

Sierra Gateway Shopping Center Retail For Lease

NEC OF NORTH SIERRA WAY & 40TH STREET,
SAN BERNARDINO, CA



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NEWMARK

RETAIL FOR LEASE

Sierra Gateway

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Description

- Sub-anchor and shop space available in high-volume Cardenas anchored shopping center
- ±1,352 Square-foot end cap can be increased to 2,400 square feet
- ±1,834 Square-foot pad end cap space

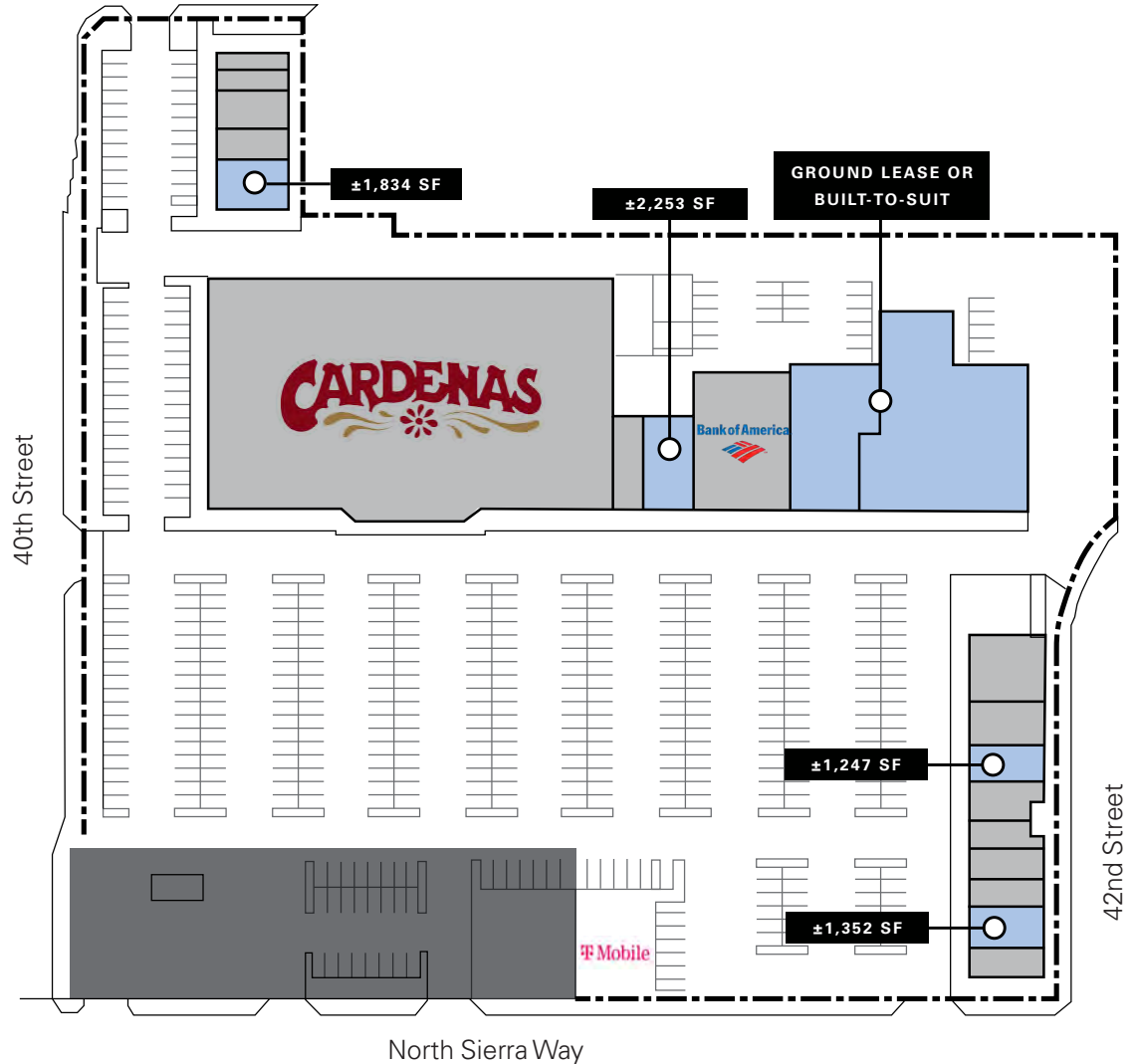
Traffic Counts

- ±22,290 Average Daily Traffic on 40th Street
- ±11,789 Average Daily Traffic on North Sierra Way

Demographics

	1 Mile	3 Miles	5 Miles
Population '21	17,135	108,077	243,974
Avg. Household Income	\$70,183	\$63,403	\$62,050
Daytime Population	14,072	94,747	226,091

Source: ESRI



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DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES	
POPULATION	2021 Population	17,135	108,077	243,974
	2026 Population	17,415	110,071	248,880
	2010 Population	16,550	103,663	233,499
	2000 Population	15,453	94,122	208,294
	2010-2021 Annual Rate	0.31%	0.37%	0.39%
	2021-2026 Annual Rate	0.32%	0.37%	0.40%
	2021 Median Age	32.6	30.0	29.7
	Total Businesses	300	1,781	4,458
	Total Employees	2,221	20,918	62,094
HOUSEHOLDS	2021 Total Households	5,536	32,034	67,124
	2026 Total Households	5,605	32,531	68,316
	2010 Total Households	5,441	31,131	64,981
	2000 Total Households	5,523	30,590	62,594
	2010-2021 Annual Rate	0.15%	0.25%	0.29%
	2021-2026 Annual Rate	0.25%	0.31%	0.35%
	2021 Average Household Size	3.09	3.30	3.53
INCOME	2021 Median Household Income	\$56,879	\$50,023	\$47,406
	2026 Median Household Income	\$65,071	\$55,829	\$52,980
	2021 Average Household Income	\$70,183	\$63,403	\$62,050
	2026 Average Household Income	\$79,055	\$71,492	\$69,996
	2021 Per Capita Income	\$22,772	\$18,751	\$17,215
HOUSING	2021 Housing Units	6,088	35,283	74,036
	Owner Occupied Housing Units	46.9%	42.7%	41.8%
	Renter Occupied Housing Units	44.0%	48.1%	48.9%
	Vacant Housing Units	9.1%	9.2%	9.3%
	2021 Median Home Value	\$365,615	\$337,621	\$330,802
	2021 Average Home Value	\$424,947	\$390,628	\$380,243

San Bernardino Snapshot

217,501
TOTAL POPULATION

60,827
TOTAL HOUSEHOLDS

\$63,585
AVG. HOUSEHOLD INCOME

226,408
DAYTIME POPULATION

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Prepared by:

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