

AVAILABLE FOR LEASE



NWC BASE LINE & N MOUNTAIN VIEW AVE
200 W BASE LINE ST, SAN BERNARDINO, CA 92410



PROPERTY FEATURES

- 4 way signalized intersection.
- Easy access to Route 66, 210 and 215 Freeways.
- Center serves a densely populated trade area of approximately 369,400 residents within a 5 mile radius.
- High Daytime Demographics.
- Directly surrounded by a multitude of schools including: Dr. Martin Luther King Jr. Middle School, Graciano Gomez Elementary, Arroyo Valley High School, Rio Vista Elementary, Mt. Vernon Elementary, Howard Inghram Elementary, and many more.

3 MILE RADIUS DEMOS

155,537
POPULATION

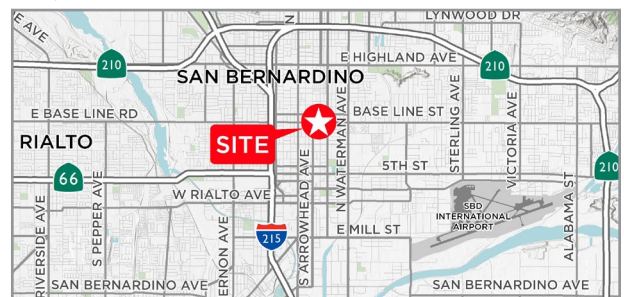
\$77,684
AVERAGE HOUSEHOLD INCOME

DAYTIME DEMOGRAPHICS
90,836

TRAFFIC COUNTS

On W Base Line St & Mountain View Ave:

34,833 CPD



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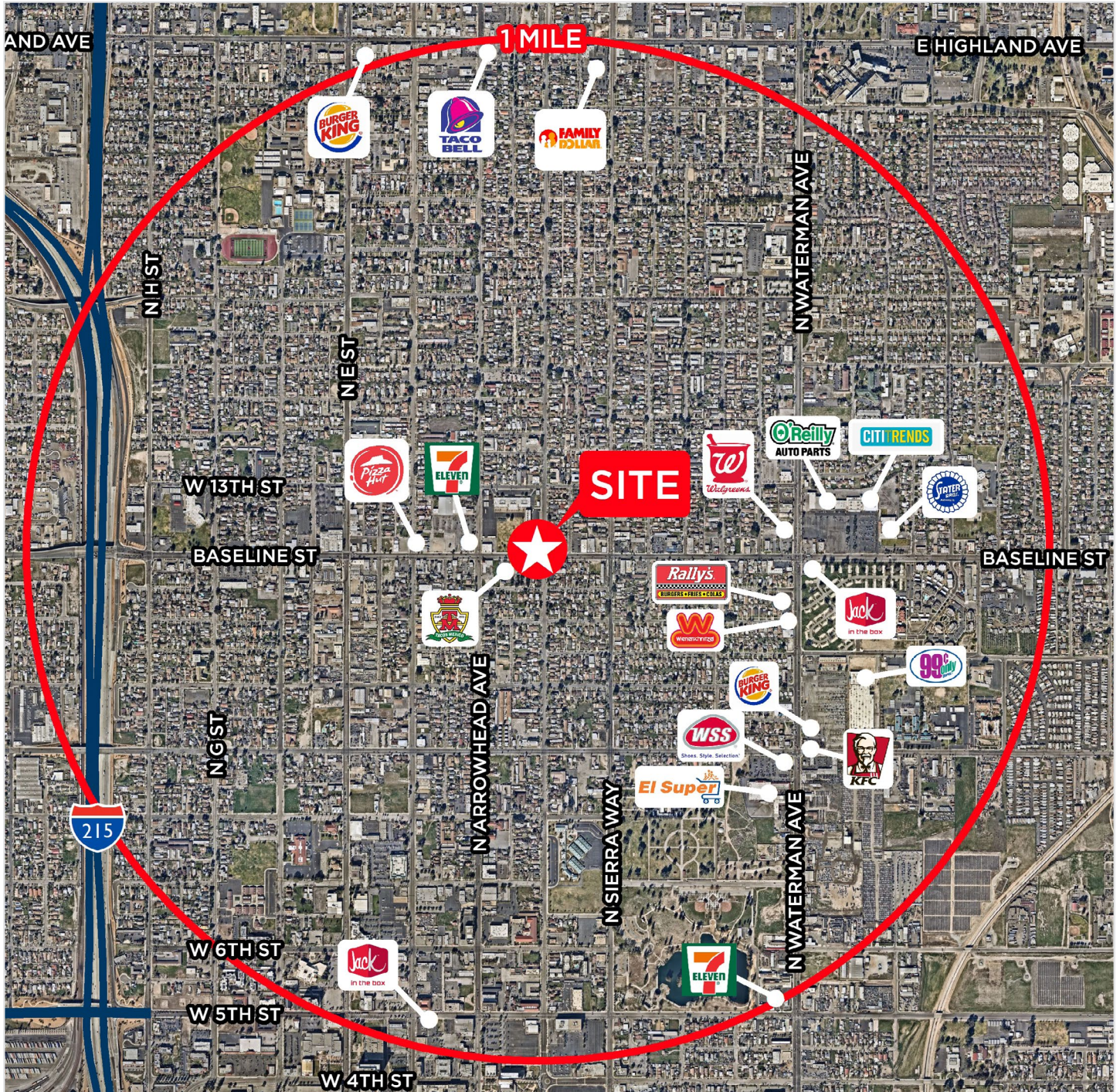
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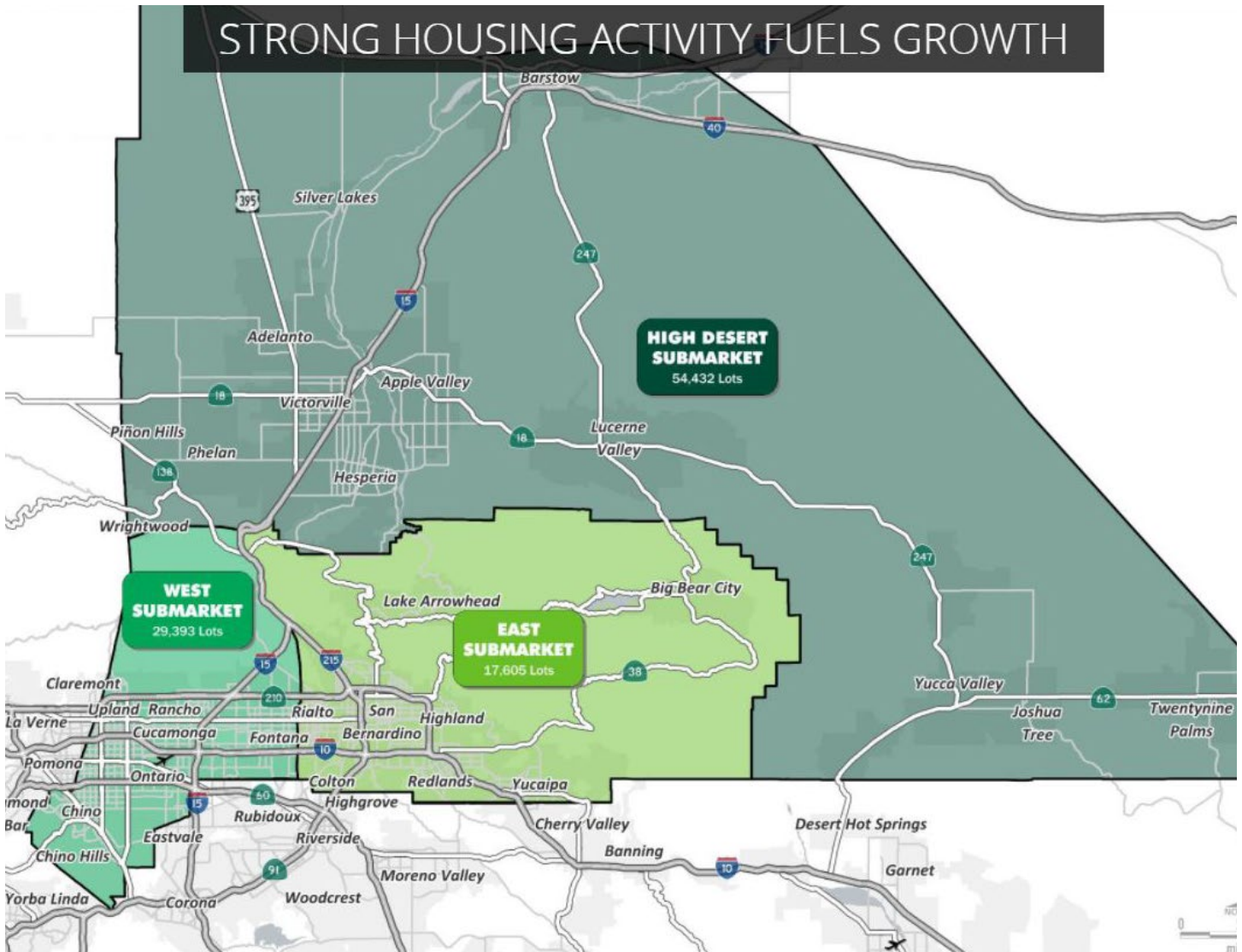
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STRONG HOUSING ACTIVITY FUELS GROWTH



STRONG UPCOMING HOUSING MARKET



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200 W Base Line St San Bernardino, CA 92410	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	29,369	155,537	347,581
2029 Projected Population	29,037	153,331	341,784
2020 Census Population	29,603	156,827	352,205
2010 Census Population	28,585	150,543	336,223
Projected Annual Growth 2024 to 2029	-0.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.2%
2024 Median Age	30.8	31.3	31.5
Households			
2024 Estimated Households	8,386	43,061	97,233
2029 Projected Households	8,440	43,155	97,157
2020 Census Households	8,011	43,079	98,927
2010 Census Households	7,684	40,730	92,700
Projected Annual Growth 2024 to 2029	0.1%	-	-
Historical Annual Growth 2010 to 2024	0.7%	0.4%	0.3%
Race and Ethnicity			
2024 Estimated White	27.2%	29.5%	30.1%
2024 Estimated Black or African American	12.4%	11.2%	11.5%
2024 Estimated Asian or Pacific Islander	10.2%	10.4%	10.7%
2024 Estimated American Indian or Native Alaskan	1.8%	1.8%	1.8%
2024 Estimated Other Races	48.4%	47.1%	45.9%
2024 Estimated Hispanic	62.5%	61.3%	60.4%
Income			
2024 Estimated Average Household Income	\$66,218	\$77,684	\$88,482
2024 Estimated Median Household Income	\$46,575	\$57,863	\$67,255
2024 Estimated Per Capita Income	\$19,187	\$21,679	\$24,960
Business			
2024 Estimated Total Businesses	887	3,897	8,674
2024 Estimated Total Employees	6,920	40,198	90,180
2024 Estimated Employee Population per Business	7.8	10.3	10.4
2024 Estimated Residential Population per Business	33.1	39.9	40.1



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