

# SELEY PLAZA

2001 E. Highland Avenue, San Bernardino, CA, 92404

RESTAURANT PAD / RETAIL STORES FOR LEASE



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### Retail Availability & Lease Rates:

- > ±760 Sq. Ft. to ±5,600 Sq. Ft. of Retail Space Available in a High Density Community
- > Ground Lease Pad - Unit 2,383 Freeway Visible & Adjacent Call for Pricing & Details!
- > Shop Space Rate: \$1.25 PSF - \$1.75 PSF Mo + .30¢ NNN Charges
- > Seley Plaza is a 159,324 SF Grocery\Drugstore anchored neighborhood center located in San Bernardino, California just south of the 210 Freeway at the heavily trafficked, signalized intersection of Highland Avenue and Sterling Avenue.
- > Anchored by nationally and regionally recognized tenants including 99 Cents Only, Rite Aid Pharmacy, Big 5 Sporting Goods, Dollar Tree, Regency Theaters, Chase Bank, Rent-A-Center, Western Dental, Rainbow Shops, Del Taco and Goodyear Tire.
- > Located directly across from a Target Center and a Cardenas Market center in the heart of the retail trade-area for this part of San Bernardino.
- > Traffic Counts: E. Highland Ave 22,868 CPD  
Sterling Ave 16,203 CPD  
**Total 39,071 CPD**  
210 Freeway 164,000 CPD



Demographics	1 Mile	3 Miles	5 Miles
Population	23,822	135,714	238,840
Households	6,688	38,464	67,959
Median Household Income	\$36,528	\$39,738	\$42,433
Annual Population Growth Rate	0.56%	0.61%	0.63%
Daytime Population (Workers)	5,671	28,512	82,740

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SUITE	TENANT	AREA (SF)
2002	Del Taco	
2020	Chase Bank	
2028	99 cents only	
2060	Super Penny	
2070	Rent-A-Center	
2072	T-Mobile	
2084	Dollar Tree	
2094	Western Dental Services	
2100	Advance America	
2102	Highland Coinless Laundry	
2104	Open Box	
2112	Water Store	
2114	Esther's Image	
2116	Royal Nails N Go	
2118	VACANT	1,350
2122	Rainbow Women's Club	
2130	Rite Aid	
2150	Big 5 Sporting Goods	
2329	VACANT	1,602
2331	VACANT	1,572
2333	Goodyear Tire	
2363	VACANT	1,530
2365	VACANT	760
2367	Tony's Barber Shop	
2369	Sterling Cleaners	
2371	VACANT	1,530
2373	Regency Cinema	
2383	VACANT	5,600

\* Site Plans Not To Scale

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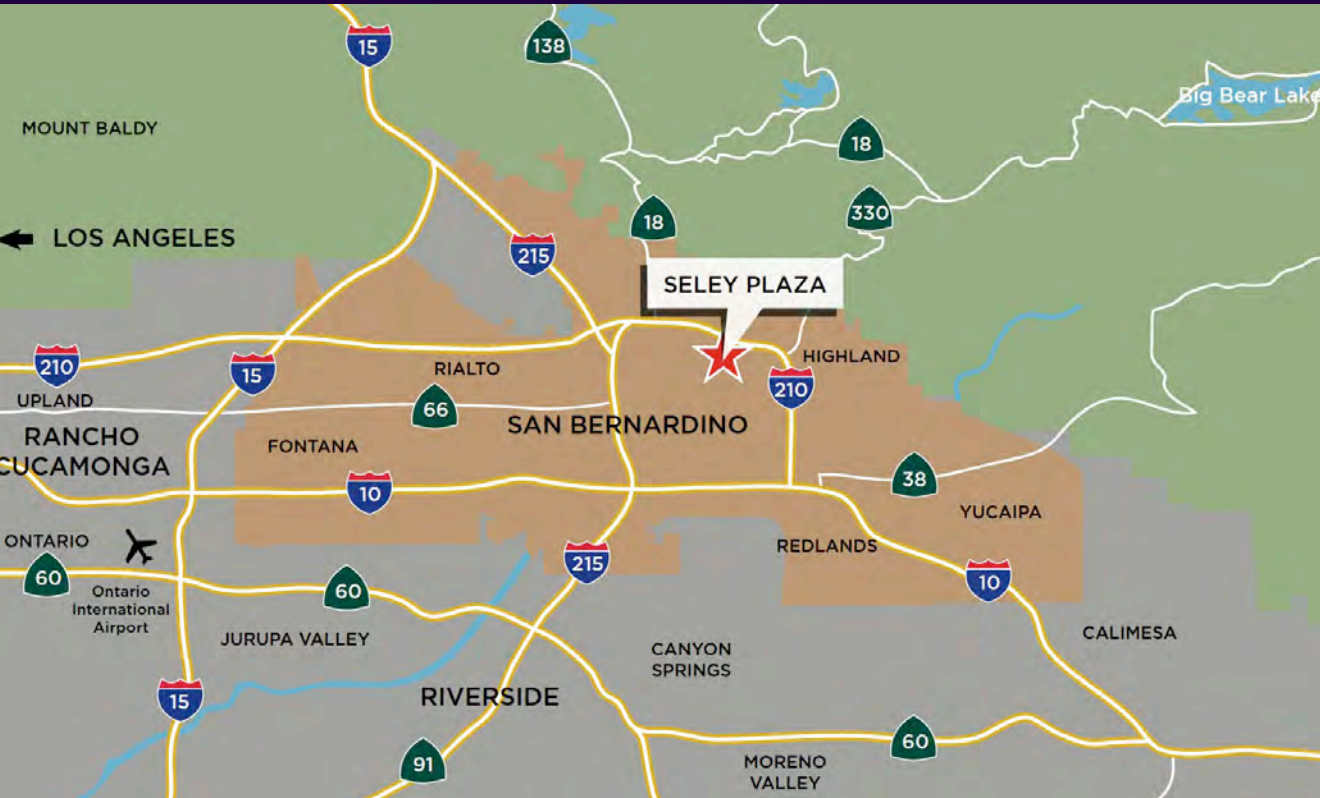
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### San Bernardino Sub-market Overview

#### City/Region

Seley Plaza is location within the San Bernardino sub-market of the Inland Empire and encompasses the cities of San Bernardino, Fontana, Rialto, Highland, Colton, Redlands, and Yucaipa.

#### Demographics

Approximately 135,000 residents live within a three-mile radius of Seley Plaza. The average household income is \$54,023 and the majority of in the area population is 64.2% Hispanic and 13.7% African American.

The area is made up of working class residential and industrial community 40 miles east of Los Angeles County at the base of the San Bernardino Mountains, adjacent to the I-210 freeway, east of the I-15 freeway, and north of the I-10 freeway.



Demographics	1 Mile	3 Miles	5 Miles
Population	23,822	135,714	238,840
Households	6,688	38,464	67,959
Owner Occupied Units	2,521	17,107	31,902
Renter Occupied Units	4,167	21,357	36,057
Median Household Income	\$36,528	\$39,738	\$42,433
Annual Population Growth Rate	0.56%	0.61%	0.63%
Daytime Population (Workers)	5,671	28,512	82,740



## Demographic and Income Comparison Profile

2002 E Highland Ave, San Bernardino, California, 92404  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.13586  
Longitude: -117.24328

	1 mile	3 miles	5 miles
<b>2018 Summary</b>			
Population	23,822	135,714	238,840
Households	6,688	38,464	67,959
Families	5,011	28,876	51,196
Average Household Size	3.53	3.42	3.42
Owner Occupied Housing Units	2,521	17,107	31,902
Renter Occupied Housing Units	4,167	21,357	36,057
Median Age	28.2	29.8	30.1
Median Household Income	\$36,528	\$39,738	\$42,433
Average Household Income	\$47,663	\$56,150	\$60,419

2018 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,493	22.3%	6,869	17.9%	11,667	17.2%
\$15,000 - \$24,999	875	13.1%	5,374	14.0%	8,820	13.0%
\$25,000 - \$34,999	823	12.3%	4,571	11.9%	7,720	11.4%
\$35,000 - \$49,999	1,090	16.3%	6,129	15.9%	10,025	14.8%
\$50,000 - \$74,999	1,200	17.9%	6,471	16.8%	11,691	17.2%
\$75,000 - \$99,999	648	9.7%	3,715	9.7%	6,973	10.3%
\$100,000 - \$149,999	342	5.1%	3,300	8.6%	6,639	9.8%
\$150,000 - \$199,999	161	2.4%	1,147	3.0%	2,450	3.6%
\$200,000+	56	0.8%	889	2.3%	1,974	2.9%
Median Household Income	\$36,528		\$39,738		\$42,433	
Average Household Income	\$47,663		\$56,150		\$60,419	
Per Capita Income	\$13,911		\$16,540		\$17,805	

2018 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,377	39.4%	59,779	44.0%	106,977	44.8%
Black Alone	4,390	18.4%	19,262	14.2%	31,308	13.1%
American Indian Alone	283	1.2%	1,741	1.3%	3,012	1.3%
Asian Alone	907	3.8%	5,292	3.9%	11,537	4.8%
Pacific Islander Alone	121	0.5%	542	0.4%	883	0.4%
Some Other Race Alone	7,283	30.6%	41,538	30.6%	72,060	30.2%
Two or More Races	1,462	6.1%	7,560	5.6%	13,064	5.5%
Hispanic Origin (Any Race)	14,137	59.3%	83,614	61.6%	148,262	62.1%