

1680 W. HIGHLAND AVE.

FOR SALE OR LEASE

SAN BERNARDINO, CA - ±13,972 SF BUILDING AND PAD

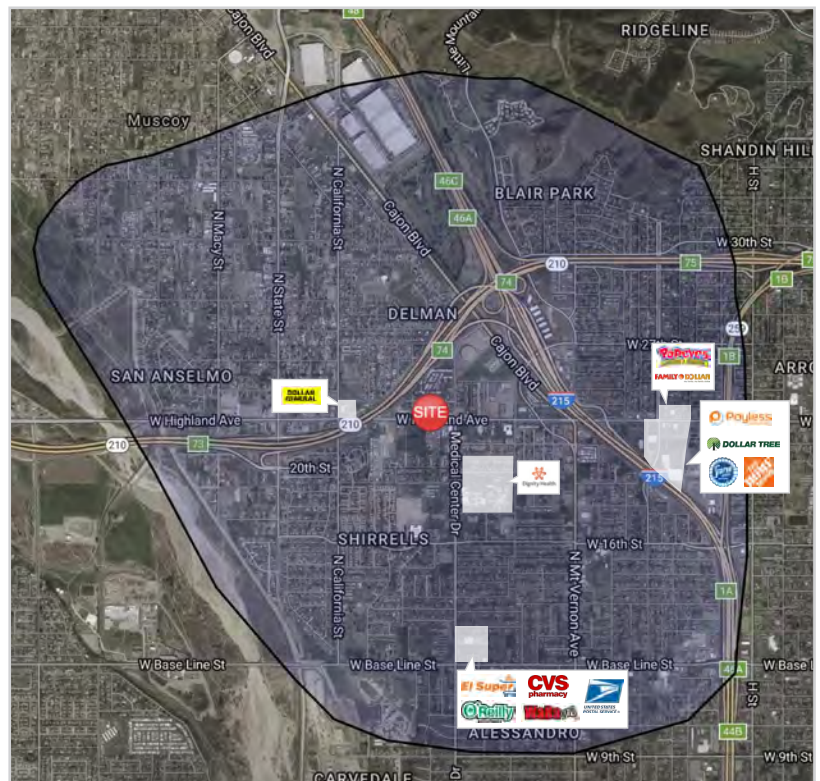


*CONCEPTUAL DRAWING



HIGHLIGHTS:

- Major renovations planned (see conceptual drawing above)
- Excellent visibility from the highly trafficked signalized intersection of Highland Avenue and Medical Center Drive, which services over 36,000 CPD
- Near Dignity Health - San Bernardino Community Hospital, with more than 14,000 employees who treat over 60,000 patients per year
- Easy access to the CA-210 and I-215 Freeways
- Under-served trade area with a growing daytime population
- Excellent daily needs site



*TRADE AREA ANALYSIS



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ESTIMATED 2015 POPULATION

Per Trade Area

34,293



DAYTIME POPULATION

Per Trade Area

19,865



MEDIAN HOUSEHOLD INCOME

Per Trade Area

\$45,835



TRAFFIC COUNTS

On 215 FWY

72K CPD

On 210 FWY

70K CPD

On Highland Ave. at Medical Center Dr.

36K CPD

*Source Regis

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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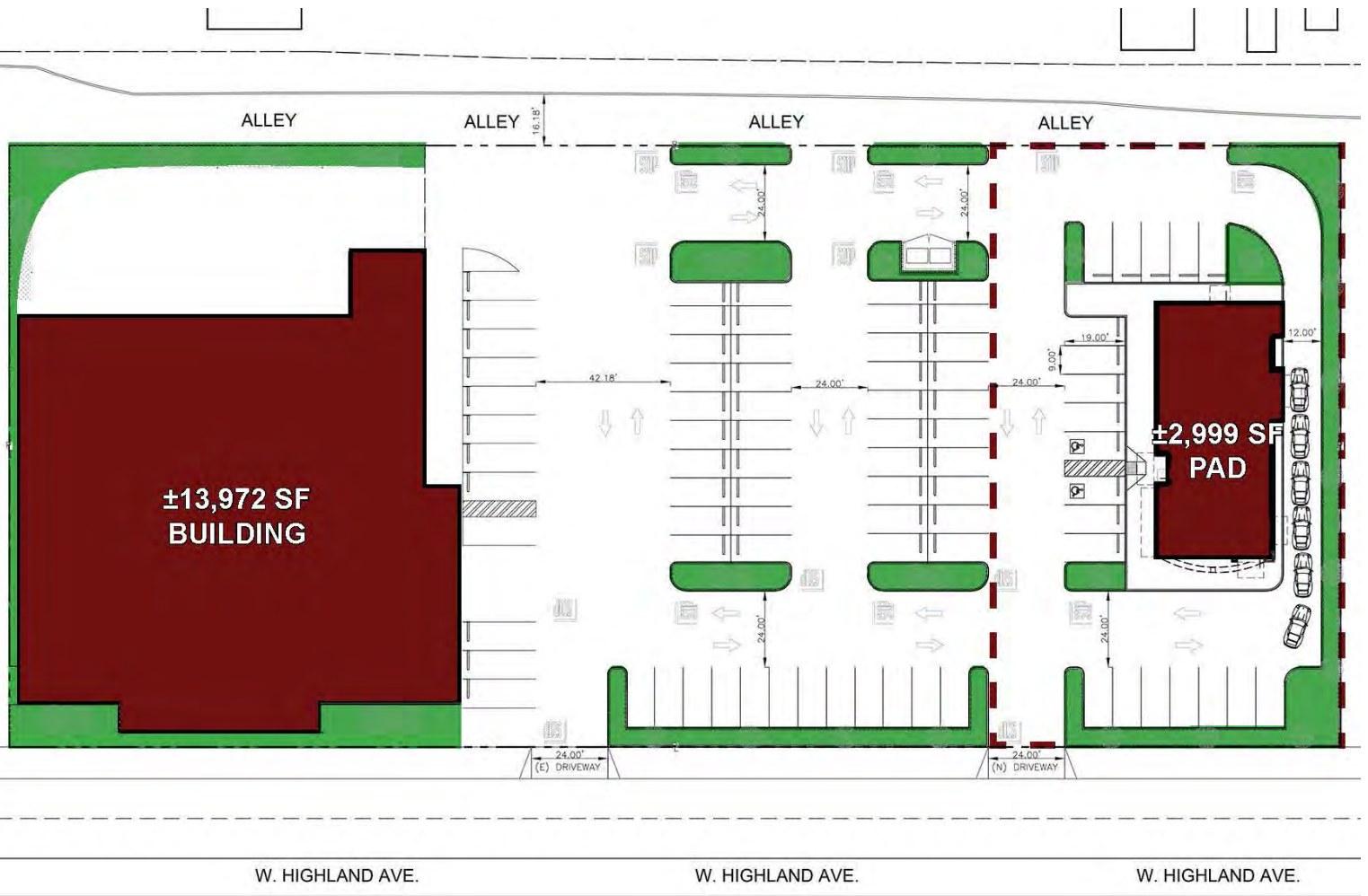
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AVAILABILITIES	
BUILDING	±13,972 SF
PAD	±2,999 SF

Rev. 9/13/16



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