

WATERMAN MEDICAL PLAZA

Position Your Practice Where Patients Are
— And Where Demand Is Growing

 2150 N Waterman Avenue, San Bernardino, CA

1,500 – 9,455 SF
AVAILABLE



High-Exposure Location
Building & Street Signage



Dignity Health.
St. Bernardine Medical Center



Waterman
Medical Plaza



PROFESSIONAL ENVIRONMENT



FULL-TIME SECURITY



MOVE-IN READY SUITES

 Directly Across from
St. Bernardine Medical Center

HIGH-DEMAND MEDICAL CORRIDOR. DIRECT ACCESS. IMMEDIATE PATIENT FLOW.



HOSPITAL ACCESS

Directly across from
St. Bernardine
Minutes to Arrowhead
Regional



REFERRAL FLOW

Established medical
corridor
High patient volume



SECURITY

On-site security
for patients,
staff and visitors



FLEXIBILITY

1,500 – 9,455 SF
Divisible options



READY TO OCCUPY

Medical layouts in place
Efficient
configurations

IDEAL FOR

- ✓ Primary Care / FQHC
- ✓ Specialty Practices
- ✓ Behavioral Health
- ✓ Imaging / Diagnostics
- ✓ Senior Care / PACE Services

WHY WATERMAN CORRIDOR

High-demand medical submarket driven by:

- Hospital proximity
- Population growth
- Limited available medical space

**This is where new patient demand
is actively being captured today.**



Limited Availability in This Corridor



OWNERSHIP DIRECT

Flexible Terms | Fast Decisions
Professionally Managed



CALL TO TOUR

949.270.2950

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TOURS AVAILABLE IMMEDIATELY