

# FOR LEASE ±6,000 SF SPACE AVAILABLE

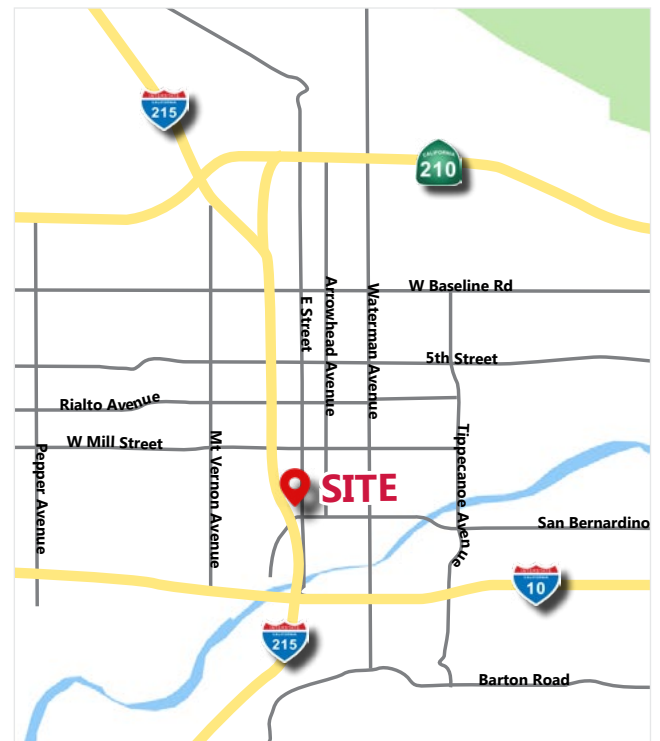
1144 South E Street, San Bernardino, CA 92401

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

- ±6,000 SF space available (part of a ±9,000 SF freestanding building)
- 9 service bays
- Freeway visible with pole signage
- Great visibility and access
- Traffic count of 19,634 CPD on S. E Street
- Excellent freeway access
- Adjacent to Inland Center Mall
- **Asking Lease Rate: \$7,000.00 (MG)**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**RICK LAZAR**  
951.276.3652  
rlazar@leeriverside.com  
DRE# 00549349

**SPENCER HULL**  
951.276.3651  
shull@leeriverside.com  
DRE# 01507542

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055

# FOR LEASE

## ±6,000 SF SPACE AVAILABLE

1144 South E Street, San Bernardino, CA 92401



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	4,918	119,199	314,778
<b>HOUSEHOLDS</b>	1,258	34,247	90,931
<b>AVG. HOUSEHOLD INCOME</b>	\$57,749	\$55,120	\$60,329
<b>TOTAL EMPLOYEES</b>	8,985	89,799	143,942