



COMMERCIAL REAL ESTATE SERVICES

**±5,180 SF OFFICE SPACE
AVAILABLE FOR LEASE**

670 N. Arrowhead Avenue, San Bernardino, CA



LES COPELIN
951.276.3629
DRE#: 00995220
lcopepin@lee-associates.com

MASON WILSON
951.276.3603
DRE#: 02163918
mwilson@lee-associates.com

JOE PIERIK
951.276.3685
DRE#: 02144961
jpierik@lee-associates.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com

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AVAILABILITIES

TOTAL SQUARE FEET ±RENTABLE SQUARE FEET				
Suite	Sq. Ft.	Lease Rate	Lease Type	Description
A	±3,210 RSF	\$1.25 PSF	Modified Gross	First Floor, Multiple Offices, Open Area, 2 Restroom
B	±1,970 RSF	\$1.25 PSF	Modified Gross	Second Floor, Multiple Offices, 2 Restrooms
A/B	±5,180 RSF	\$1.15 PSF	Modified Gross	Full Building User (Multiple Offices, Open Area, 4 Restrooms)

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- ±5,180 Total SF Available, Part of a ±6,211 SF Free Standing Two-Story Office Building
- Private Fenced Parking Lot (25 Parking Spaces)
- Downtown Proximity, Immediate Access to Federal, State, County and City Centers
- Convenient I-215 Freeway Access
- All New Interior/Exterior Improvements, Including; Paint, Flooring, Restrooms, Exterior Paint and New Landscaping
- New HVAC Units to be Installed Prior to Close
- Commercial Regional-2 Zoning, City of San Bernardino (Verify)
- APN 0135-021-14

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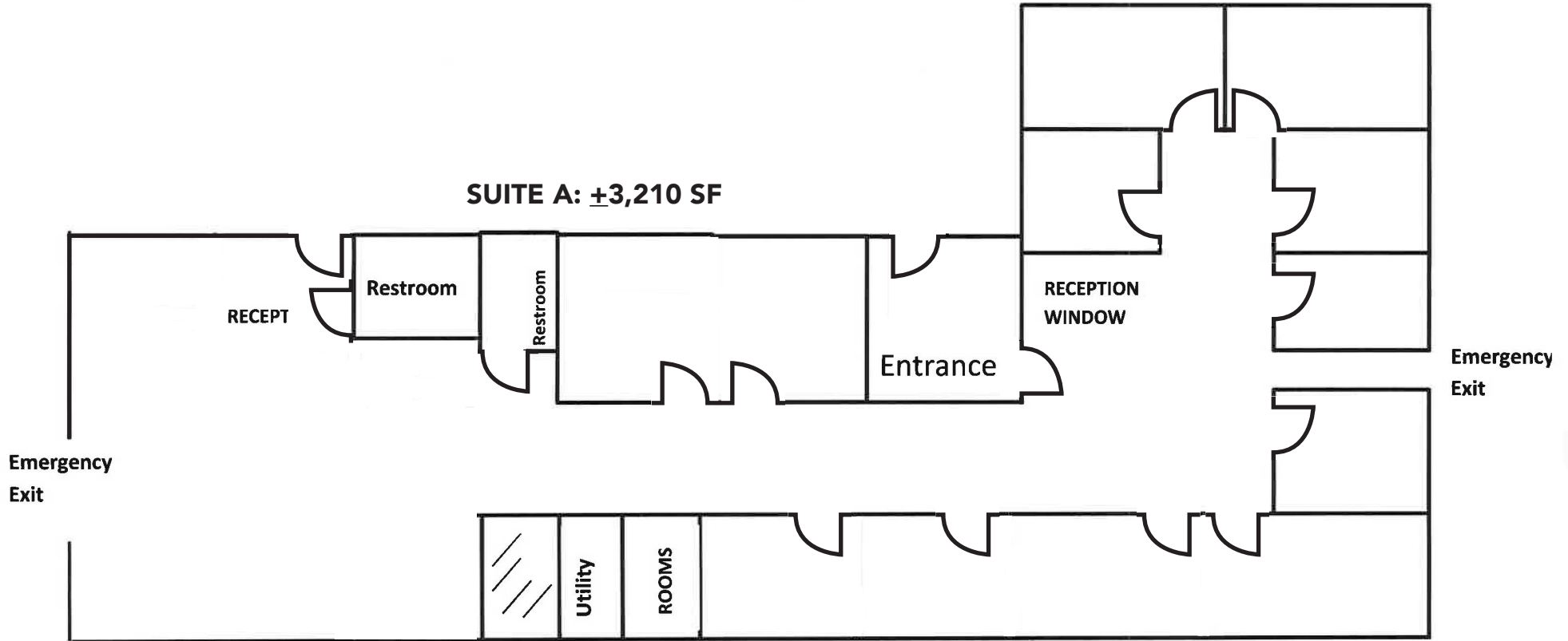
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FIRST FLOOR OF MAIN BUILDING

SUITE A: ±3,210 SF



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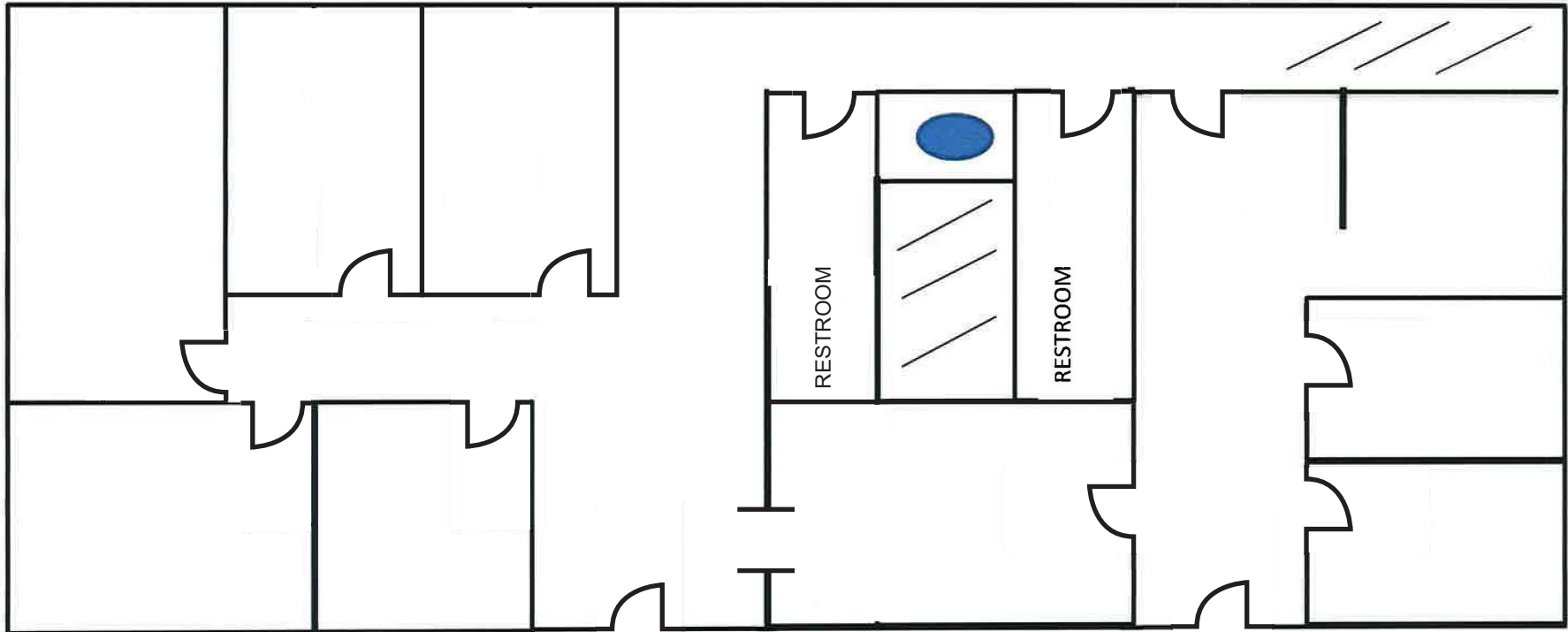
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SECOND FLOOR OF MAIN BUILDING

SUITE B: ±1,970 SF



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PROPERTY DEMOGRAPHICS



ESTIMATED POPULATION

1 MI = 19,434

3 MI = 145,448

AVERAGE HOUSEHOLD INCOME

1 MI = \$61,677

3 MI = \$76,121



ADJ. DAYTIME DEMOGRAPHICS

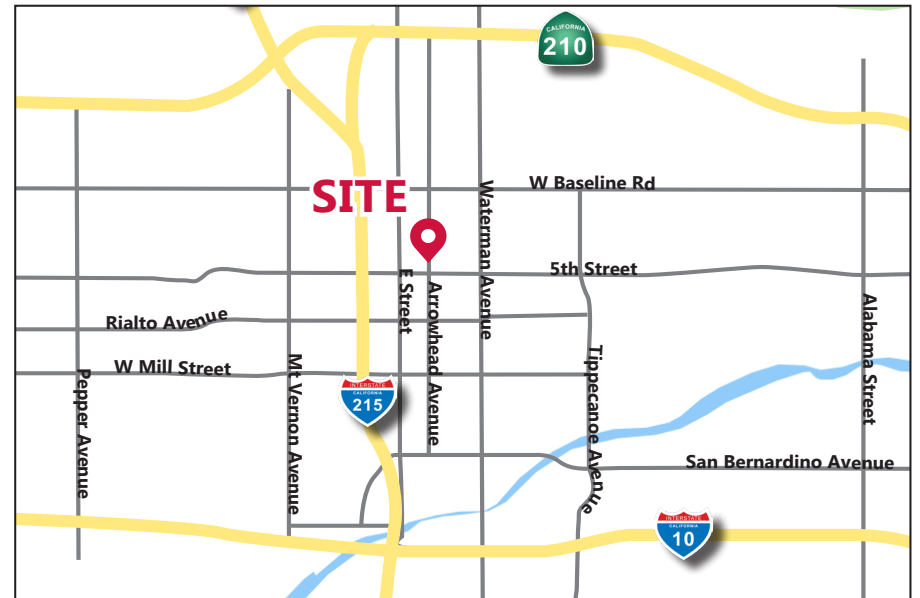


1 MI = 16,968

3 MI = 88,048

TRAFFIC COUNTS ON
N. ARROWHEAD AVE @ W. 5TH STREET

20,579 CPD



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