

FOR SALE & LEASE

±15,125 SF FREESTANDING RETAIL,
OFFICE, & WAREHOUSE BUILDING

1504 S. TIPPECANOE AVENUE
SAN BERNARDINO, CA

ASKING PRICE: \$4,300,000.00 (±\$284/SF)



RICK LAZAR

951.276.3652
DRE#: 00549349

rlazar@lee-associates.com

SPENCER HULL

951.276.3651
DRE#: 01507542

shull@lee-associates.com

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION

1504 S. TIPPECANOE AVENUE
SAN BERNARDINO, CA

This property is situated in a strategic location, north of the Interstate 10 Freeway, fronting along the highly trafficked street known as Tippecanoe Avenue. The north/west traffic count on Tippecanoe Avenue at the corner of Tippecanoe and Hardt Street is 28,206 in a 24-hour period. Tippecanoe Avenue is the main north/south route to and from the San Bernardino International Airport to the north and to Loma Linda University to the south, where it becomes Anderson Street in Loma Linda. This property is within close proximity to San Bernardino's Hospitality Lane Business District, which includes well-known businesses such as Costco, Sam's Club, Best Buy, Home Depot, Aldi, and many more. There is a myriad of restaurants, including BJ's, Claim Jumper, Olive Garden, Chili's, In-N-Out, Burgers, El Pollo Loco, Mimi's Café, Outback Steakhouse, Red Lobster, and many more. There are several hotels, including Courtyard, Hilton Garden Inn, Fairfield by Marriott, Residence Inn, Homewood Suites, and Hampton Inn. The main route to Loma Linda University and Medical Center, the preeminent University and Medical Facility in the Inland Empire, is off Tippecanoe Avenue, south from the I-10 Freeway.



FEATURES

- Extremely Well Constructed Building
- Tremendous Exposure to High-Traffic Tippecanoe Avenue
- Ideal for Retail, Office or Mixed Use
- ±6,300 SF Showroom
- ±4,650 SF Warehouse with 18-20 ft Clearance
- ±1,175 SF Mezzanine
- ±3,000 SF Office (Up Stairs & Down)
- 3 Electric Roll Up Doors into Warehouse
- 2 Dock High Exterior Ramps with Levelers
- Close Proximity to San Bernardino International Airport & Loma Linda University
- 600 Amp, 120/208 V, 3 Phase, 4-Wire Electrical Switchgear
- Pre-framed 20 ft Cut Out in Wall in between the Warehouse and the Showroom Area

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,711	67,107	275,138
Households	2,287	22,595	86,212
Avg Household Income	\$105,680	\$106,446	\$96,656

PROPERTY OVERVIEW

1504 S. TIPPECANOE AVENUE
SAN BERNARDINO, CA



LOCATION

1504 S. Tippecanoe Avenue,
San Bernardino, CA 92408



LOT SIZE

±1.15 Acres



BUILT

Built in 2001



APN

0281-311-01



ASKING PRICE

\$4,300,000.00



ZONING

CR-3 (Commercial Regional 3)



BUILDING SIZE

±15,125 SF



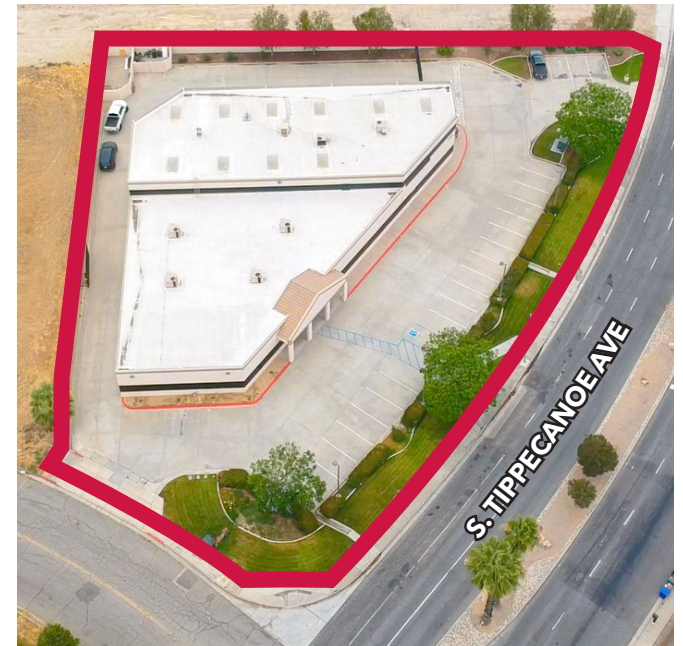
ASKING LEASE RATE

\$1.75 PSF/Month, Net



PROPERTY PHOTOS

1504 S. TIPPECANOE AVENUE
SAN BERNARDINO, CA



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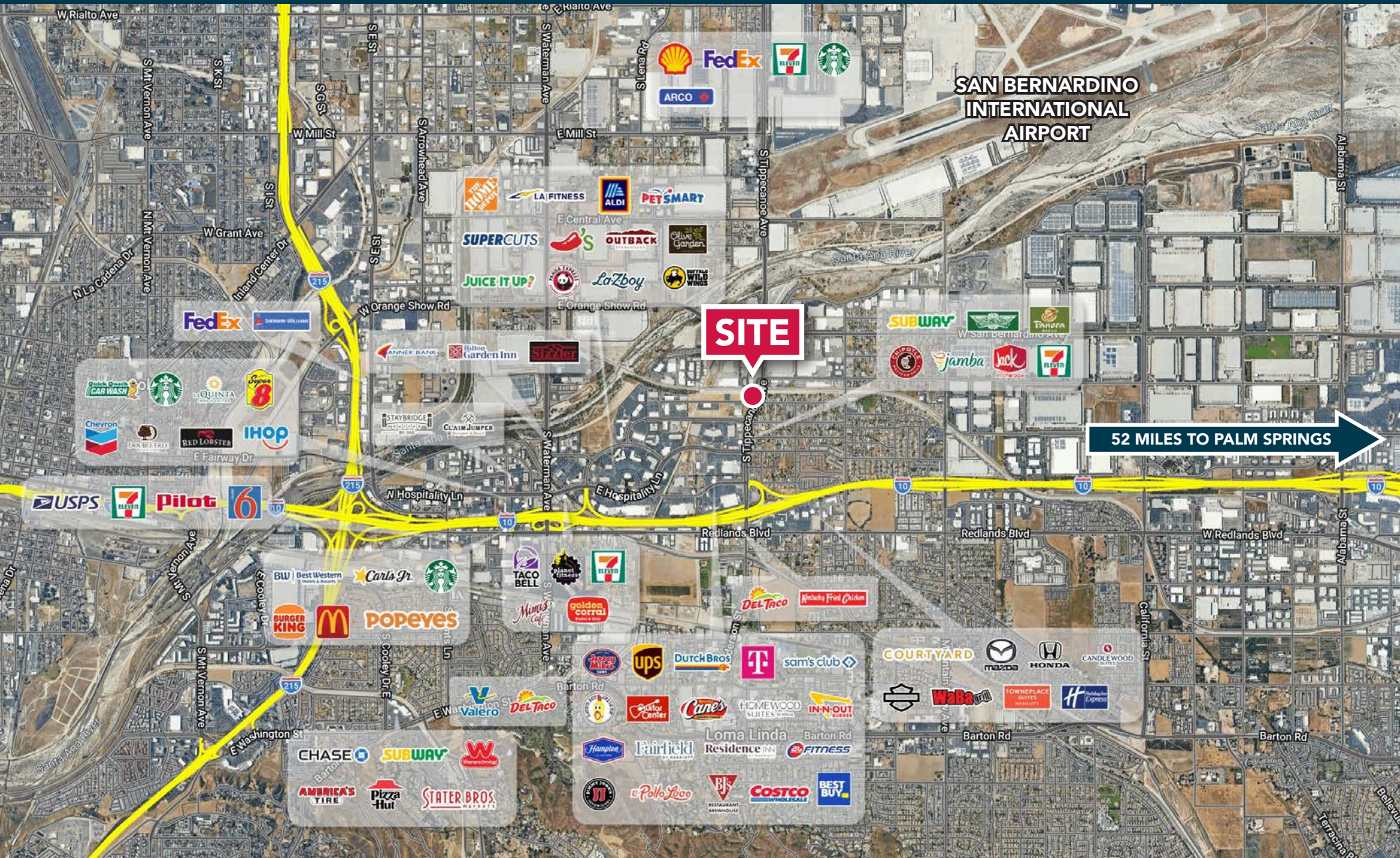
RETAIL MAP

1504 S. TIPPECANOE AVENUE
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AERIAL OVERVIEW

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