

FOR LEASE

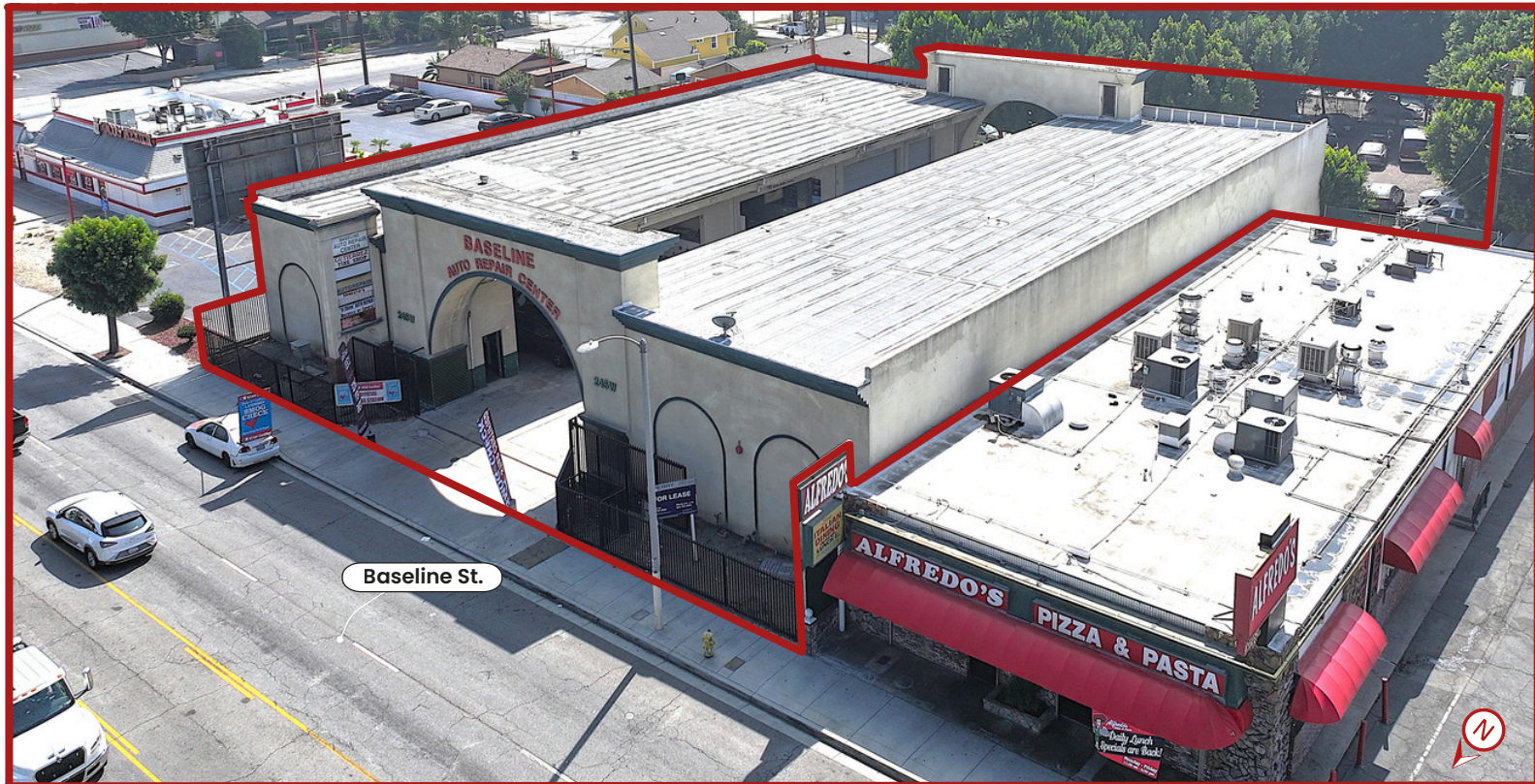


INLAND
EMPIRE

Baseline Auto Repair Center

245 W. BASELINE ST.

SAN BERNARDINO, CA 92410

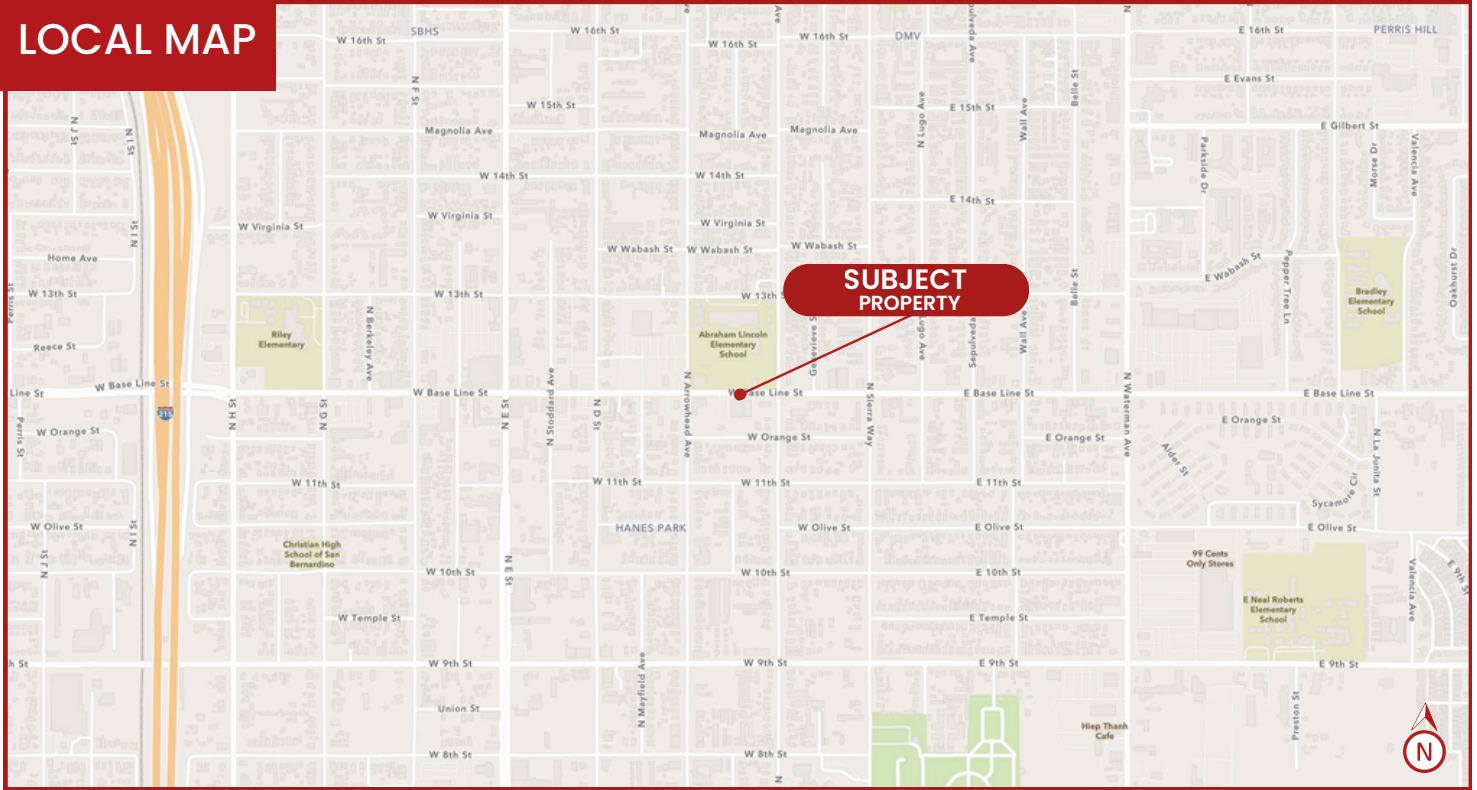


PROPERTY HIGHLIGHTS

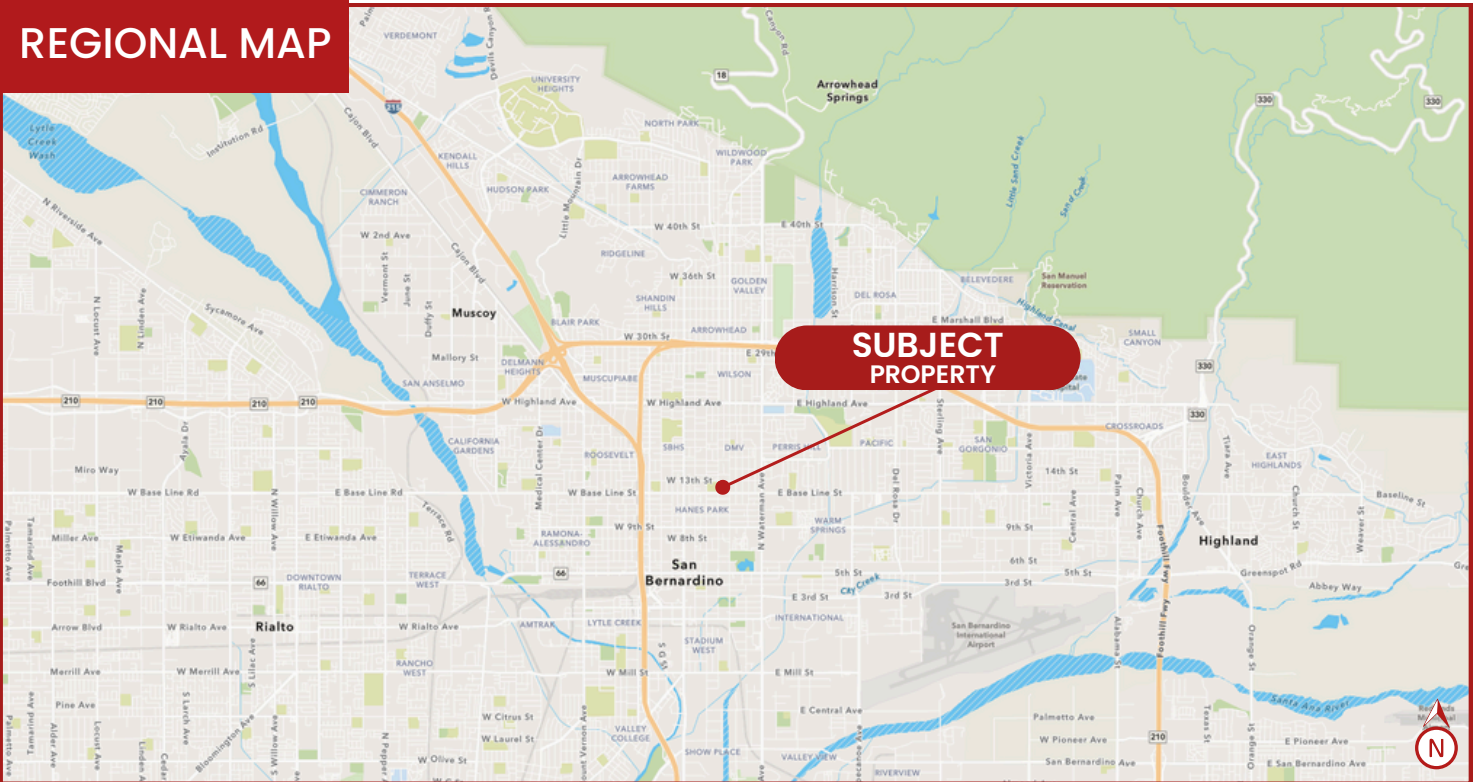
- ±1,200 sq.ft. - ±2,000 sq.ft. Units Available.
- ±16' Clear Height
- 14' x 8' roll-up doors
- Additional on-site parking
- Frontage on Baseline Ave (±16,500 Vehicles per Day)
- Zoned Commercial General (CG-1), per the City of San Bernardino, CA
- Located blocks East of the I-215 Freeway, and minutes South of the I-210 Freeway



LOCAL MAP



REGIONAL MAP



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DEMOGRAPHICS



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**245 W. BASELINE ST.
SAN BERNARDINO, CA 92405**

Radius	1 Mile	3 Mile	4 Mile
Population			
2029 Projection	29,335	170,693	334,444
2024 Estimate	28,882	168,216	329,747
2020 Census	28,895	169,125	332,319
Growth 2024 - 2029	1.57%	1.47%	1.42%
Growth 2020 - 2024	-0.04%	-0.54%	-0.77%

2024 Population by Hispanic Origin	1 Mile	3 Mile	4 Mile			
2024 Population	28,882	168,216	329,747			
White	5,196	17.99%	30,952	18.40%	60,916	18.47%
Black	3,076	10.65%	18,313	10.89%	33,484	10.15%
Am. Indian & Alaskan	585	2.03%	3,015	1.79%	5,904	1.79%
Asian Hawaiian & Pacific Island	518	1.79%	4,420	2.63%	10,270	3.11%
Other	98	0.34%	644	0.38%	1,267	0.38%
U.S. Armed Forces	19,410	67.20%	110,872	65.91%	217,906	66.08%
		0	34		214	

Households	1 Mile	3 Mile	4 Mile			
2029 Projection	8,301	48,243	92,630			
2024 Estimate	8,175	47,505	91,274			
2020 Census	8,192	47,595	9,772			
Growth 2024 - 2029	1.54%	1.55%	1.49%			
Growth 2020 - 2024	-0.21%	-0.19%	-0.54%			
Owner Occupied	3,323	40.65%	20,411	42.97%	44,789	49.07%
Renter Occupied	4,852	59.35%	27,093	57.03%	46,485	50.93%

2024 Household by HH Income	1 Mile	3 Mile	4 Mile			
2024 Household by HH Income	8,174	47,505	91,274			
Income: <\$25,000	1,872	22.90%	11,931	25.12%	19,512	21.38%
Income: \$25,000 - \$50,000	2,277	27.86%	10,444	21.99%	19,066	20.89%
Income: \$50,000 - \$75,000	1,582	19.35%	8,974	18.89%	17,991	19.71%
Income: \$75,000 - \$100,000	1,316	16.10%	6,837	14.39%	13,464	14.75%
Income: \$100,000 - \$125,000	344	4.21%	3,793	7.98%	8,610	9.43%
Income: \$125,000 - \$150,0000	421	5.15%	2,275	4.79%	5,271	5.77%
Income: \$150,000 - \$200,000	241	2.95%	1,968	4.14%	4,362	4.78%
Income: \$200,000+	121	1.48%	1,283	2.70%	2,998	3.28

Household Growth	1 Mile	3 Mile	4 Mile	
Growth 2020 - 2024		-0.21%	1.18%	
Growth 2024 - 2029		1.54%	1.81%	
Renter Occupied	4,852	59.35%	268,084	39.67%
Owner Occupied	3,323	40.65%	407,638	60.33%

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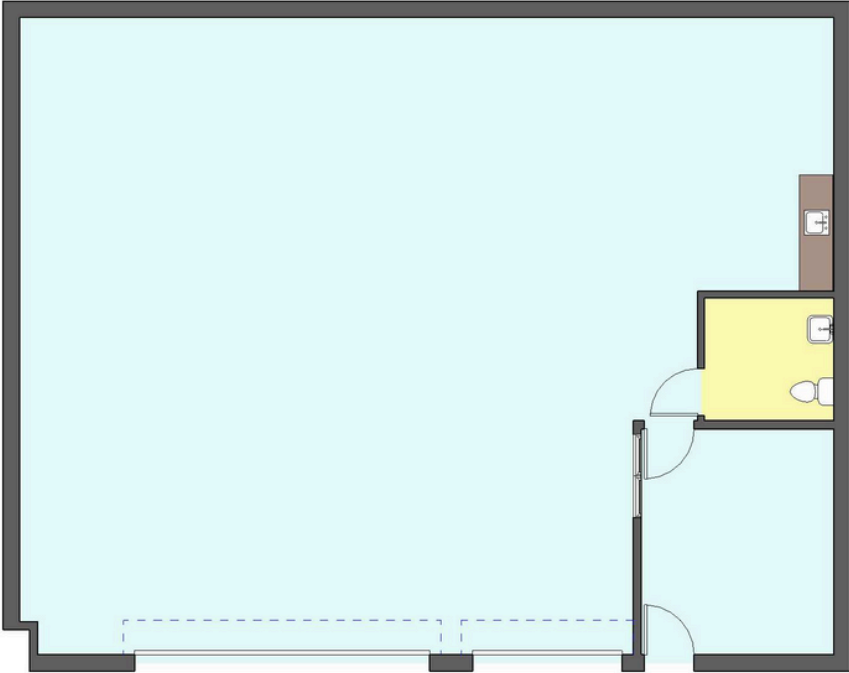
**INLAND
EMPIRE**

CAL DRE # 02120868

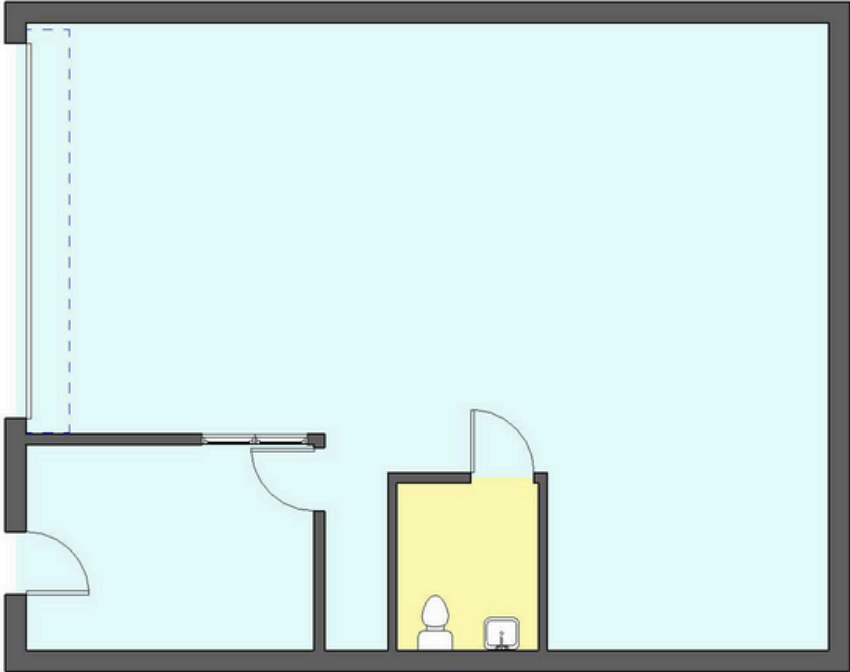
FLOOR PLAN - SUITE C



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FLOOR PLAN - SUITE E



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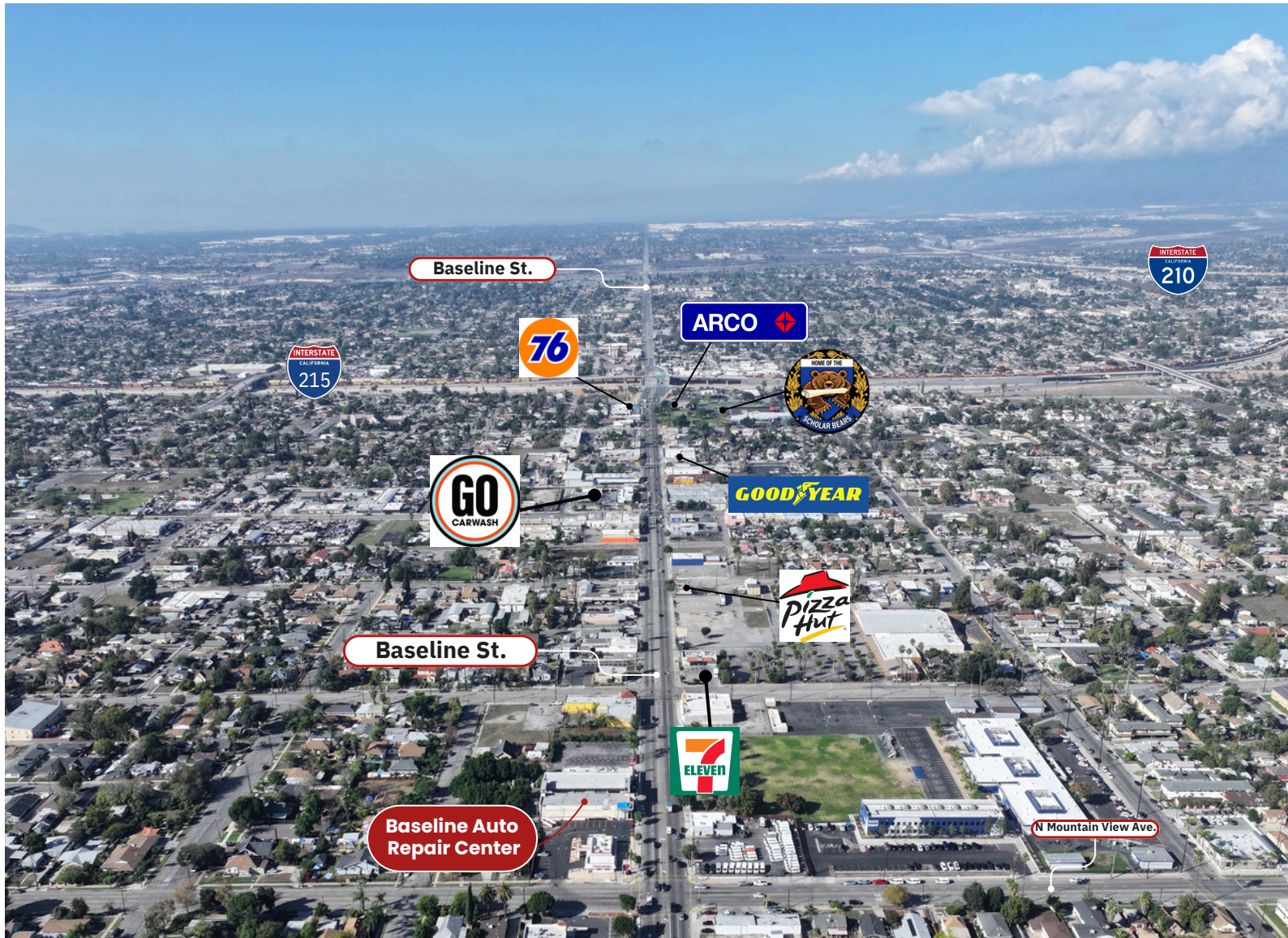
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CAL DRE # 02120868

AERIAL



INLAND EMPIRE



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