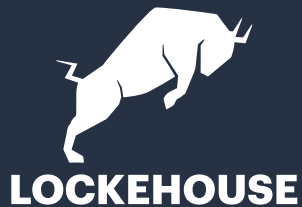


FOR SUBLEASE

570 S. Mt . Vernon Ave., San Bernardino, CA
±7,500 SF AVAILABLE



616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



CONTACT US (805) 684-7767

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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

SUMMARY

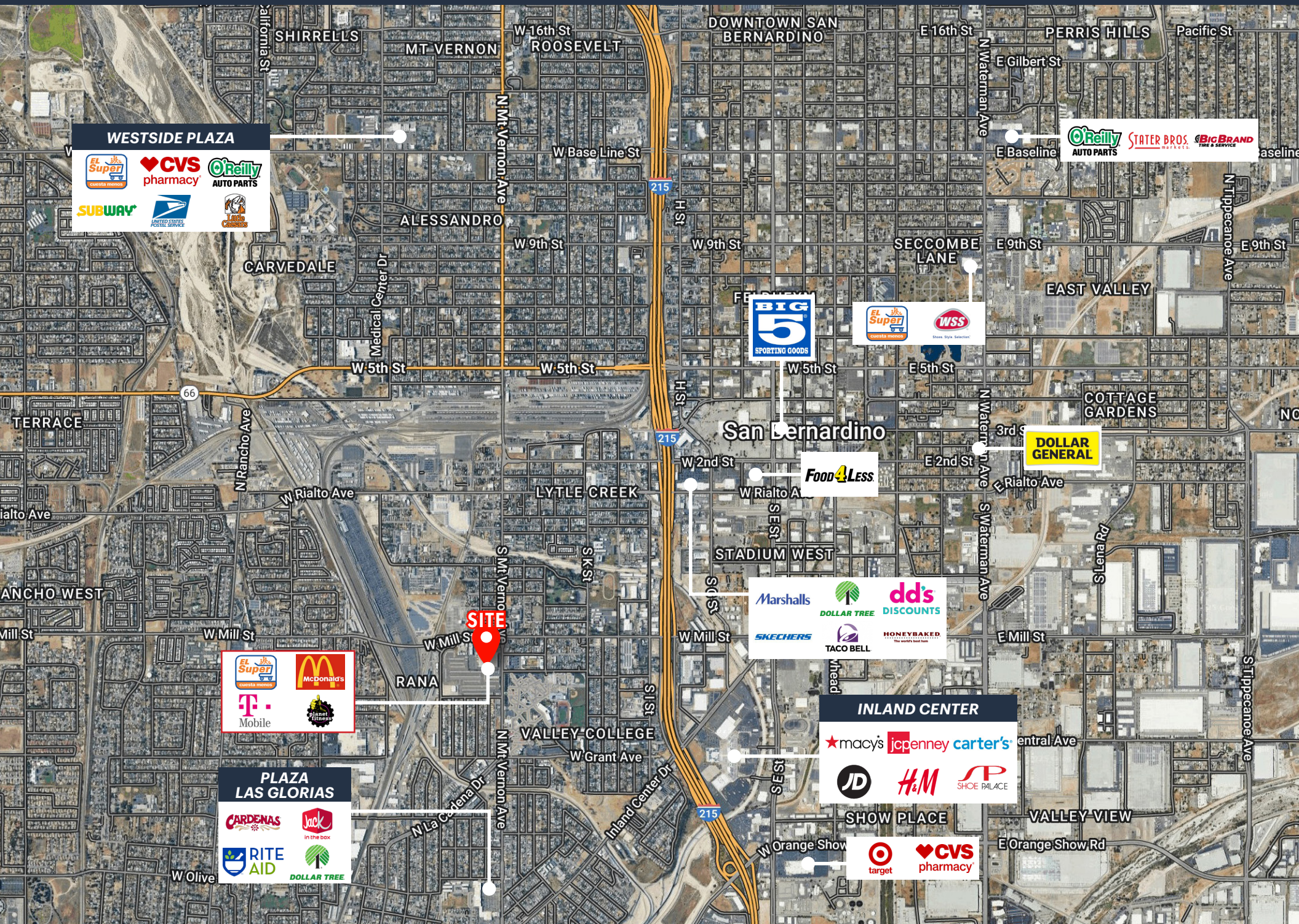
ADDRESS	570 S. Mt. Vernon Ave., San Bernardino
CROSS STREET	S. Mt Vernon Ave. & W Mills St.
AVAILABLE	±7,500 SF
PARKING	Ample
ASKING RENTS	Contact Brokers
NNN	Estimated at \$0.39 / MTH
TERM	Negotiable
AVAILABLE	Now

HIGHLIGHTS

- Strategic Inland Empire location in a high-growth region
- High-visibility inline space at signalized intersection (approx. 24,598 ADT)
- Strong co-tenancy with El Super, Planet Fitness, and McDonald's
- Excellent access to I-215 and I-10
- Built-in foot traffic across from San Bernardino Valley College (14,000+ students, 796 faculty)









W. MILL ST - 13,494 ADT



S. MT VERNON AVE. - 11,192 ADT

Bordwell Ave

Santa Fe Wy

Huff St W

W Esperanza St

E Johnston St

Rialto Ave

Jantzen Dr

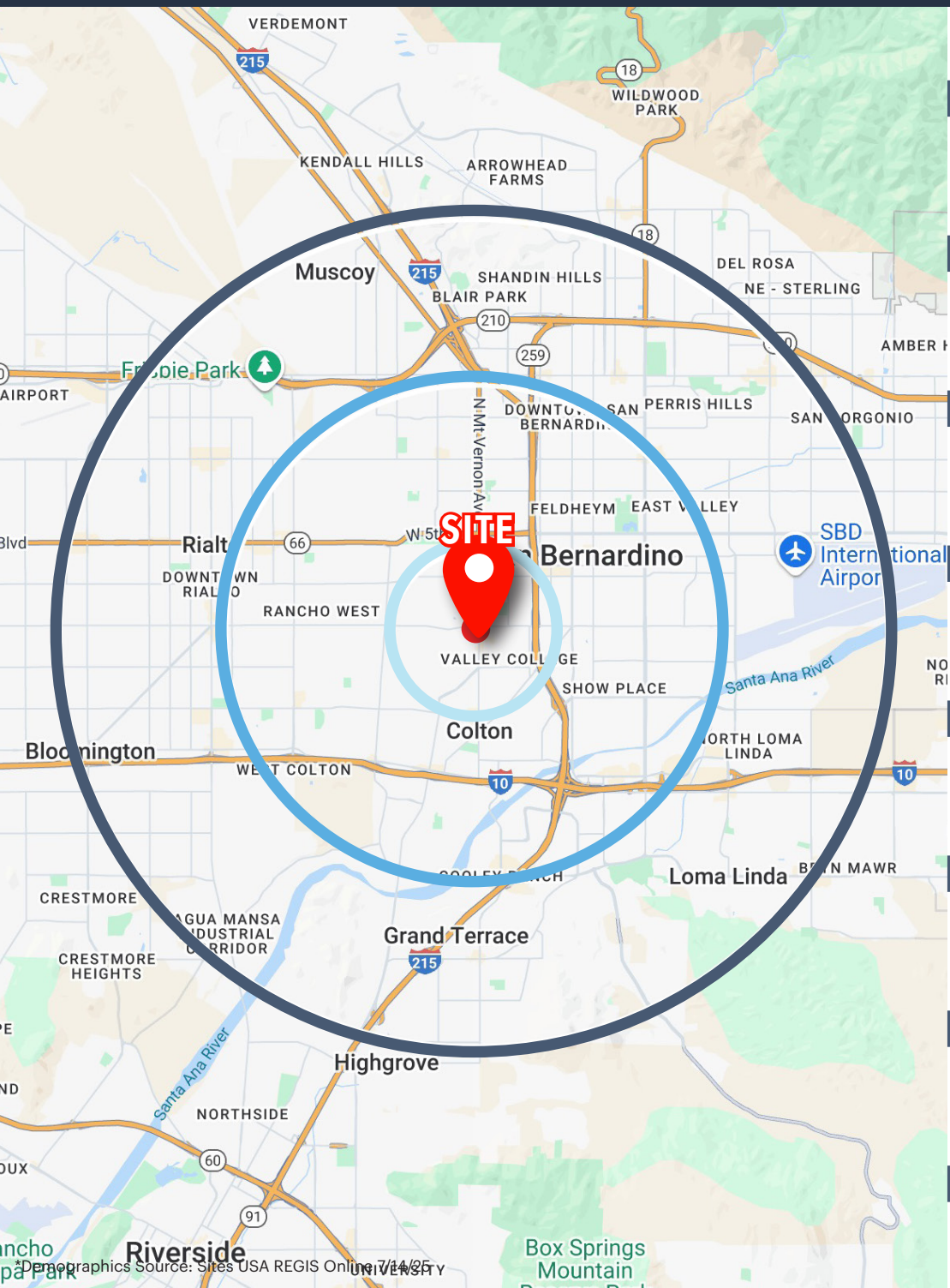
Riverside Ave

Virginia Dr

S Fairview Ave

Health & Life Science Building

Physical Science Building



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
15,767	134,152	342,077



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
12,505	95,229	205,496



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$83,145	\$81,733	\$90,502



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
8.5%	10.6%	14.6%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$212.98 M	\$1.77 B	\$4.93 B



HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
5,021	4,747	4,358



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
54.8%	51.9%	49.3%



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
2.6%	2.6%	2.3%

