th Street
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*Source: Regis Online



CENTRAL CITY PLAZA

RETAIL SPACES FOR LEASE

604-692 WEST 4TH STREET | SAN BERNARDINO, CA

SUITE	TENANT	SQ. FT.
604	AVAILABLE	±4,092
604-A	HERMANDAD SAN BERNARDINO - IMMIG	±1,633
604-F	JP MORGAN CHASE BANK	ATM
624-A	AVAILABLE	±1,247
624B-C	ISIS INSURANCE SERVICES, INC.	±2,456
624-D	BOOST MOBILE	±1,228
624-E	TOTAL IMAGE BEAUTY SUPPLY	±1,202
624F-G	AVAILABLE	±2,840
648	99 CENTS ONLY STORE	±30,426
654-A	MANUEL OHANNESSIAN DDS	±1,450
654-B	METRO PCS	±1,450

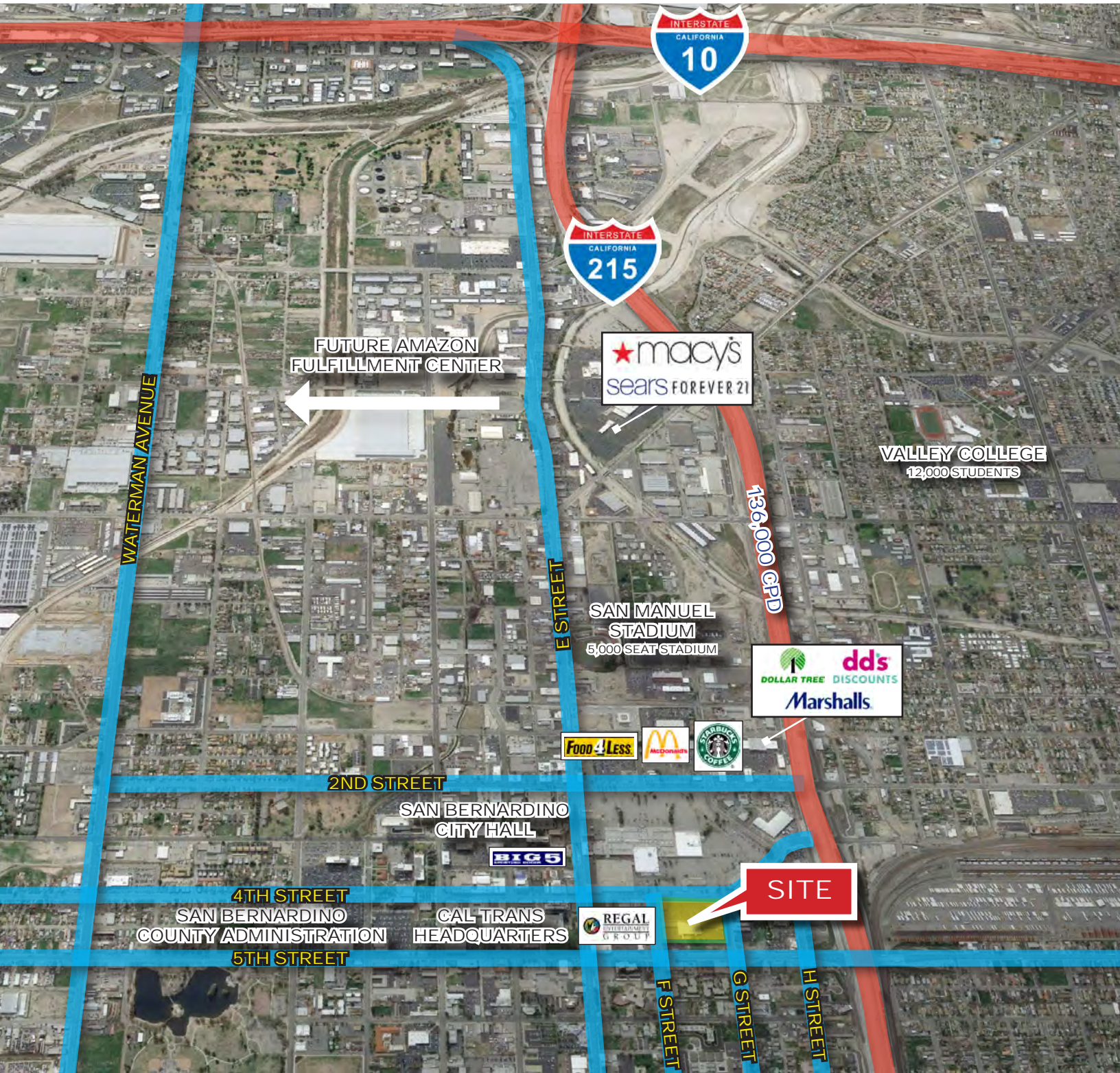
SUITE	TENANT	SQ. FT.
668-A	AVAILABLE	±905
668-B	BOTANICA	±1,220
668C-D	TORITAS RESTAURANT	±2,491
668E-F	AVAILABLE	±2,537
688	SARAH A ELFAQIR RETAIL FLOOR COVERING	±4,866
690-A	PARTY SUPPLY & CLOTHING	±875
690-B	SHOES/CLOTHING	±1,577
690-C	PIZZA PARTY & ITALIAN RESTAURANT	±1,916
692	BBQ FRESH BURGERS	±1,500
696-A	MONETARY MANAGEMENT OF CA, INC.	±1,258
696-B	AVAILABLE	±1,250
696-C	THE COMPUTERSHOP 2.0	±1,250



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692 W 4th St		1 mi radius	3 mi radius	5 mi radius
San Bernardino, CA 92410-3216				
POPULATION	2016 Estimated Population	17,781	155,472	385,314
	2021 Projected Population	18,985	164,616	406,431
	2010 Census Population	16,035	145,666	362,242
	2000 Census Population	14,856	129,879	328,209
	Projected Annual Growth 2016 to 2021	1.4%	1.2%	1.1%
	Historical Annual Growth 2000 to 2016	1.2%	1.2%	1.1%
	2016 Median Age	28.7	28.7	29.4
HOUSEHOLDS	2016 Estimated Households	4,957	41,116	109,487
	2021 Projected Households	5,256	43,296	114,765
	2010 Census Households	4,395	38,080	101,761
	2000 Census Households	4,171	36,464	98,930
	Projected Annual Growth 2016 to 2021	1.2%	1.1%	1.0%
	Historical Annual Growth 2000 to 2016	1.2%	0.8%	0.7%
RACE AND ETHNICITY	2016 Estimated White	41.7%	42.1%	42.6%
	2016 Estimated Black or African American	13.2%	12.8%	14.0%
	2016 Estimated Asian or Pacific Islander	3.1%	3.2%	5.6%
	2016 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.2%
	2016 Estimated Other Races	40.5%	40.5%	36.5%
	2016 Estimated Hispanic	76.5%	74.1%	64.9%
INCOME	2016 Estimated Average Household Income	\$30,151	\$42,092	\$51,602
	2016 Estimated Median Household Income	\$21,213	\$33,087	\$41,667
	2016 Estimated Per Capita Income	\$8,813	\$11,491	\$14,856
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	21.0%	19.6%	15.5%
	2016 Estimated Some High School (Grade Level 9 to 11)	23.2%	21.7%	17.6%
	2016 Estimated High School Graduate	28.6%	27.3%	27.5%
	2016 Estimated Some College	18.1%	18.7%	21.0%
	2016 Estimated Associates Degree Only	3.2%	5.9%	6.6%
	2016 Estimated Bachelors Degree Only	3.9%	4.7%	7.6%
	2016 Estimated Graduate Degree	2.0%	2.1%	4.0%
BUSINESS	2016 Estimated Total Businesses	965	5,587	11,781
	2016 Estimated Total Employees	13,821	74,469	152,322
	2016 Estimated Employee Population per Business	14.3	13.3	12.9
	2016 Estimated Residential Population per Business	18.4	27.8	32.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.