

FOR LEASE | ±25,500 -38,900 SF

Baseline Shopping Center

324 - 336 WEST BASE LINE ST. SAN BERNARDINO, CA 92410



FOR LEASE
2,750 SF

FOR LEASE
25,500 SF

FOR LEASE
13,369 SF

FOR LEASE
2,267 SF

FOR LEASE
1,409 SF

DEVELOPABLE PAD
(±336 FT X ±200 FT)

40 FOOT
PYLON SIGN

LINCOLN
ELEMENTARY
>820 STUDENTS

WEST BASE LINE STREET | 30,000 CPD



Property Features

- ±25,500 - 38,900 SF Available
- Recently improved grocery / anchor opportunity in established shopping center
- The property is located near the I-215 Freeway and across from Lincoln Elementary (>820 students)
- Predominantly Hispanic customer demographic
- Proximately 10 schools within a one mile radius drives families to the shopping center
- High visible pylon signage available seen by over 30,000 cars per day
- The Property is located in a densely populated residential area of the city of San Bernardino
- Developable Pad (±336 FT x ±200 FT)

NEWMARK

Demographics

Estimated Population

1 mile	29,482
3 miles	158,445
5 miles	358,097

Daytime Population

1 mile	11,228
3 miles	57,382
5 miles	112,651

Average HH Income

1 mile	\$37,621
3 miles	\$51,252
5 miles	\$60,106

Traffic Count

W. Base Line St.	30,000 CPD
Arrowhead Ave.	5,906 CPD
215 Freeway	139,000 CPD

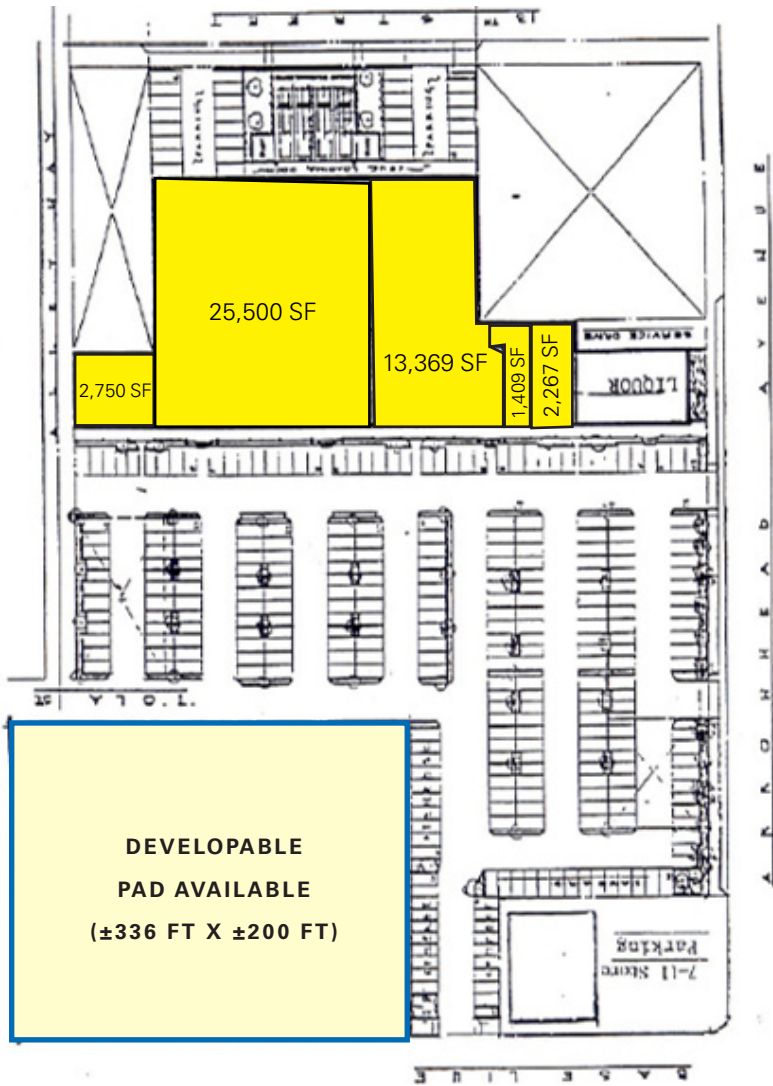
CONTACT

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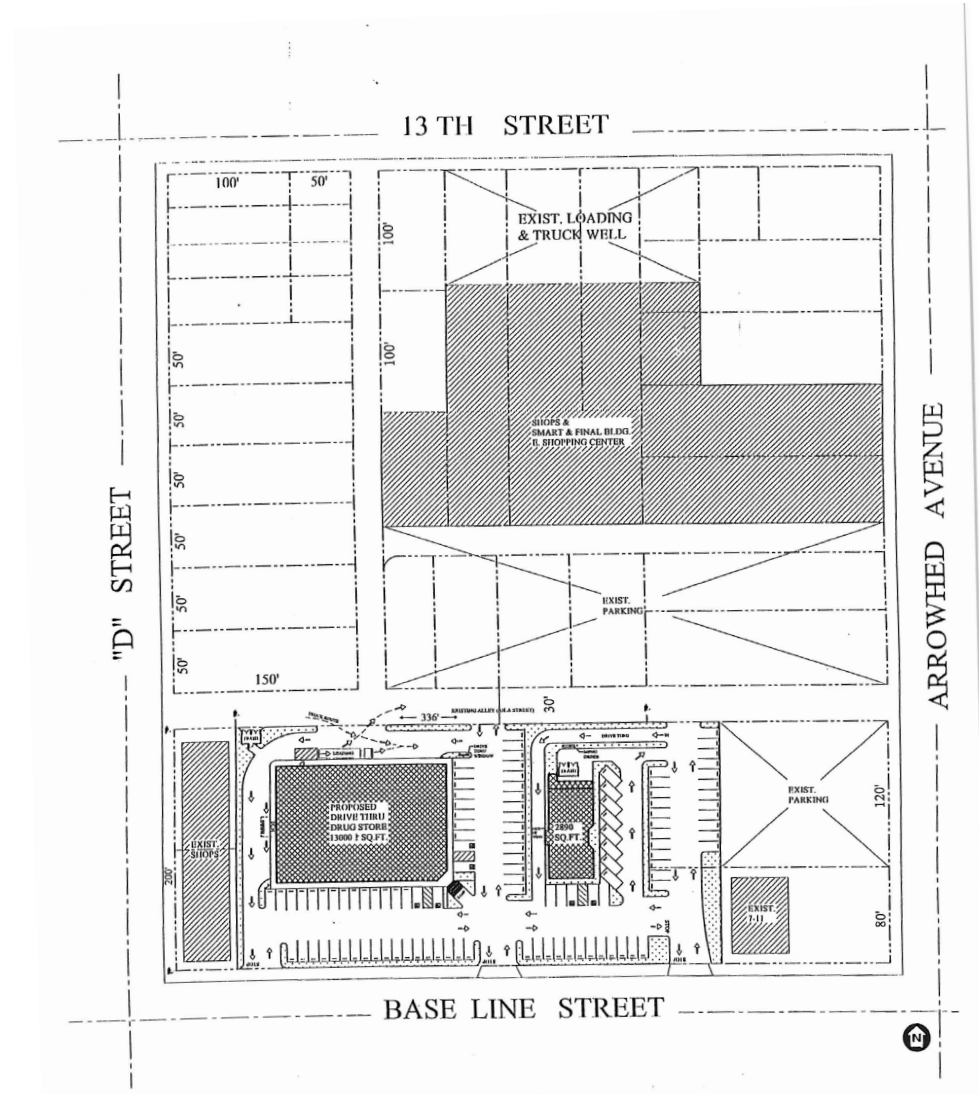
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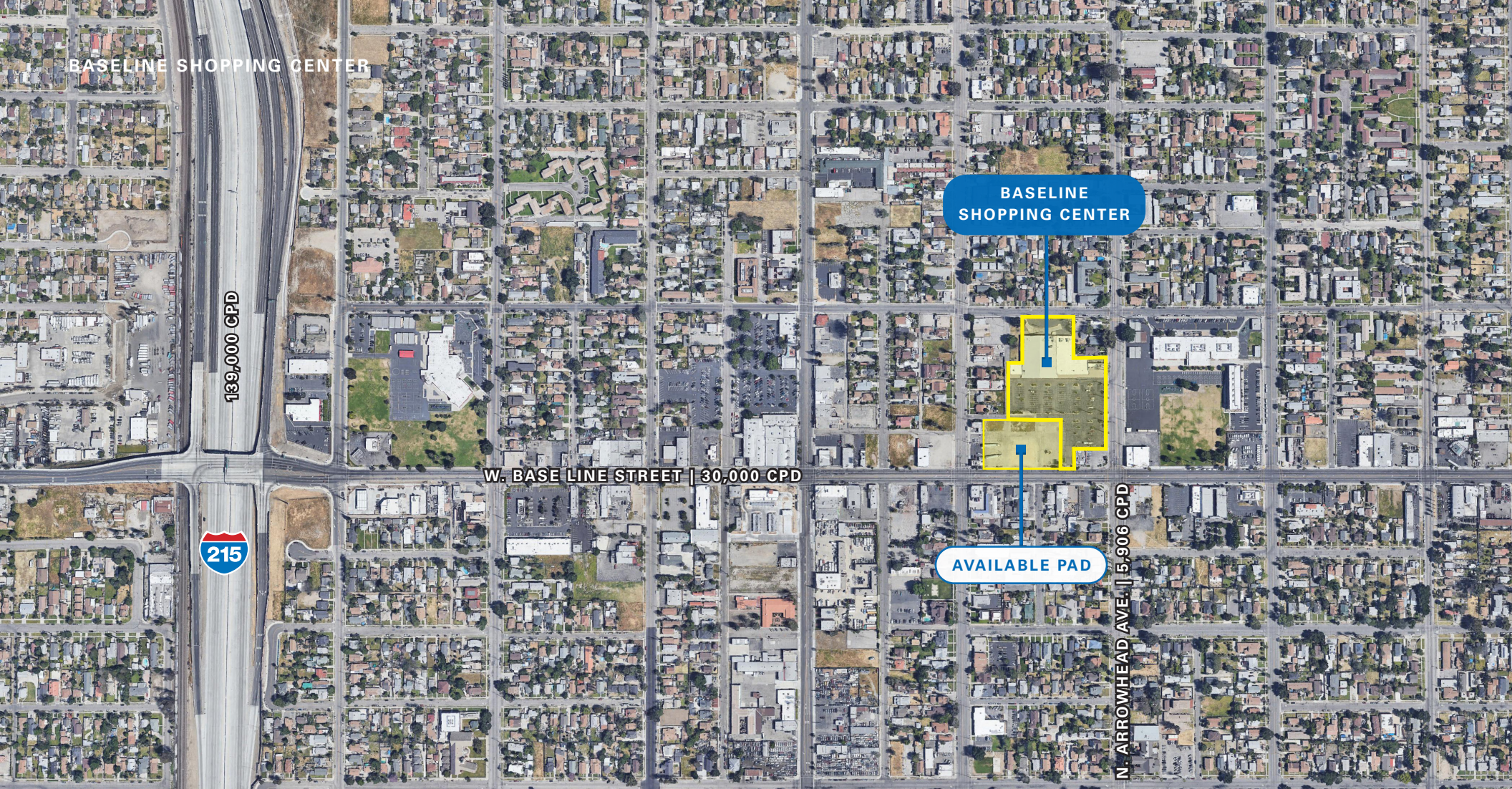
BASELINE SHOPPING CENTER

Site Plan



Multiple Drive-Thru Layout Sketches





For More Information Contact:

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