

**FOR LEASE | 38,292 SF**

**2449 E 5TH ST. UNIT 102  
SAN BERNARDINO, CA**



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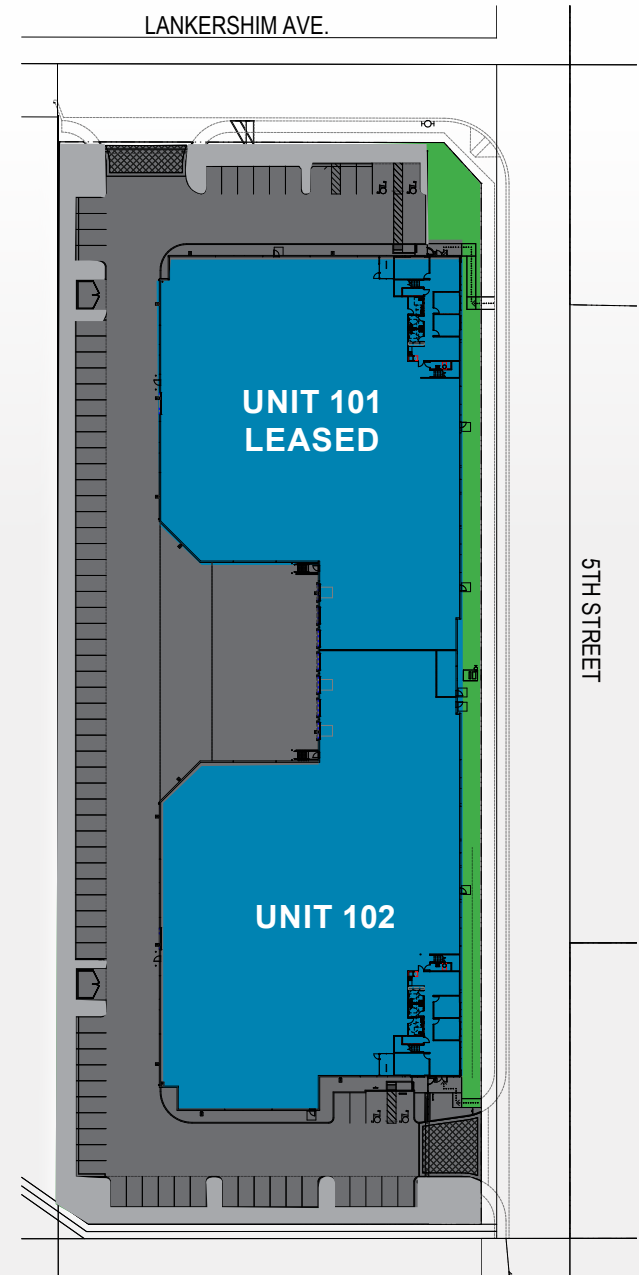
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# PROPERTY HIGHLIGHTS

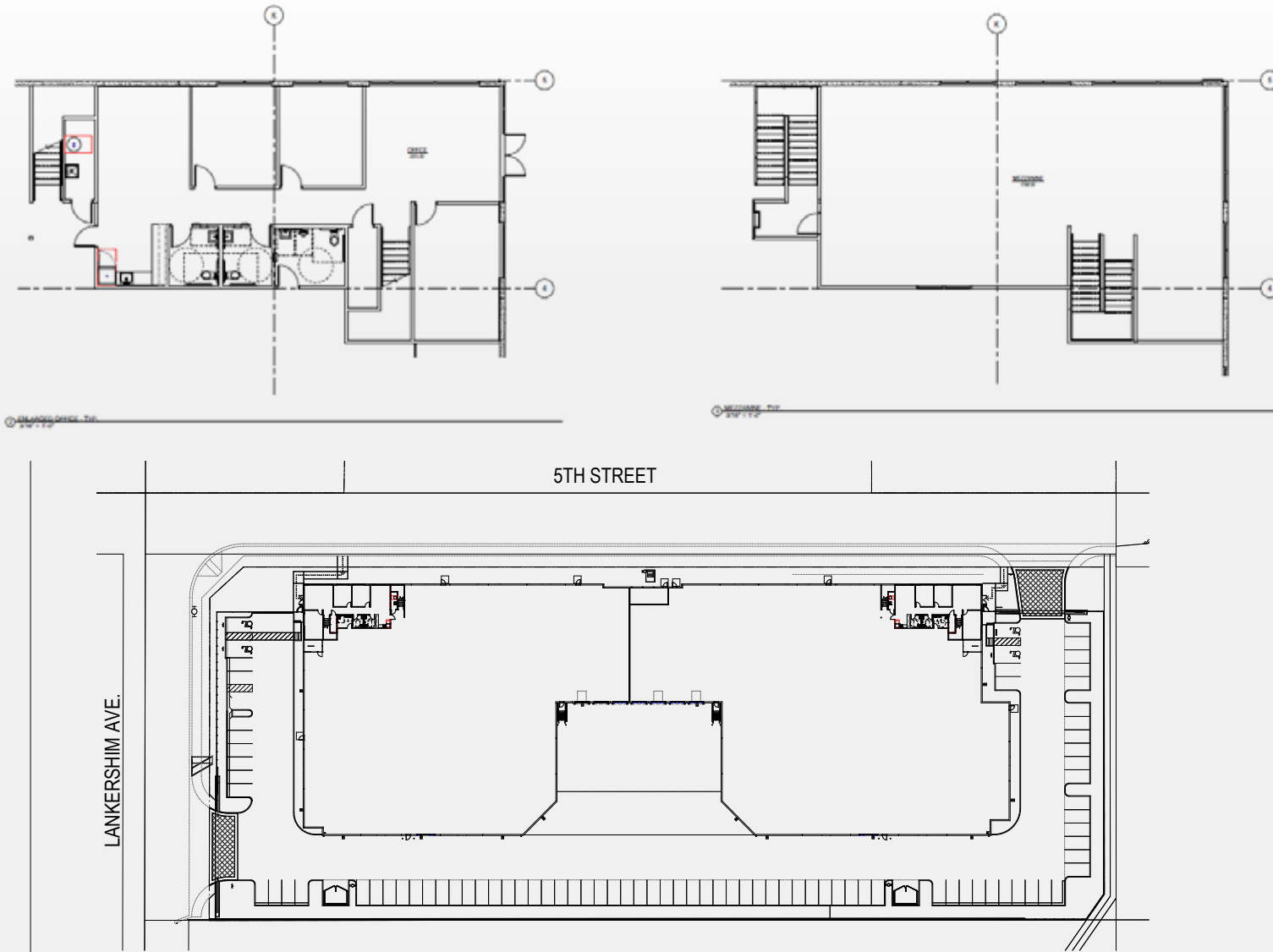
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## UNIT 102

Total SF	± 38,292 SF
Office SF	± 3,830 SF (1,760 SF of Mezzanine)
DH Doors	4
GL Doors	1
Loading Dock Apron	120'
Power / Amps	400 AMP Electric Service
Clear Height	30'
Sprinkler	ESFR
Parking	50
Yard	Secured Concrete



# SITE PLAN







PHOTOS



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FOR LEASE

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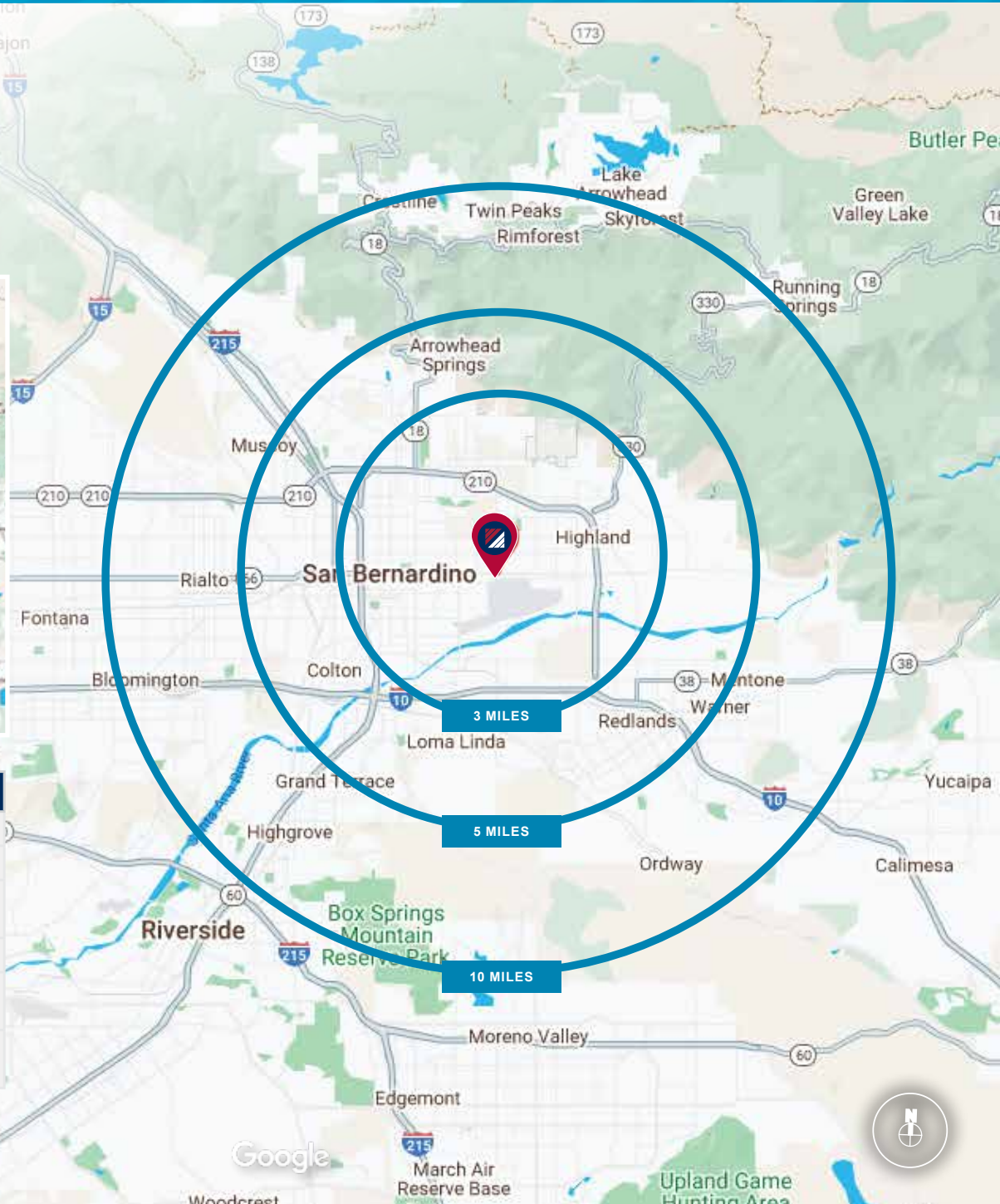
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# LOCATION

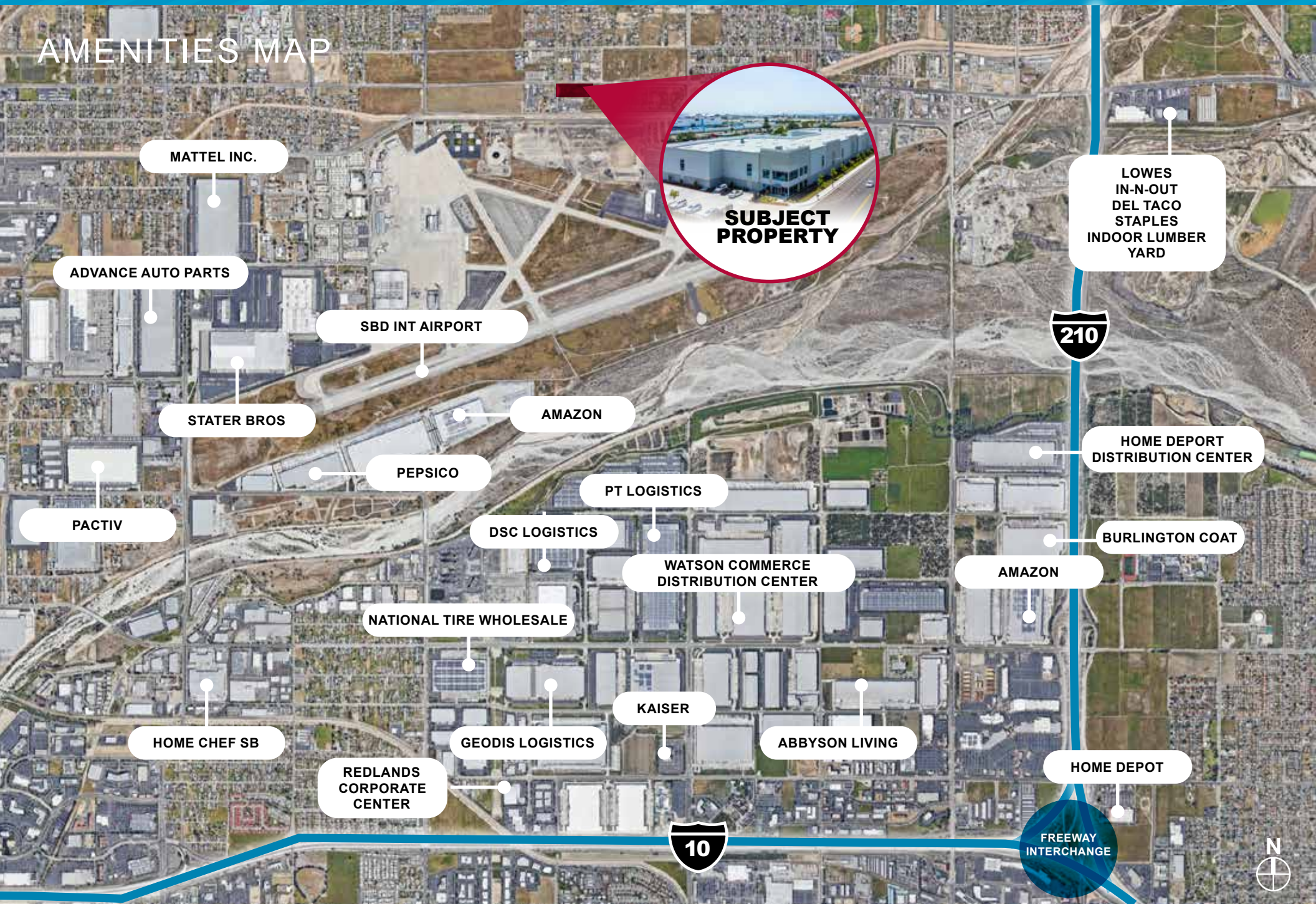


DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	102,999	266,627	617,479
2022 Population	113,775	286,995	656,337
2027 Population Projection	118,579	297,924	680,550
Avg Household Income	\$63,612	\$72,700	\$80,153
Median Household Income	\$48,186	\$53,085	\$61,443
Total Specified Consumer Spending (\$)	\$926.6M	\$2.6B	\$6.4B





# AMENITIES MAP



MATTEL INC.

ADVANCE AUTO PARTS

SBD INT AIRPORT

STATER BROS

PEPSICO

PACTIV

AMAZON

PT LOGISTICS

DSC LOGISTICS

WATSON COMMERCE  
DISTRIBUTION CENTER

NATIONAL TIRE WHOLESALE

KAISER

GEODIS LOGISTICS

HOME CHEF SB

REDLANDS  
CORPORATE  
CENTER

ABBYSON LIVING

LOWES  
IN-N-OUT  
DEL TACO  
STAPLES  
INDOOR LUMBER  
YARD



HOME DEPOT  
DISTRIBUTION CENTER

BURLINGTON COAT

AMAZON

HOME DEPOT

FREEWAY  
INTERCHANGE

