

INLINE STORES FOR LEASE

KENDALL SQUARE

1040 Kendall Dr., San Bernardino, CA 92407
±15,595 Sq. Ft. Neighborhood Strip Center



1050 Kendall Drive, San Bernardino, CA 92408

CENTER AVAILABILITY & LEASE RATES

- > **Availability:** Unit C ±1,850 SF, Unit E ±1,560 SF, Unit F ±2,145 SF & Unit G ±1,245 SF
- > **Lease Rates:** \$1.25 to \$1.40 PSF Mo + .25¢ NNN's (*Units E, F & G can be combined up to ±4,950 SF*)
- > Kendall Square is located on a signalized corner with great visibility with monument signage available. Nearby is the Cal State University of San Bernardino with over 20,000 students. Along with the Cal State the student housing is expected to increase to accommodate 1,200 students. The SBX Rapid Bus Transit Green Line stop directly in front of the center.

AutoZone Anchored



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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

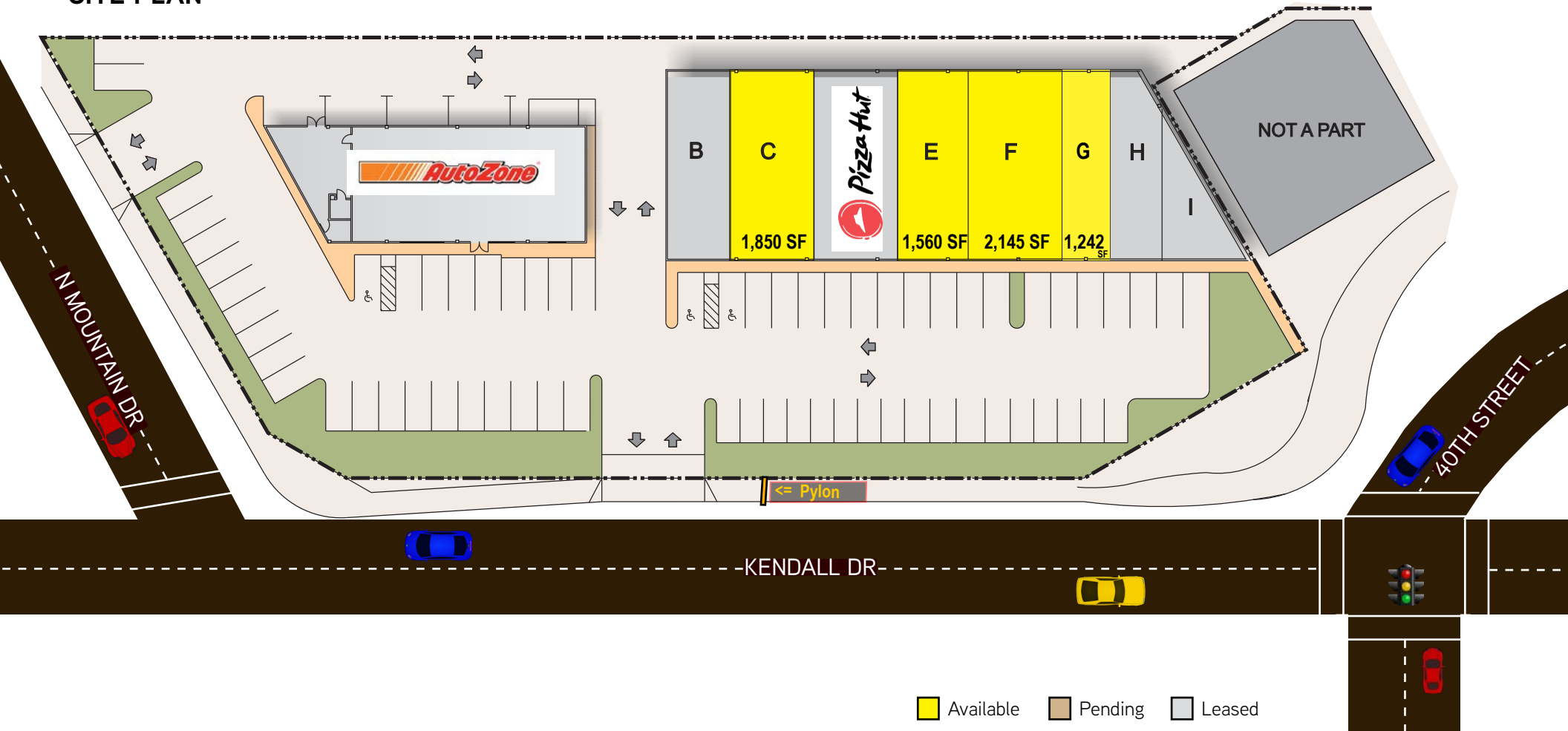
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SITE PLAN



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Demographic and Income Comparison Profile

1050 Kendall Dr, San Bernardino, California, 92407
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.16475
Longitude: -117.30657

	1 mile	3 miles	5 miles
2018 Summary			
Population	14,140	112,804	258,105
Households	4,585	32,017	69,961
Families	3,173	23,975	53,633
Average Household Size	3.05	3.45	3.60
Owner Occupied Housing Units	2,056	15,946	33,425
Renter Occupied Housing Units	2,529	16,070	36,536
Median Age	30.6	29.4	29.0
Median Household Income	\$47,817	\$47,594	\$42,433
Average Household Income	\$61,007	\$60,810	\$57,321

2018 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	704	15.4%	4,536	14.2%	11,983	17.1%
\$15,000 - \$24,999	500	10.9%	3,674	11.5%	8,689	12.4%
\$25,000 - \$34,999	507	11.1%	3,507	11.0%	8,061	11.5%
\$35,000 - \$49,999	655	14.3%	4,890	15.3%	10,816	15.5%
\$50,000 - \$74,999	1,054	23.0%	6,855	21.4%	12,916	18.5%
\$75,000 - \$99,999	451	9.8%	3,652	11.4%	7,331	10.5%
\$100,000 - \$149,999	477	10.4%	3,186	10.0%	6,721	9.6%
\$150,000 - \$199,999	110	2.4%	956	3.0%	1,989	2.8%
\$200,000+	128	2.8%	761	2.4%	1,453	2.1%
Median Household Income	\$47,817		\$47,594		\$42,433	
Average Household Income	\$61,007		\$60,810		\$57,321	
Per Capita Income	\$20,202		\$18,073		\$16,399	

2018 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,664	47.1%	49,954	44.3%	111,257	43.1%
Black Alone	2,107	14.9%	15,065	13.4%	37,150	14.4%
American Indian Alone	162	1.1%	1,555	1.4%	3,265	1.3%
Asian Alone	673	4.8%	3,362	3.0%	7,778	3.0%
Pacific Islander Alone	38	0.3%	345	0.3%	1,029	0.4%
Some Other Race Alone	3,555	25.1%	36,268	32.2%	83,882	32.5%
Two or More Races	940	6.6%	6,256	5.5%	13,744	5.3%
Hispanic Origin (Any Race)	7,630	54.0%	72,685	64.4%	171,494	66.4%

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