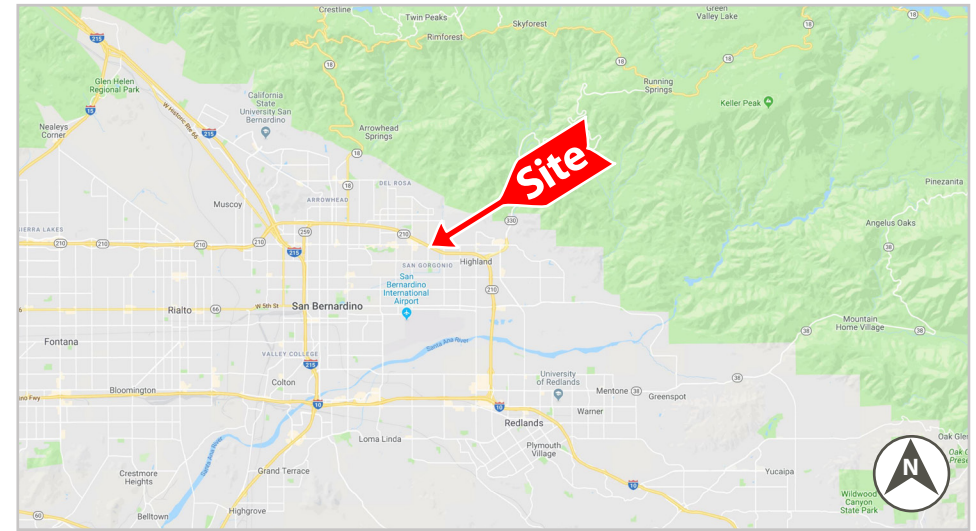


FOR LEASE - 3,000 SF DIVISIBLE IN STARBUCKS BUILDING

2095 EAST HIGHLAND AVENUE - SAN BERNARDINO, CA 92404



PROPERTY OVERVIEW

- » Join Starbucks and Wendy's in San Bernardino
- » New Pad Development
- » 3,000 SF Available in Starbucks building
- » Retail hub in trade area
- » Dense population
- » National Big Box retailers at intersection

DAILY TRAFFIC

Highland Avenue	22,464 VPD
Sterling Avenue	16,230 VPD

AREA RETAILERS

Planet Fitness	CVS	Bank of America
O'Reilly Auto Parts	Stater Bros.	Sally Beauty Supply
Dollar Tree	Walgreens	Payless Shoesource
Rite Aid	Aaron's	El Pollo Loco
Big 5 Sporting Goods	Food 4 Less	Waba Grill
KFC	T-Mobile	Taco Bell
99 Cent Only	Goodyear Tires	Baskin Robbins
Regency Theatres	Rainbow	Little Caesar's
Target	Cardenas	Carl's Jr.
Harbor Freight Tools	Del Taco	IHOP

DEMOGRAPHICS

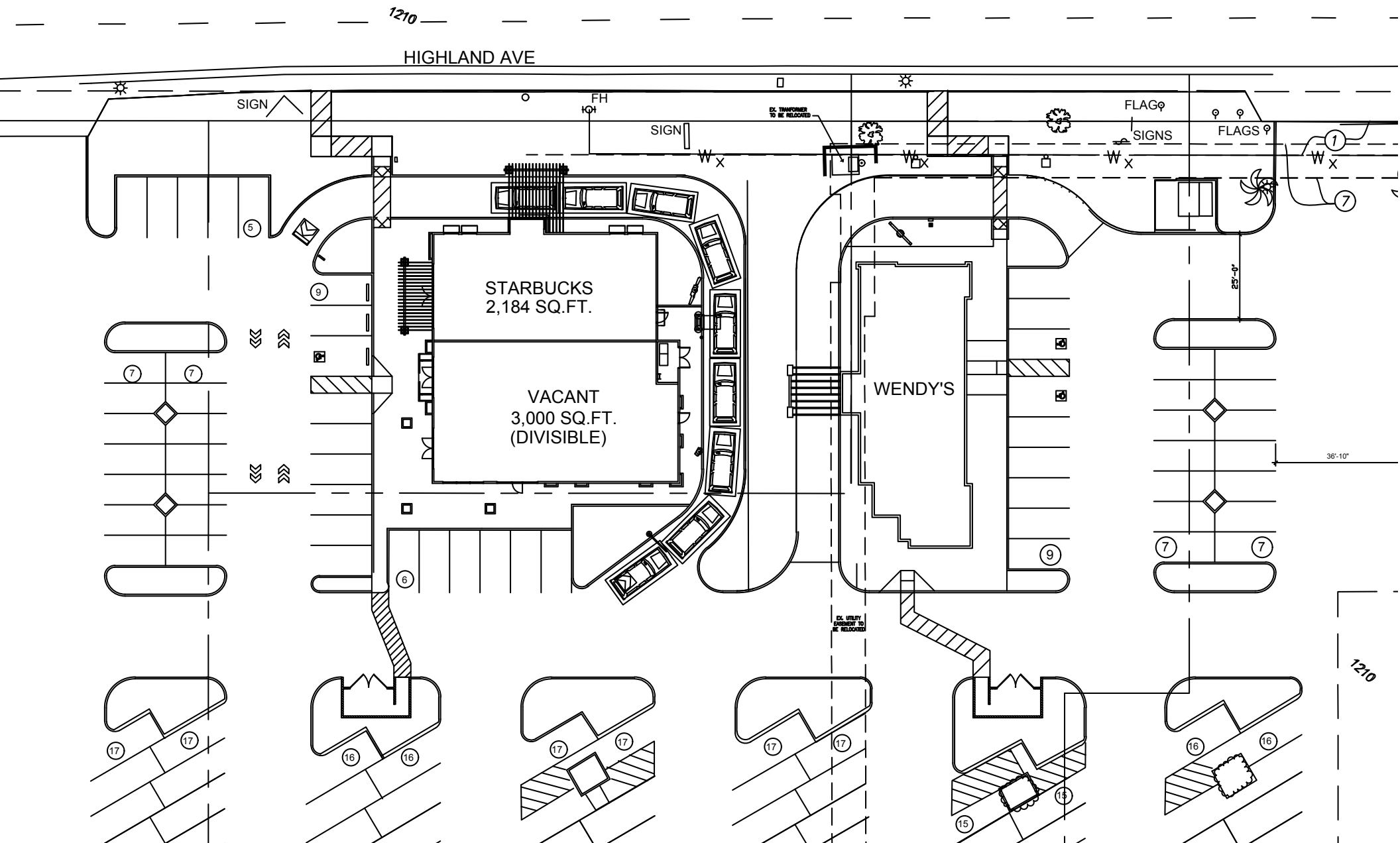
	1	2	3
Population	24,386	80,069	132,049
Daytime Population	5,915	13,587	28,056
Average Income	\$50,012	\$55,669	\$55,639



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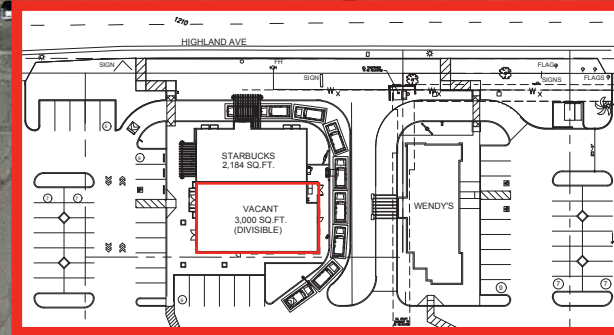
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EAST HIGHLAND AVENUE - 22,464 VPD

STERLING AVENUE - 16,230 VPD



Bank of America

ROCKY LIQUOR

LB SMOKE SHOP

MARISCOS EL CHAPO

STAR HAIR SALON

WATER BOY BARBERSHOP

UNITED PALETERIA Y NEVERIA



CARDENAS

PHO NGON
GOODUS BEAUTY



PISA PIZZA
BEIJING EXPRESS CHINESE
STYLISH HONEY EYEBROW



TACOS ARANDAS
NEW IMAGE BEAUTY SALON
GLASSY NAILS

LIBERTY TAX



CLOTHING
FITNESS



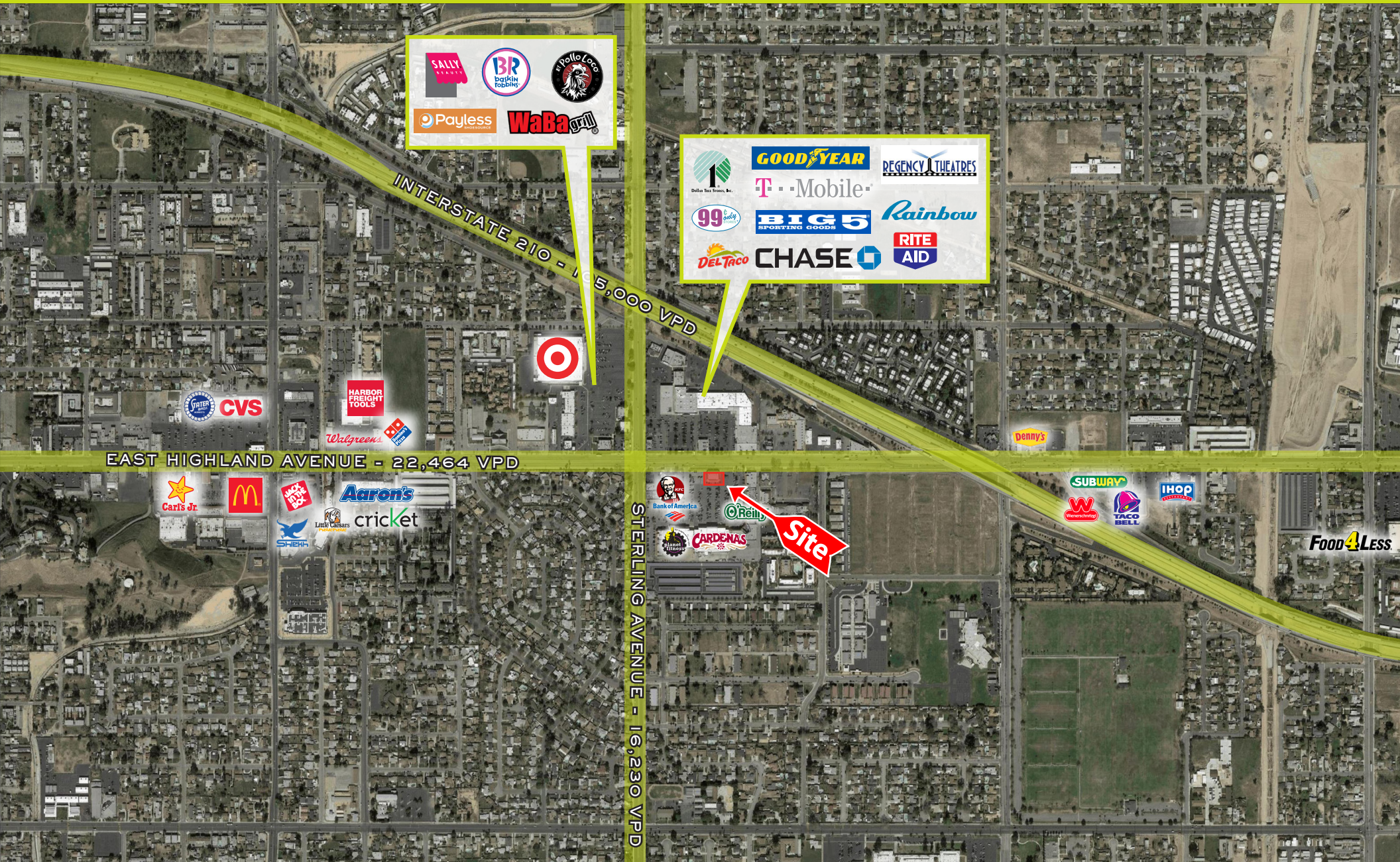
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