

GROUND LEASE OPPORTUNITY

850 West Highland Avenue, San Bernardino, CA 92405

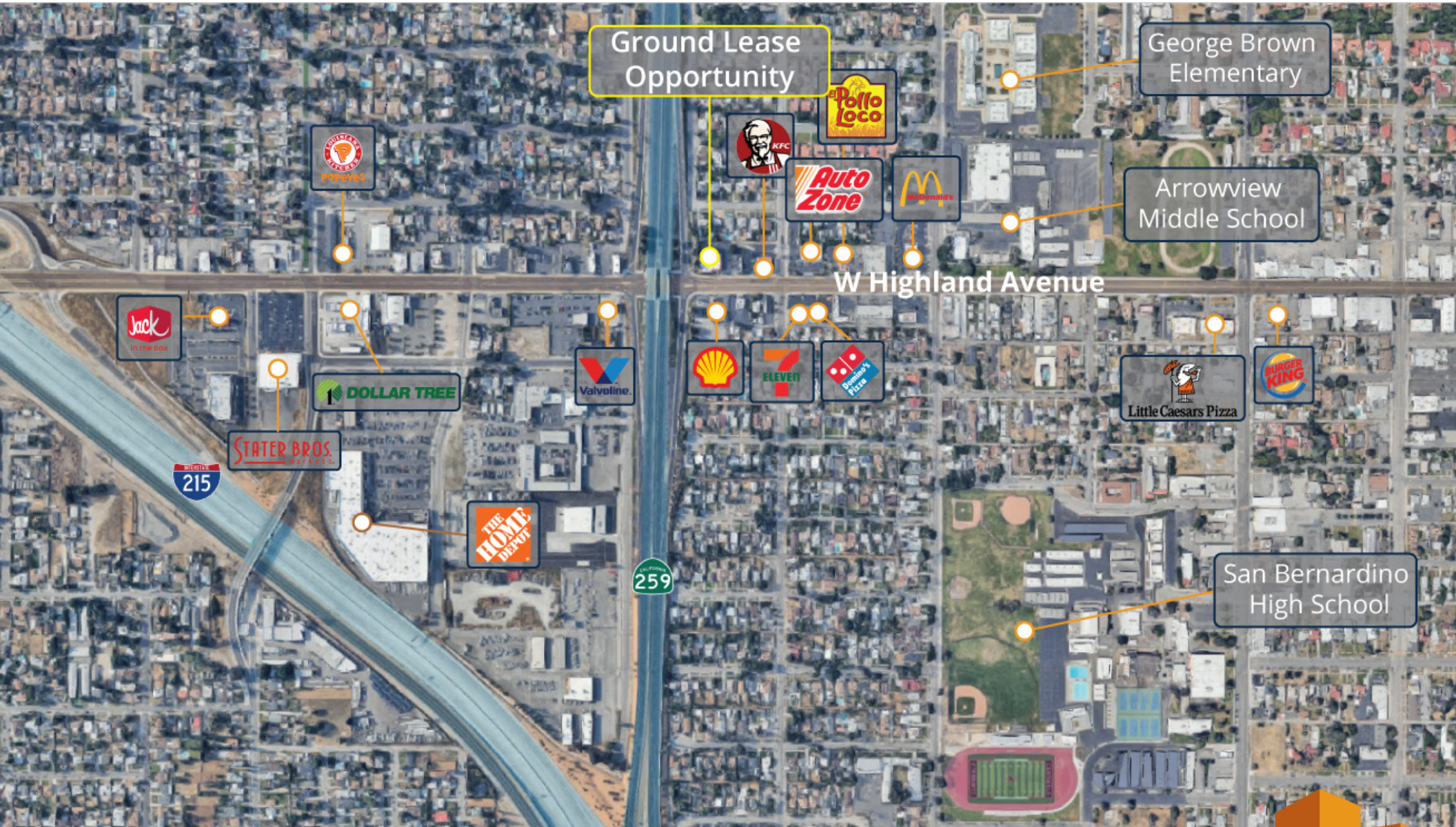


Available: 21,372 SF Commercial Parcel

- Site available for long term ground lease
- Highly visible corner location at signalized FWY 259 on/off ramp
- Existing 5,778 SF building; can be demolished for new development
- Multiple major retailers and schools in close proximity to site

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





Rob Bloom - rob@duhscommercial.com | (858) 405-5342 | CA DRE No. 01302163



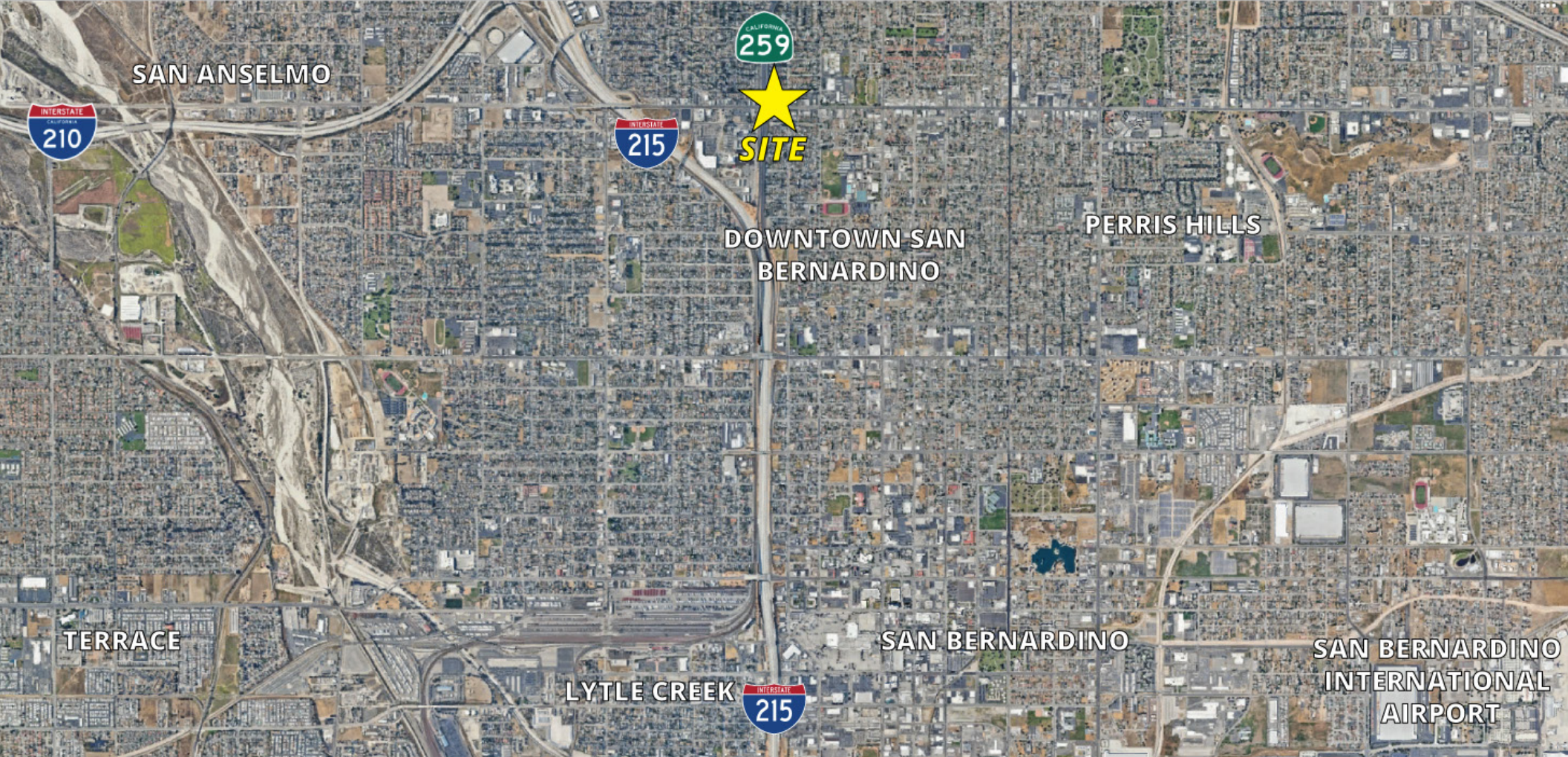
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REGIONAL MAP

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PLAT MAP

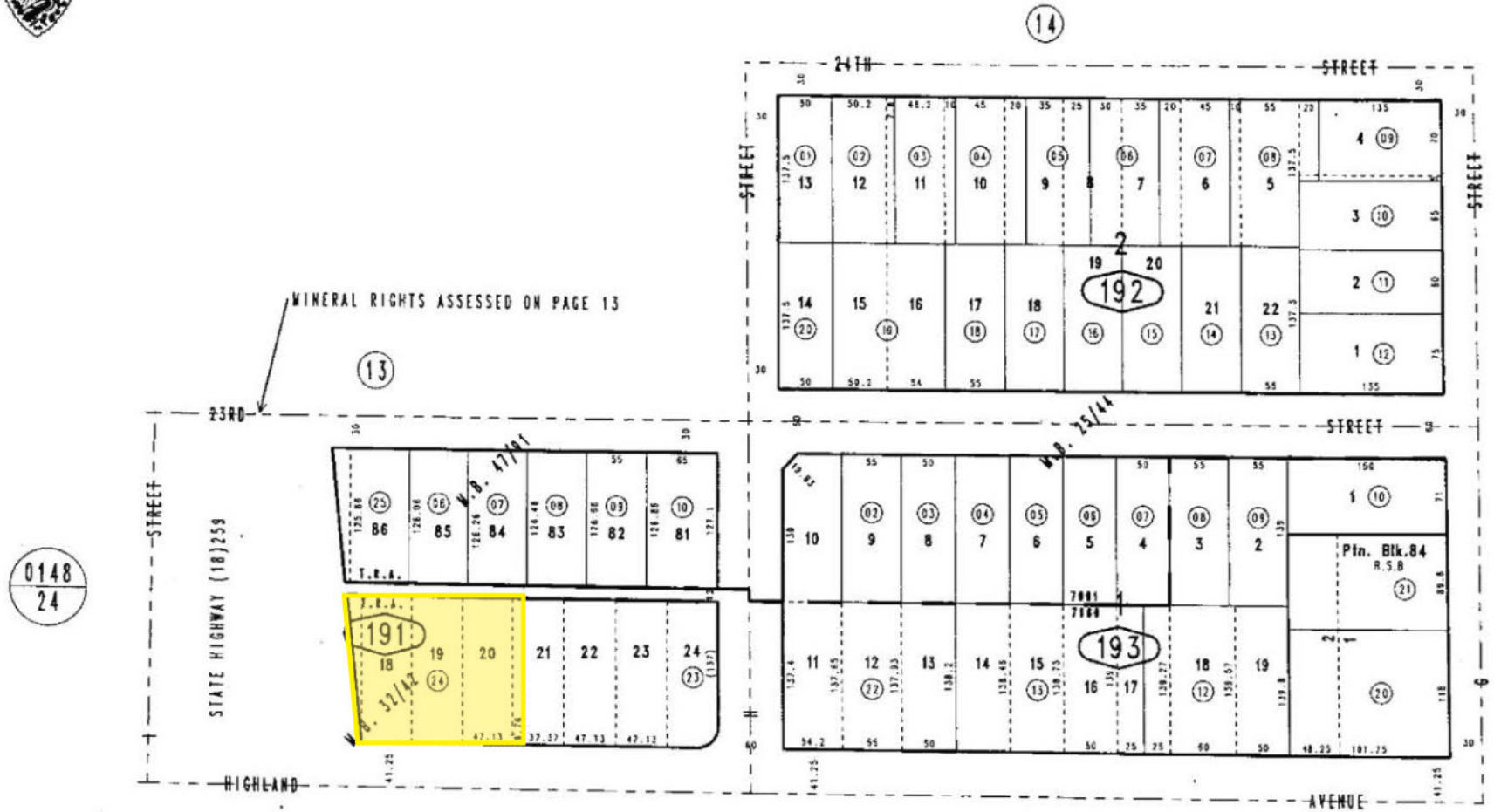
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M.B. 1/2

Tax Rate Area
7001,7160



0148
24

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	1 MILE		3 MILE		5 MILE	
POPULATION						
2024 Estimate	24,408		162,187		341,074	
2029 Projection	24,781		164,588		345,922	
Median Age	31.40		31.60		32.00	
POPULATION BY RACE						
White	4,216	17.27%	29,264	18.04%	63,131	18.22%
Black	2,074	8.50%	17,861	11.01%	34,415	10.09%
Am. Indian & Alaskan	498	2.04%	2,938	1.81%	6,181	1.81%
Asian	370	1.52%	4,077	2.51%	9,895	2.90%
Hawaiian & Pacific Islander	59	0.24%	600	0.37%	1,269	0.37%
Other	17,191	70.43%	107,447	66.25%	227,183	66.61%
POPULATION BY HISPANIC ORIGIN						
Non- Hispanic Origin	5,234	21.44%	41,701	25.71%	84,926	24.90%
Hispanic Origin	19,174	78.56%	120,486	74.29%	227,183	66.61%
HOUSEHOLDS						
2024 Estimate	6,678		45,914		93,849	
2029 Projection	6,779		46,634		95,235	
2020 Census	6,712		45,970		94,405	
2024 Avg. HH Size	3.50		3.40		3.50	
2024 Avg. HH Income	\$66,372		\$66,717		\$73,859	
2024 OCCUPIED HOUSE						
Owner Occupied	3,294	49.33%	19,745	43.00%	47,071	50.16%
Renter Occupied	3,384	50.67%	26,170	57.00%	46,777	49.84%
2024 Median Home Value	\$310,119		\$322,824		\$344,156	



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For more information, please contact:

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