

LAND FOR SALE - 35,304 SF 1710 W. BASE LINE ST. | SAN BERNARDINO, CA



PROPERTY INFO:

- 1710 Base Line at N. Wilson St., Between Pennsylvania & Medical Center Drive
- Just over 1 mile from 215 offramp
- 35,304 SF of land for sale
- Near El Super anchored center
- Close by elementary & middle schools and Woodward Leadership Academy
- Zoned CG, 1 (Commercial General) –open to a variety of retail and commercial uses.
- Over 234 feet of frontage on Base Line Road

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS
Population:	20,132	165,635	372,815	27,908 CPD West Base Line Street
Avg. Household Income:	\$55,258	\$54,647	\$60,444	
Employment Population:	4,356	46,896	113,350	

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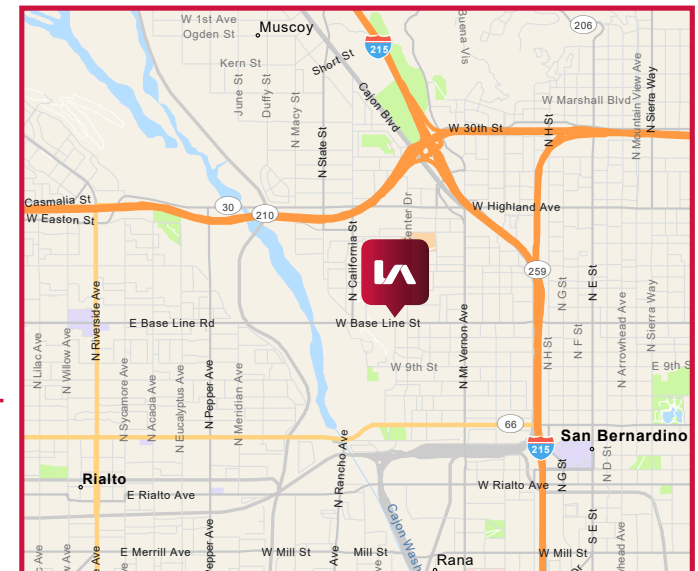
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



Source: Regis Online

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RS1

1710 W Base Line St		1 mi radius	3 mi radius	5 mi radius
San Bernardino, CA 92411				
POPULATION	2019 Estimated Population	20,132	165,635	372,815
	2024 Projected Population	20,982	173,156	388,507
	2010 Census Population	19,274	158,924	357,720
	2000 Census Population	17,222	143,171	322,839
	Projected Annual Growth 2019 to 2024	0.8%	0.9%	0.8%
	Historical Annual Growth 2000 to 2019	0.9%	0.8%	0.8%
	2019 Median Age	30.6	29.9	29.9
HOUSEHOLDS	2019 Estimated Households	5,201	44,136	101,888
	2024 Projected Households	5,346	45,505	104,696
	2010 Census Households	4,856	41,333	95,397
	2000 Census Households	4,600	39,827	92,432
	Projected Annual Growth 2019 to 2024	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019	0.7%	0.6%	0.5%
RACE AND ETHNICITY	2019 Estimated White	36.2%	42.4%	42.7%
	2019 Estimated Black or African American	21.1%	13.1%	13.9%
	2019 Estimated Asian or Pacific Islander	3.5%	2.8%	3.7%
	2019 Estimated American Indian or Native Alaskan	1.3%	1.4%	1.3%
	2019 Estimated Other Races	37.8%	40.3%	38.5%
	2019 Estimated Hispanic	71.7%	74.7%	69.6%
INCOME	2019 Estimated Average Household Income	\$55,258	\$54,647	\$60,444
	2019 Estimated Median Household Income	\$41,852	\$45,719	\$50,649
	2019 Estimated Per Capita Income	\$14,520	\$14,740	\$16,712
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	18.7%	17.5%	14.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	22.4%	19.9%	17.4%
	2019 Estimated High School Graduate	29.1%	29.0%	29.9%
	2019 Estimated Some College	17.9%	19.2%	21.2%
	2019 Estimated Associates Degree Only	4.4%	5.5%	6.0%
	2019 Estimated Bachelors Degree Only	5.7%	6.6%	8.0%
	2019 Estimated Graduate Degree	1.7%	2.2%	2.8%
BUSINESS	2019 Estimated Total Businesses	313	4,399	10,423
	2019 Estimated Total Employees	4,356	46,896	113,350
	2019 Estimated Employee Population per Business	13.9	10.7	10.9
	2019 Estimated Residential Population per Business	64.3	37.6	35.8

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