

MARSHALL PLAZA

FOR LEASE | 701-895 W 2ND ST, SAN BERNARDINO, CA 92410



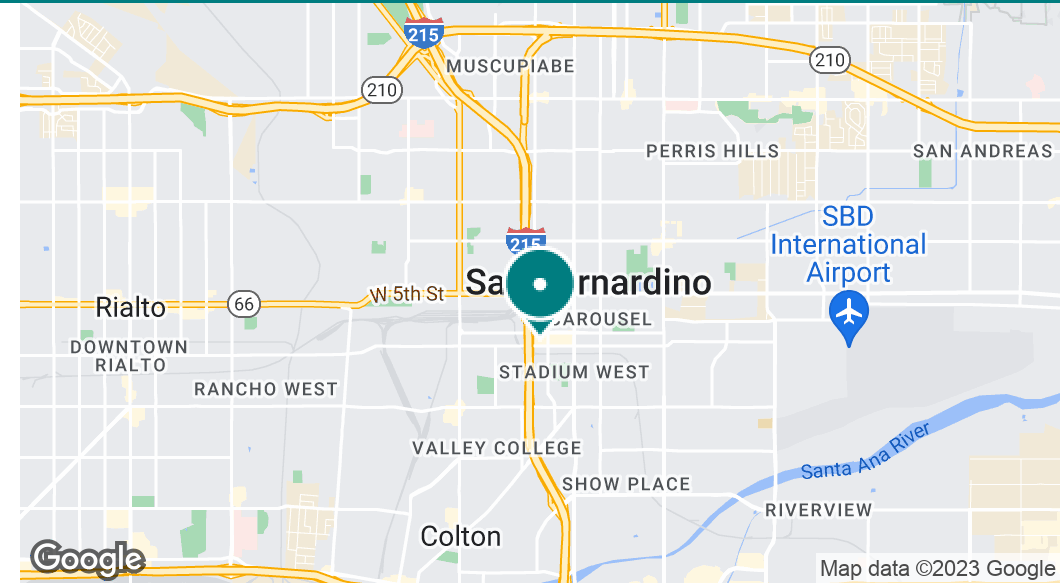
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PROPERTY SUMMARY

FOR LEASE | 701-895 W 2ND ST, SAN BERNARDINO, CA 92410

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PROPERTY HIGHLIGHTS

- ± 153,278 SF GLA NEIGHBORHOOD SHOPPING CENTER IN SAN BERNARDINO
- ANCHORED BY MARSHALLS, DOLLAR TREE, + DD'S DISCOUNTS
- CONVENIENT ACCESS FROM THE 215 FREEWAY
- MULTIPLE ACCESS POINTS ON 2ND AND G STREET
- SIGNALIZED INTERSECTION
- MULTIPLE MONUMENT SIGNAGE SLOTS AVAILABLE
- A+ CO-TENANTS INCLUDE: SKETCHERS, SUBWAY, DOOR DASH EXPRESS, CENTRO HISPANO (COMMUNITY RESOURCE CENTER), H&R BLOCK, SALLY BEAUTY, DANIEL'S JEWELLERS, IEHP, JUNIOR MODE PLUS, AND MORE!

OFFERING SUMMARY

Lease Rate:	\$1.75 - 2.25 SF/month (\$0.35/SF NNN)
Available SF:	1,234 - 26,753 SF
Building Size:	153,278 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,339	37,297	101,572
Total Population	10,944	136,332	355,986
Average HH Income	\$30,291	\$41,244	\$49,014

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	\$0.35 NNN; MG	Lease Term:	Negotiable
Total Space:	1,234 - 26,753 SF	Lease Rate:	\$1.00 - \$2.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
721-A	Available	2,698 SF	\$0.35 NNN	\$2.25 SF/month	End Cap	View Here
707-D	Available	1,478 SF	\$0.35 NNN	\$2.25 SF/month	Inline Retail	View Here
815-K	Available	1,234 - 2,260 SF	\$0.35 NNN	\$2.25 SF/month	Former Restaurant with Grease Interceptor. Up to 400 SF patio potential.	-
781- 2nd Floor	Available	26,753 SF	Modified Gross	\$1.00 SF/month	Formerly Office Space for San Bernardino Unified School District	View Here

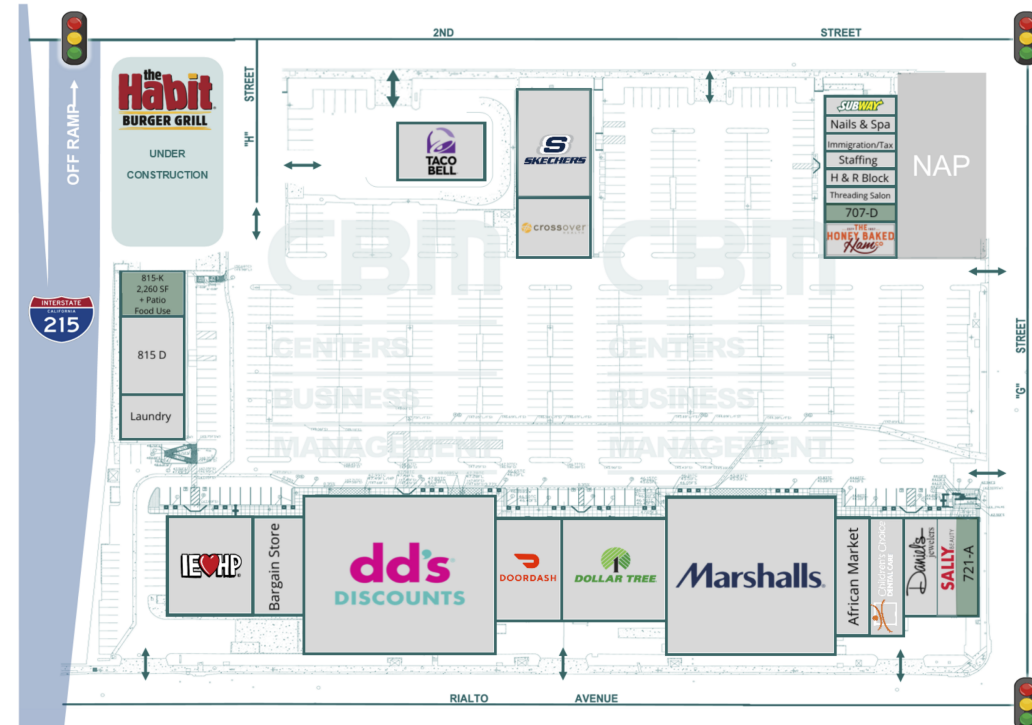
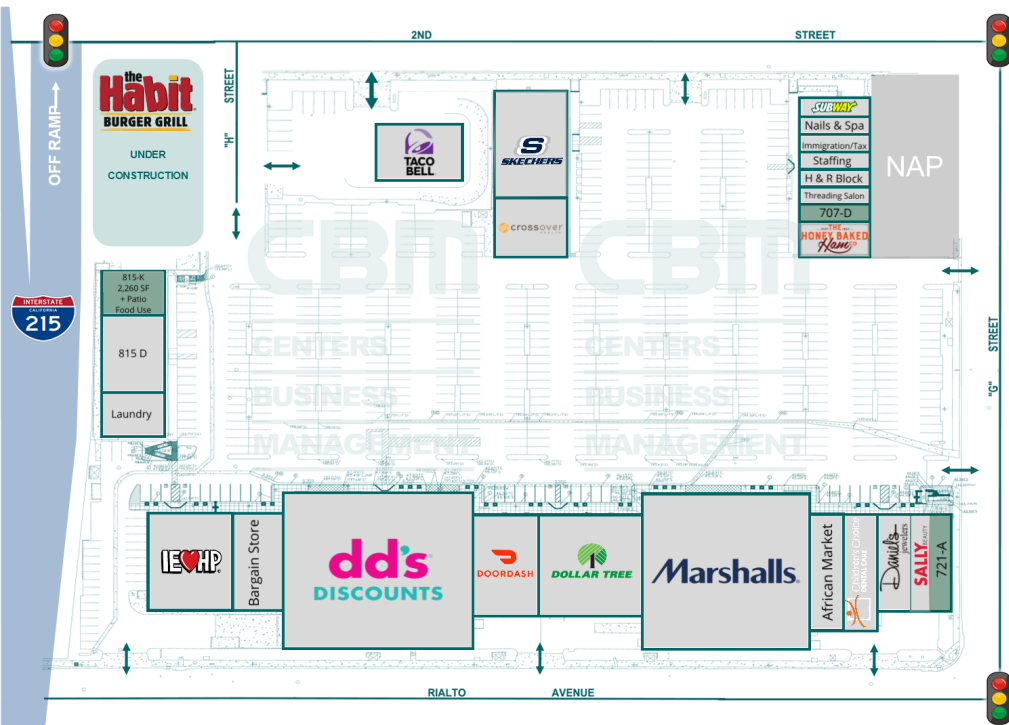
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SITE PLANS

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ADDITIONAL PHOTOS

FOR LEASE | 701-895 W 2ND ST, SAN BERNARDINO, CA 92410

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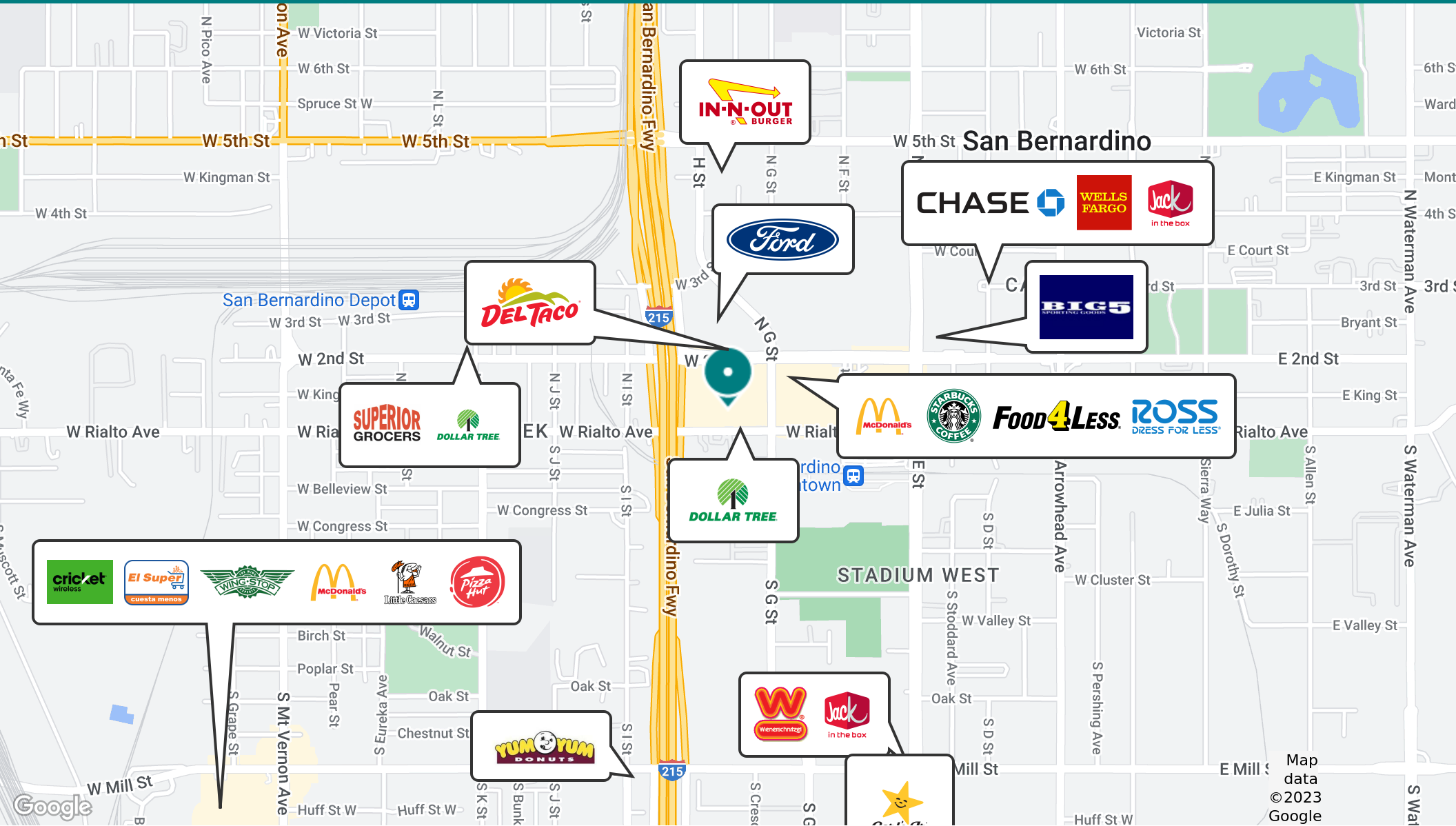


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RETAILER MAP

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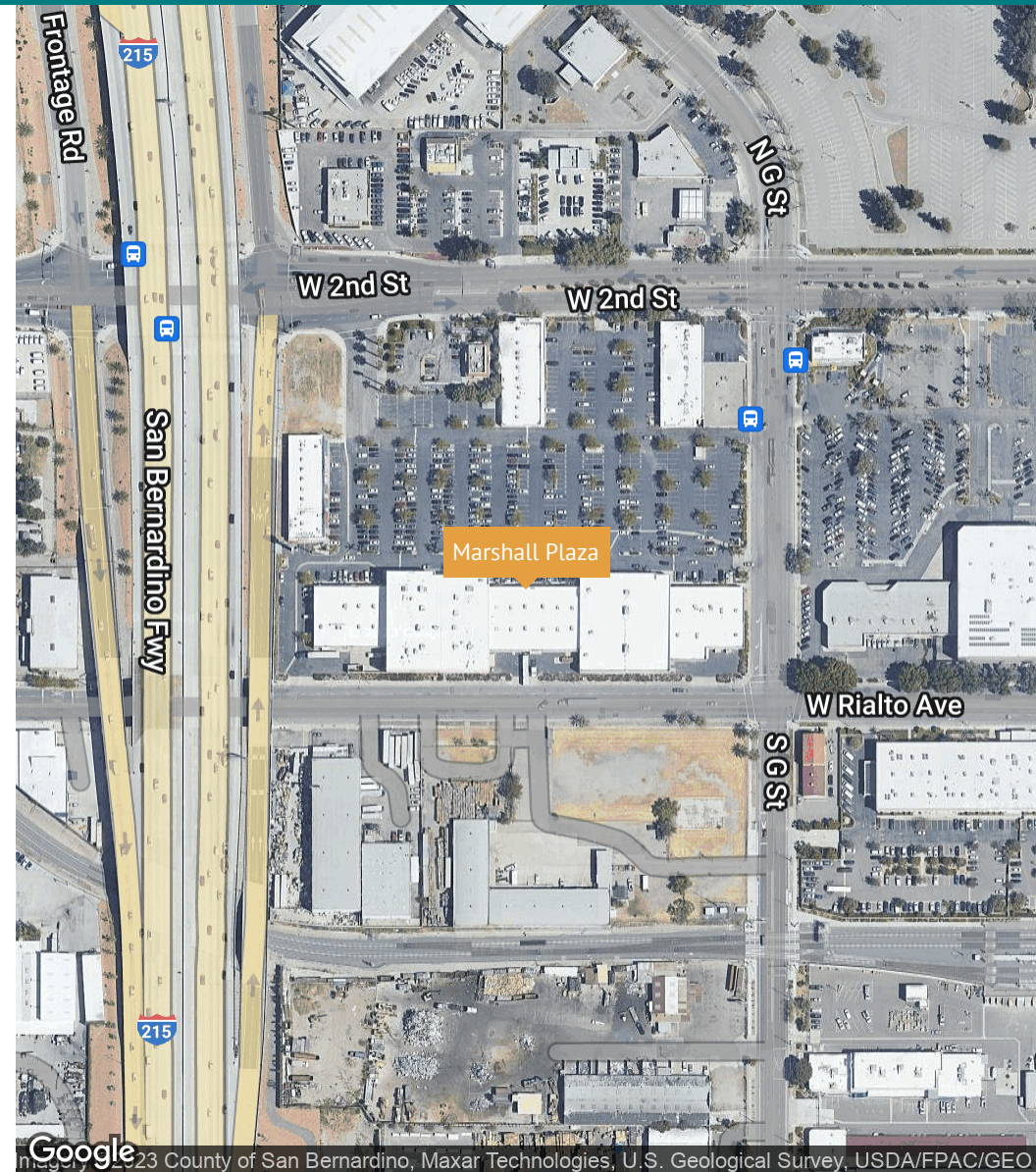
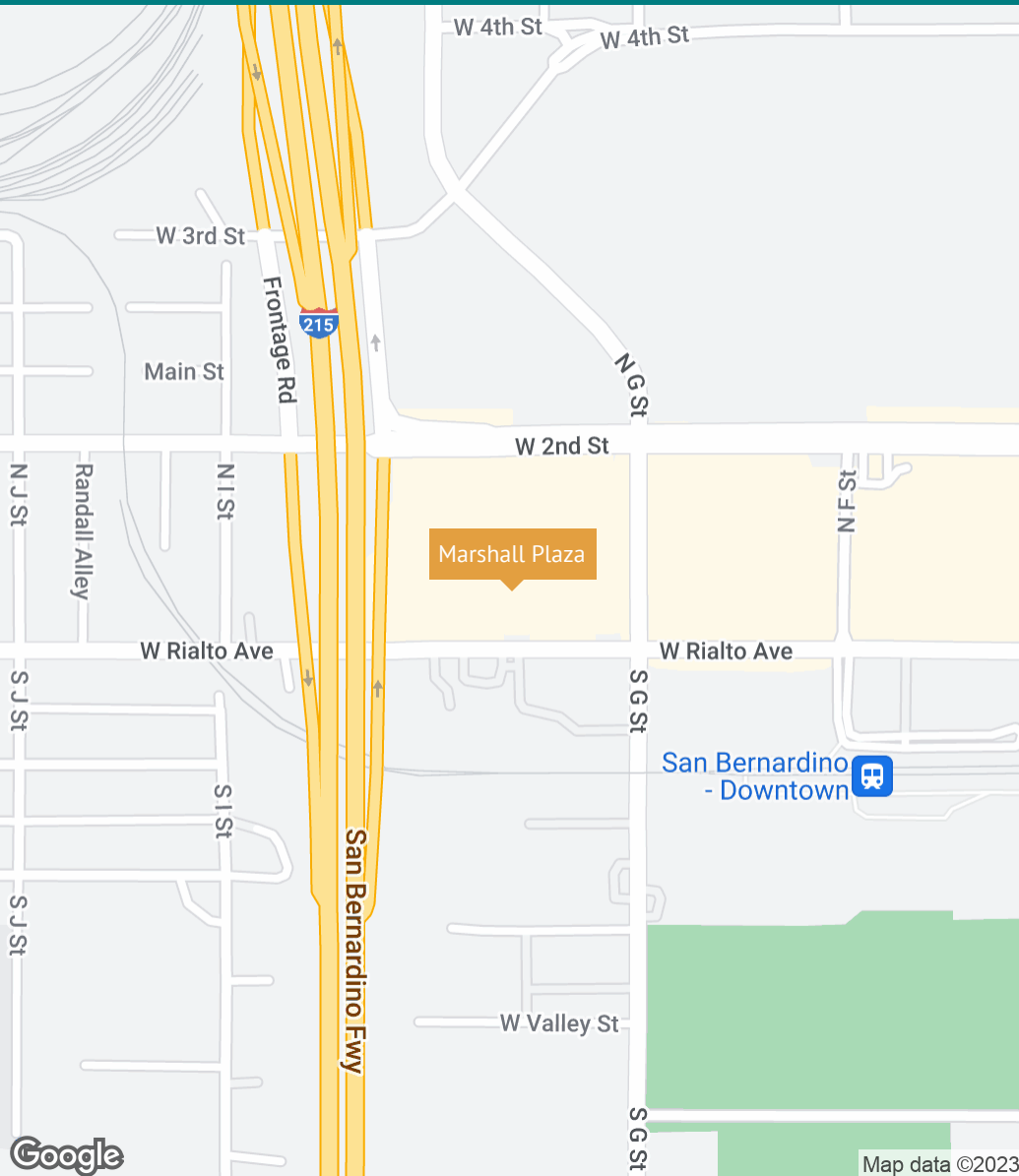
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Map data
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Google

LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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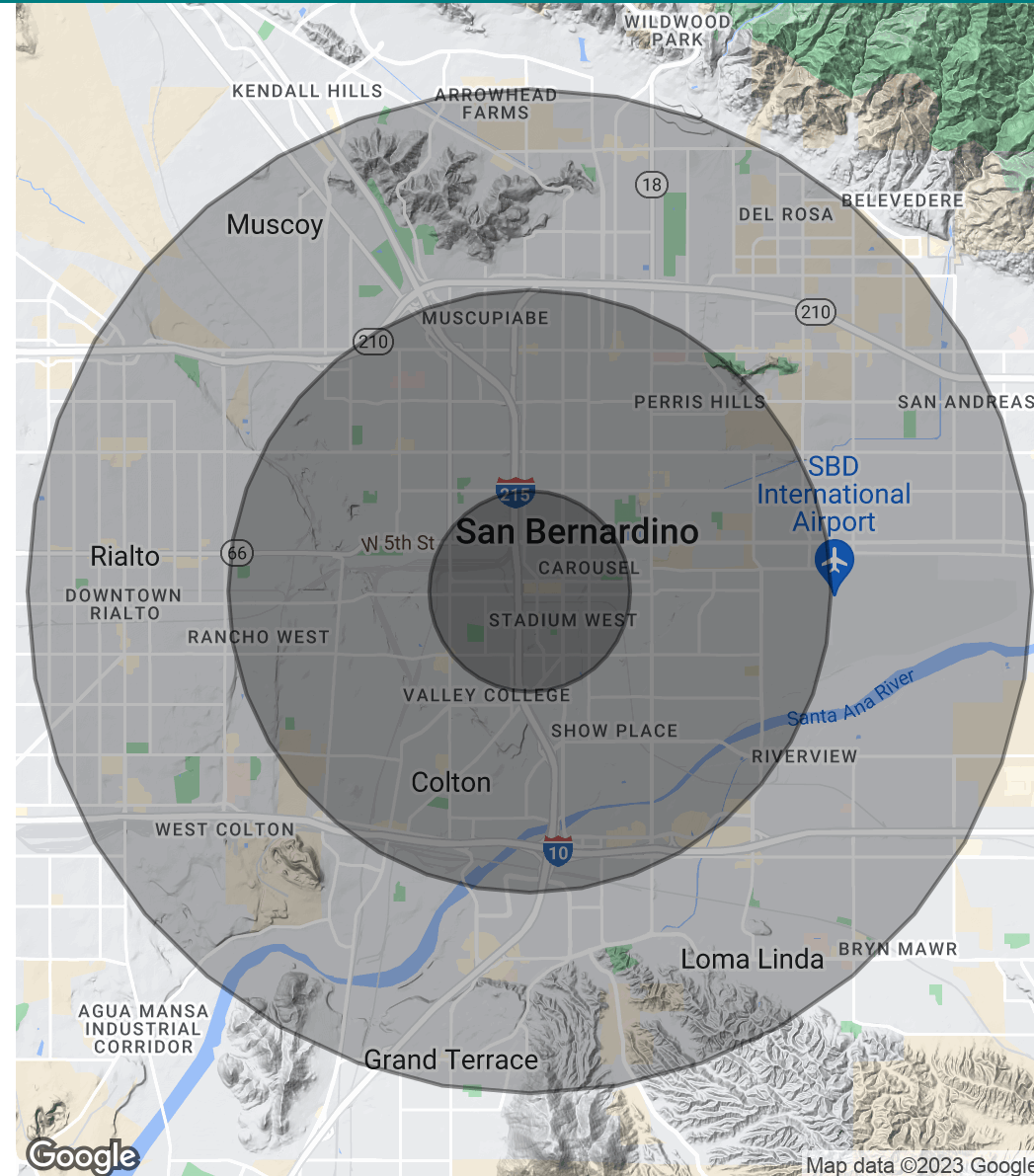
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,944	136,332	355,986
Average age	29.2	27.7	28.2
Average age (Male)	28.8	26.4	26.9
Average age (Female)	29.9	29.2	29.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,339	37,297	101,572
# of persons per HH	3.3	3.7	3.5
Average HH income	\$30,291	\$41,244	\$49,014
Average house value	\$191,630	\$229,661	\$250,875

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
% Hispanic	79.3%	73.7%	63.9%
% White	39.7%	44.5%	48.1%
% Black	9.9%	11.9%	12.9%
% Asian	3.5%	3.8%	5.1%
% Other	43.1%	36.2%	29.5%

TRAFFIC COUNTS	
2nd St.	15,907/day

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

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