

1,200 SF UNIT WITH LARGE SECURED YARD

445-475 S. ARROWHEAD SAN BERNARDINO | CA

FOR LEASE



1,200 SF UNIT W/
LARGE YARD



FOR MORE INFORMATION
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

SITE PLAN



1,200 SF Unit
with Large Secured Yard



High Exposure Arrowhead
Avenue Frontage/
Corner Location



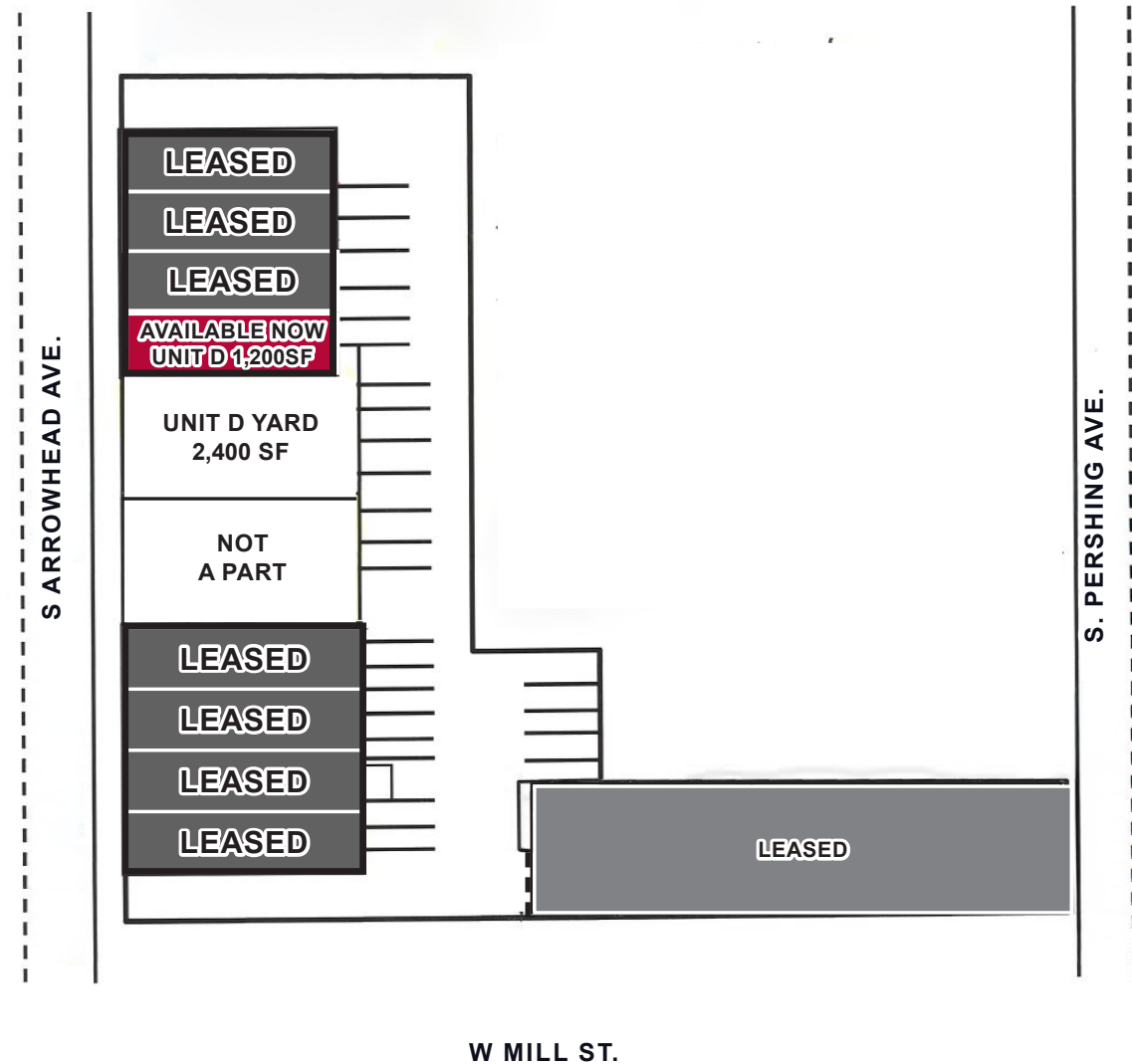
Heavy Commercial Zoning City of
San Bernardino



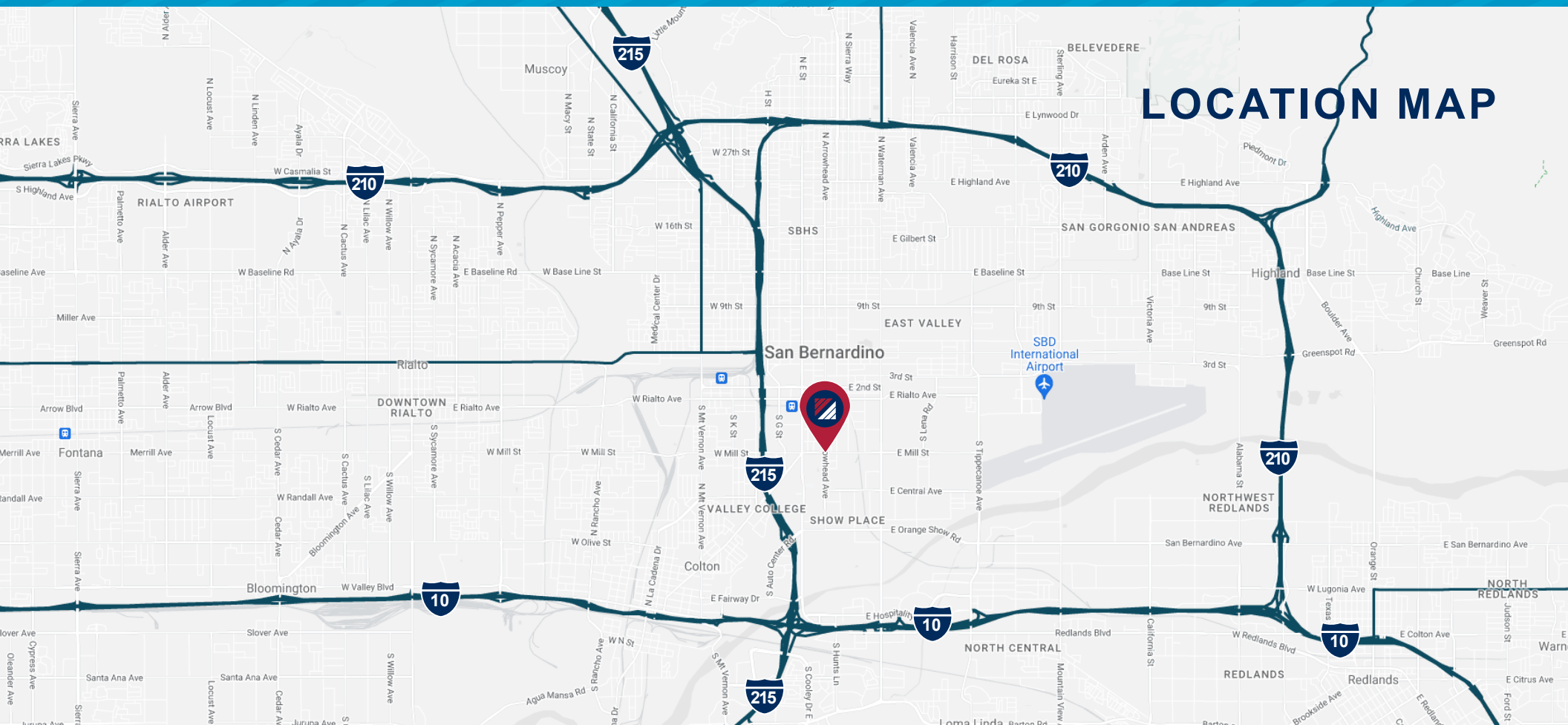
Excellent Freeway
Proximity (215
& 10 Fwys)

LEASE RATES

LEASE RATES	
UNIT D + YARD	\$ 2,700 Per Month Gross / NO CAM



LOCATION MAP



DESTINATIONS	DISTANCE
Ontario	22.8 Mi.
City of Industry	43.9 Mi.
Downtown Los Angeles	60 Mi.
SBD International Airport	3.3 Mi.
Los Angeles Intl. Airport	50 Mi.
Port of Los Angeles	74 Mi.
Port of Long Beach	74 Mi.

DEMOGRAPHICS	1 MI.	5 MI.	10 MI.
2022 Population	5,090	351,909	905,374
2022 Households	1,342	99,927	258,529
2027 Household Projection	1,377	103,684	269,813
Avg Household Income	\$41,518	\$65,299	\$79,486
Median Household Income	\$29,603	\$50,706	\$61,979
Total Specified Consumer Spending (\$)	\$30.8M	\$3B	\$8.6B

AMENITIES MAP

