

RETAIL/OFFICE SPACE AVAILABLE

CIVIC CENTER PLAZA

540 N. Arrowhead Avenue, San Bernardino, CA 92401

CONCEPTUAL ELEVATION



Retail Availability & Lease Rates:

- › **In-Line Stores:** ±1,000 SF - ±10,200 SF at \$2.50 PSF + 0.40¢ PSF MO. NNN Charges
- › **End Cap with Drive Thru:** ±3,000 SF at \$3.25 PSF + 0.40¢ PSF MO. NNN Charges



Locations & Highlights

- › New Ground Up Retail Stores & 2nd Story Apartments to be developed at the SB Civic Center, City & County Courthouse Area of San Bernardino.
- › Largely under-served for Quick Service Restaurant for area's daytime employee population.
- › Signalized Intersection with excellent frontage-directly across the street from the Civic Center surface parking lot.
- › Major Traffic Generator: San Bernardino County Courthouse with 500 employees and 2,000 visitors per day & Superior Court with 250 employees and 1,000 visitors per day.
- › Prime Downtown San Bernardino location, in close proximity to Police Department, Fire Department, County Department of Public Health, Social Security Office, Parks, Recreation & Community Services, Internal Revenue Service, Municipal Water Department, and many others.

2015 Demographics (Loopnet)

	1-Mile	3-Mile	5-Mile
Daytime Population	5,439	144,229	359,851
Total Population:	29,658	183,265	411,187
Average Income:	\$30,511	\$41,717	\$51,212
Median Income:	19,218	\$31,262	\$38,721

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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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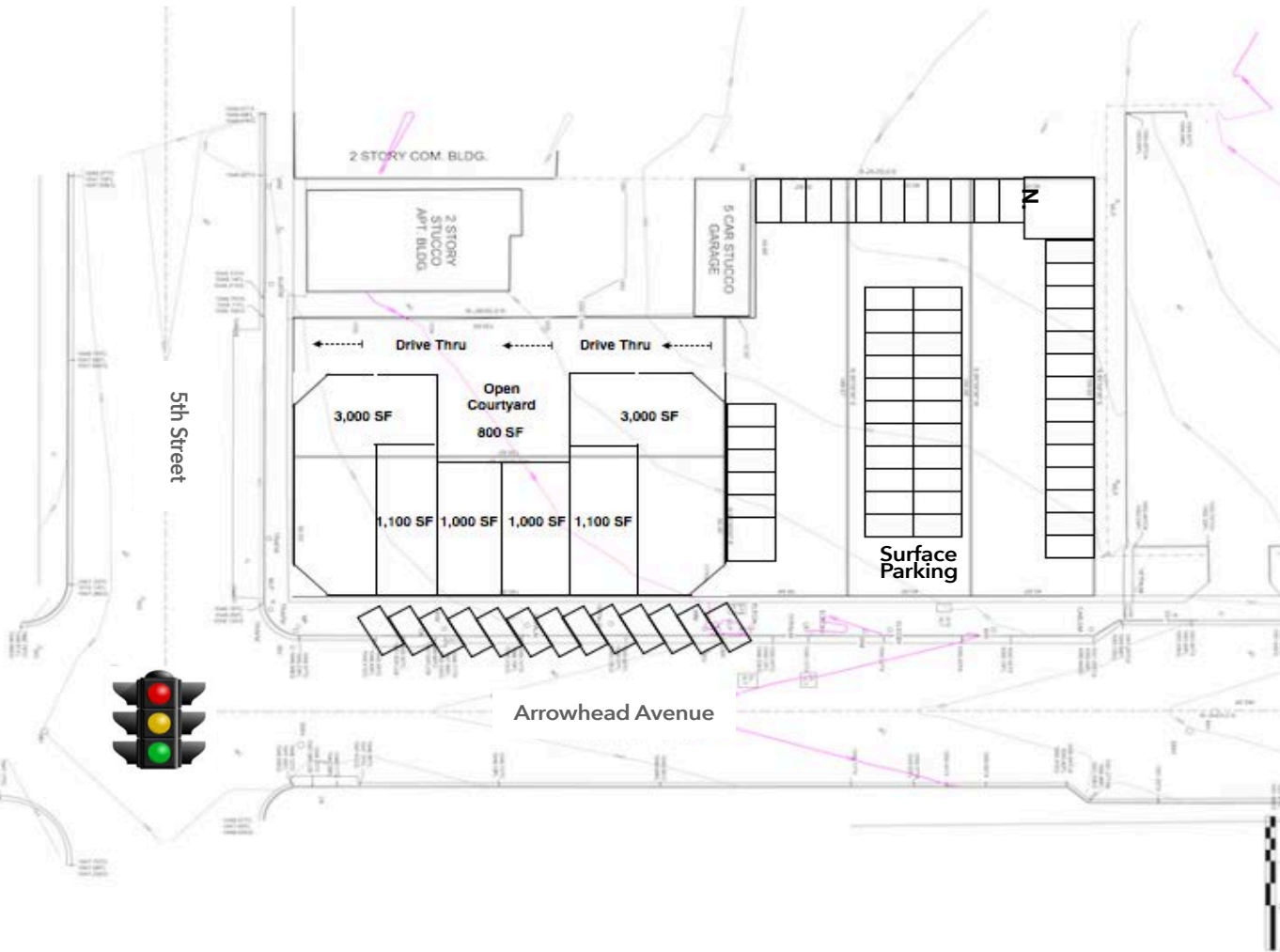
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Retail Stores & 2nd Story Office Complex Project



Project Site Plan



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Main US Post Office

SB CIVIC CENTER PLAZA - Shopping Center



 **SUPERIOR COURT OF CALIFORNIA**
COUNTY OF SAN BERNARDINO
Approx. 250 employees and 1,000 visitors per day



 **SAN BERNARDINO COUNTY**
Approx. 500 employees and 2,000 visitors per day

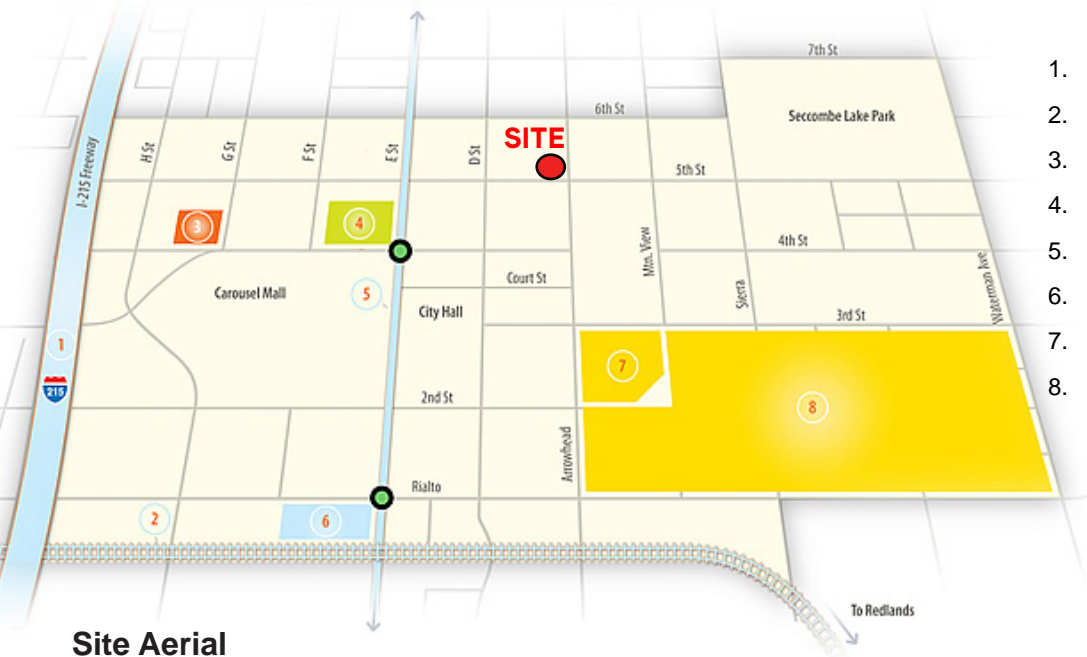
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Downtown San Bernardino's Newest Revitalization Additions



1. Interstate 215 Widening Project
2. Dwtm San Bernardino Passenger Rail Project
3. Telacu Housing Project
4. Theatre Square
5. sbX Bus Rapid Transit (BRT) Line
6. Intermodal Transit Center and Village
7. Superior Court, Cnty of San Bernardino
8. Water Mitigation Project

Site Aerial



<http://www.downtownsanbernardino.org/on-the-horizon>

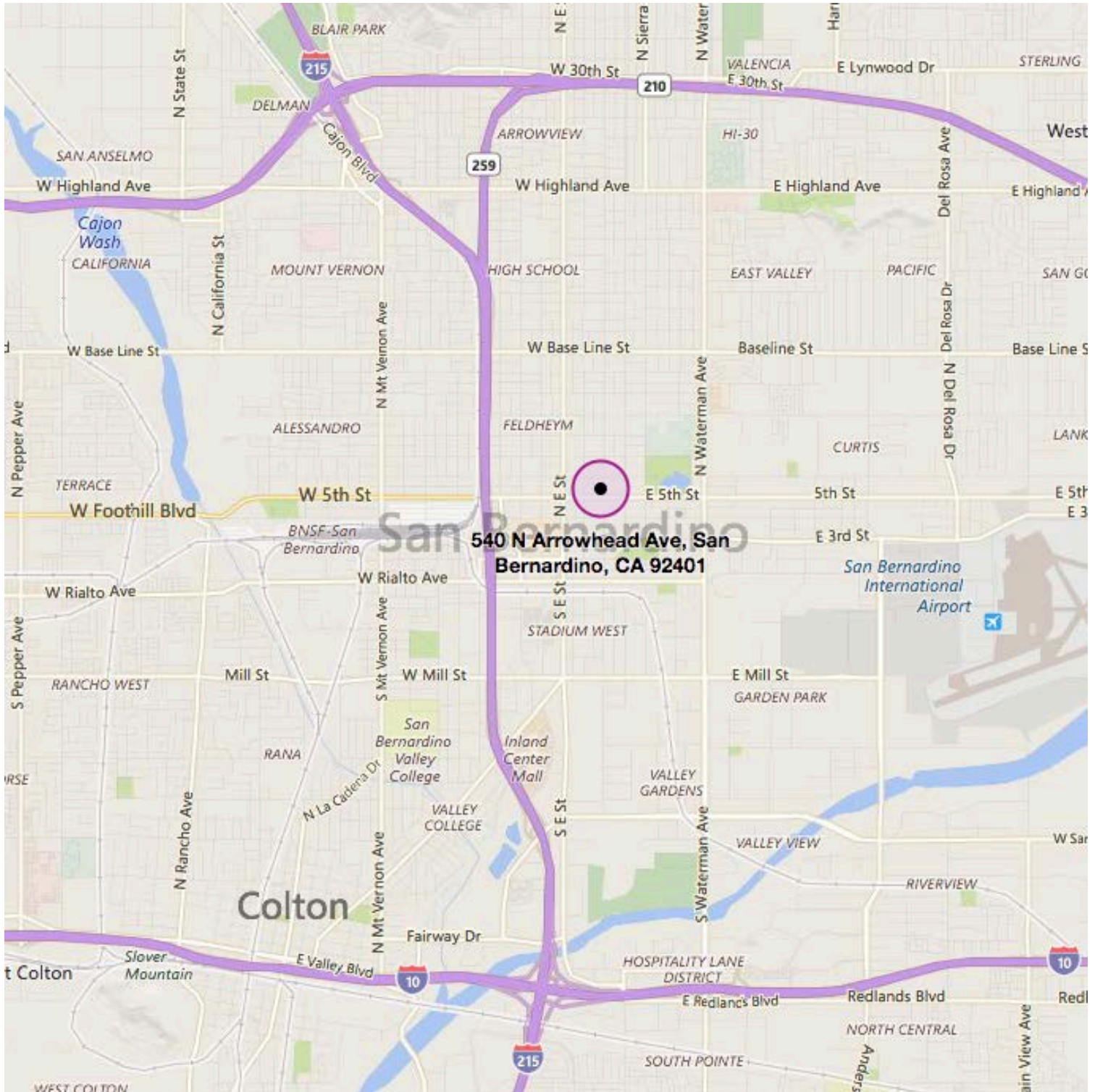
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Local Freeway Access



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Local Businesses & Services:

- 1st Valley Credit Union
- Arrowhead Credit Union
- Bank of America
- California Bank and Trust
- Chase
- Security Bank of California
- Union Bank
- Wells Fargo
- Asia Food
- County of San Bernardino Treasurer
- Dameron Communications
- Downtown Business Association
- Economic Development Agency
- Fred Loya Insurance
- Jay's Place
- Lopez and Ray's Quality Barber Shop
- Minuteman Press
- Precision Automotive and Transmissions
- San Bernardino Area Chamber of Commerce
- San Bernardino County District Attorney
- San Bernardino Employment/ Training Agency
- Vanir Tower
- Whistle Stop Snack Shop
- 66ers Stadium
- AMF Arrowhead Lanes
- Brandin' Iron Saloon and Dance Hall A
- California Theatre B
- Mardi Gras Restaurant
- National Orange Show Events Center
- Sturges Center for the Fine Arts
- Theatre Square
- Animal Control
- Board of Supervisors
- California Probate Referee
- Caltrans
- Central Court House
- City Attorney
- City Clerk
- City Council
- City Hall City Treasurer's Office
- Code Enforcement
- County Building
- County Department of Public Health
- County of San Bernardino Treasurer
- Environmental Projects
- Fire Department
- Fleet Division
- Graffiti Removal
- Integrated Waste Management
- IRS Internal Revenue Service
- Mexican Consulate
- Municipal Water Department
- Parks, Recreation, and Community Services
- Police Department
- Post Office
- San Bernardino Associated Governments
- San Bernardino County District Attorney
- SBEDA Office of Business Development
- Senior Services
- Social Security Administration Street Division
- California, San Bernardino
- Superior Courthouse
- Telacu Housing Project
- Water Mitigation Project
- A+ Smog and Muffler
- Affaitati LLC
- All Eyes On Me Hair
- Ambassador Catering Avenger Cycle Works
- Beauty Salon Glamour
- Beck's Auto & Tire
- Bloomers Flowers & Balloons
- Carpet House
- Casa de Flores Flowers
- Cashback Payday Advance
- Centro Hispano
- Cordova's Tailor Shop & Menswear
- Davis Camera
- Earhart Photography
- F.E. Schnetz Commercial Brokerage P
- Fibertronics
- First Certified Arbor Care
- Fox Occupational Medical Center
- Fullerton, Lemann, Schaefer & Dominck, LLP
- GMID architecture firm
- Hertz
- Hispano Travel and Services
- House of Beauty
- Impressions Salon and Day Spa
- Inland Empire African American Chamber
- Inland Fire Protection, Inc.
- Jordan Insurance Services
- Joseph E. Bonadiman & Associates, Inc.
- Knapp & Associates Engineering firm f
- Lucia & Co.
- Ludwig Engineering
- Maaco Collision Repair & Auto Painting
- Main Street Hand Car Wash
- Marvin M. Reiter, CPA
- OB Medical Supplies and Pharmacy
- Olaiz Hair Salon
- Parkview Business Services
- photoaffair
- Precious Cargo Transportation
- Prestige Auto Glass & Window Tinting
- San Bernardino County District Attorney
- Steven Becker, Attorney at Law
- Tomlinson, Prince, Cullen & Leahy LLP
- 7-Eleven
- Above and Beyond Book Store San B
- All Eyes On Me Hair
- All Star Kia
- Ammon's Diamond & Coin Gallery
- AT&T
- Best Buy Mattress & Furniture
- Big 5 Sporting Goods
- Bright Ideas Children's Books
- Carpet House
- Casa de Flores F
- Cordova's Tailor Shop & Menswear
- Court Street Jewelry & Loan
- Davis Camera
- dd's Discounts
- Double Bargain D
- Elliott's Pet Emporium
- Empire Maytag Home Appliance Center
- Espuela de Oro
- Fallas Parades
- Fibertronics
- Fiestro Foods
- Fun Corner
- Inland Center Mall
- La Pinata Loca
- Marshalls
- Mary's Supplies
- Minuteman Press
- Our Town
- Payless ShoeSource
- Sally Beauty Supply
- San Bernardino Loan & Jewelry
- Siesta Mattress
- St. Joseph's Religious Articles
- Turner's Outdoorsman
- Video Mart, Inc.
- Windjammer Gift Emporium

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Demographics For 540 N. Arrowhead Drive, San Bernardino, CA 92401

POPULATION	1-mi.	3-mi.	5-mi.
2015 Total Population	15,439	144,229	359,851
2015 Total Daytime Population	29,658	183,265	411,187
2015 Total Employees	17,701	80,115	168,181
2015 White alone	5,763	59,901	154,509
2015 Black or African American alone	2,240	18,429	47,666
2015 American Indian and Alaska Native alone	284	2,128	4,520
2015 Asian alone	507	3,657	18,467
2015 Native Hawaiian and OPI alone	48	574	1,447
2015 Some Other Race alone	5,860	52,423	114,365
2015 Two or More Races alone	737	7,117	18,877
2015 Hispanic	11,384	106,317	233,975
2015 Not Hispanic	4,055	37,912	125,876
% 2015 White alone	37.33%	41.53%	42.94%
% 2015 Black or African American alone	14.51%	12.78%	13.25%
% 2015 American Indian and Alaska Native alone	1.84%	1.48%	1.26%
% 2015 Asian alone	3.28%	2.54%	5.13%
% 2015 Native Hawaiian and OPI alone	0.31%	0.40%	0.40%
% 2015 Some Other Race alone	37.96%	36.35%	31.78%
% 2015 Two or More Races alone	4.77%	4.93%	5.25%
% 2015 Hispanic	73.74%	73.71%	65.02%
% 2015 Not Hispanic	26.26%	26.29%	34.98%
2015 Households	4,281	37,235	99,482
HOUSING	1-mi.	3-mi.	5-mi.
2015 Housing Units	5,056	41,244	106,823
2015 Occupied Housing Units	4,027	35,614	95,767
2015 Owner Occupied Housing Units	992	16,898	48,191
2015 Renter Occupied Housing Units	3,035	18,716	47,576
2015 Vacant Housings Units	1,029	5,629	11,056
% 2015 Occupied Housing Units	79.65%	86.35%	89.65%
% 2015 Owner occupied housing units	24.63%	47.45%	50.32%
% 2015 Renter occupied housing units	75.37%	52.55%	49.68%
% 2000 Vacant housing units	20.35%	13.65%	10.35%
INCOME	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$19,218	\$31,262	\$38,721
2015 Household Income: Average	\$30,511	\$41,717	\$51,212
2015 Per Capita Income	\$8,763	\$11,091	\$14,490

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RETAIL SALES VOLUME	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$1,076,042	\$9,863,074	\$26,823,074
2015 Jewelry stores	\$344,744	\$3,173,541	\$8,933,529
2015 Mens clothing stores	\$1,188,839	\$10,994,547	\$30,415,879
2015 Shoe stores	\$1,226,528	\$11,342,296	\$31,194,283
2015 Womens clothing stores	\$1,931,130	\$17,992,947	\$50,244,897
2015 Automobile dealers	\$13,874,242	\$134,260,682	\$380,779,145
2015 Automotive parts and accessories stores	\$2,829,174	\$26,899,178	\$75,488,889
2015 Other motor vehicle dealers	\$411,112	\$3,793,204	\$10,501,019
2015 Tire dealers	\$1,270,054	\$12,042,856	\$33,767,202
2015 Hardware stores	\$50,001	\$511,660	\$1,488,084
2015 Home centers	\$502,459	\$5,064,890	\$14,706,476
2015 Nursery and garden centers	\$594,126	\$5,978,192	\$17,367,730
2015 Outdoor power equipment stores	\$283,130	\$2,884,749	\$8,290,818
2015 Paint andwallpaper stores	\$63,338	\$627,410	\$1,790,174
2015 Appliance, television, and other electronics stores	\$1,849,099	\$17,855,184	\$50,726,261
2015 Camera andphotographic supplies stores	\$133,644	\$1,300,920	\$3,768,092
2015 Computer andsoftware stores	\$5,632,359	\$52,108,934	\$144,518,878
2015 Beer, wine, and liquor stores	\$959,082	\$8,934,832	\$24,946,368
2015 Convenience stores	\$4,626,214	\$42,380,998	\$116,530,286
2015 Restaurant Expenditures	\$3,911,138	\$36,811,552	\$103,080,880
2015 Supermarkets and other grocery (except convenience) stores	\$16,651,811	\$152,708,512	\$419,092,871
2015 Furniture stores	\$1,359,205	\$12,971,108	\$36,563,896
2015 Home furnishings stores	\$4,712,743	\$44,790,677	\$126,019,277
2015 General merchandise stores	\$24,688,158	\$235,338,618	\$662,266,661
2015 Gasoline stations with convenience stores	\$13,876,399	\$129,337,364	\$357,792,206
2015 Other gasoline stations	\$9,832,017	\$92,198,734	\$255,477,657
2015 Department stores (excl leased depts)	\$24,343,414	\$232,165,077	\$653,333,132
2015 General merchandise stores	\$24,688,158	\$235,338,618	\$662,266,661
2015 Other health and personal care stores	\$948,512	\$9,043,674	\$25,585,915
2015 Pharmacies and drug stores	\$3,953,099	\$37,267,789	\$104,077,363
2015 Pet and pet supplies stores	\$1,037,857	\$9,912,757	\$27,890,620
2015 Book, periodical, and music stores	\$145,961	\$1,407,788	\$4,056,215
2015 Hobby, toy, and game stores	\$475,388	\$4,374,776	\$12,206,336
2015 Musical instrument and supplies stores	\$43,124	\$408,207	\$1,177,752
2015 Sewing, needlework, and piece goods stores	\$80,606	\$769,237	\$2,199,068
2015 Sporting goods stores	\$417,050	\$3,998,032	\$11,482,504