





# FOR SALE - STATER BROS. EXCESS LAND

SWC Kendall Drive & Shandin Hills Drive, San Bernardino



	<b>ESTIMATED 2016 POPULATION</b> 3 Mile Radius <b>112,292</b>	
	<b>DAYTIME EMPLOYEES</b> 3 Mile Radius <b>40,053</b>	
	<b>AVERAGE HOUSEHOLD INCOME</b> 3 Mile Radius <b>\$54,988</b>	
	<b>TRAFFIC COUNTS</b> On Kendall Ave. <b>23K CPD</b> On Shandin Hills Drive <b>8K CPD</b>	

## FEATURES:

- ±2.58 Acres of Land Available
- Corner Parcel Adjacent to Stater Bros. Neighborhood Market
- Within 2 Miles of Cal State San Bernardino with an Active Student Body of ±17,500 Students
- Surrounding Retailers Include Stater Bros., Rite Aid, O'Reilly Auto Parts, Chase Bank and Auto Zone
- Underserved, Well Established Neighborhood Surrounds This Site

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

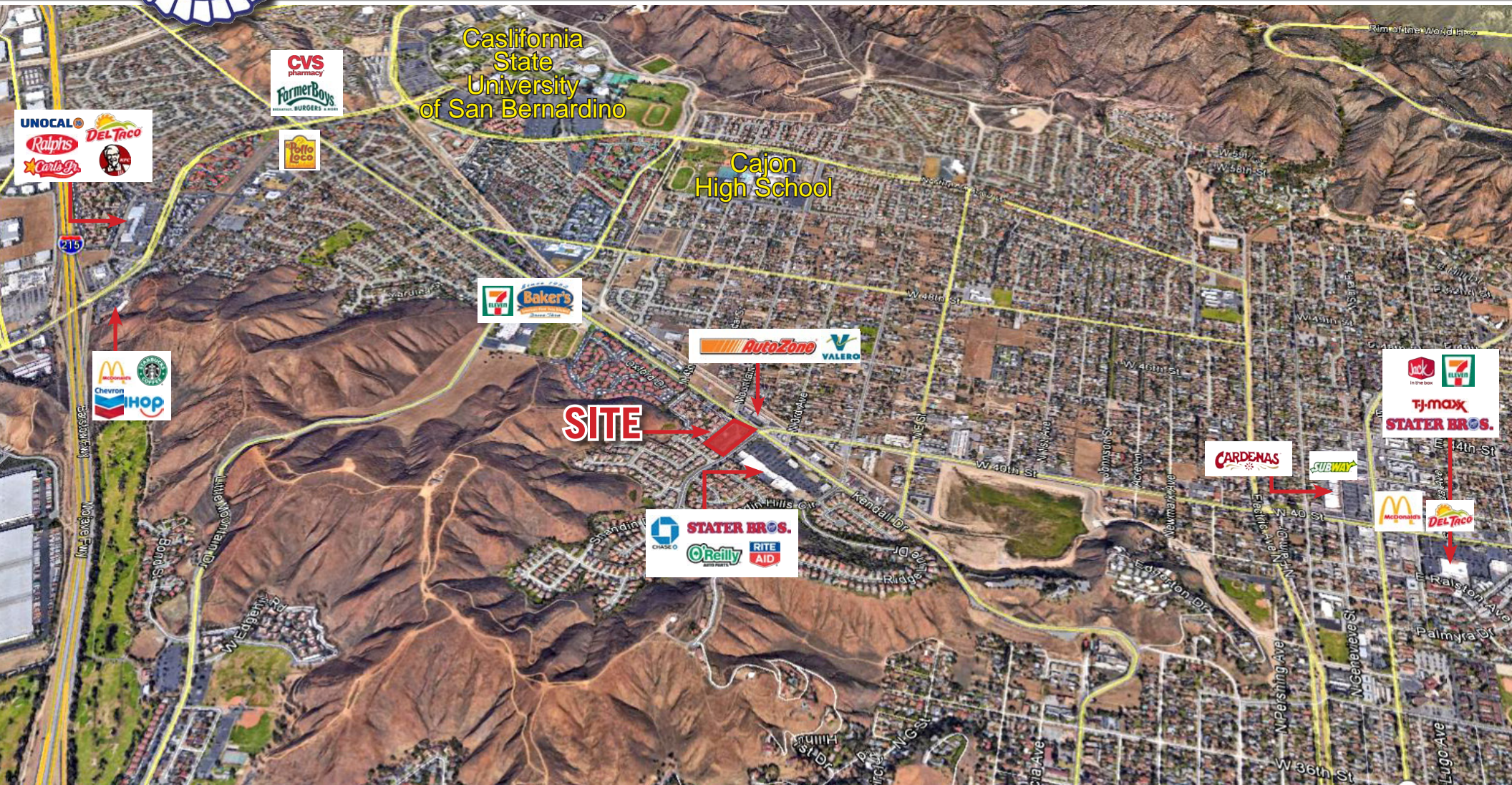
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