

949 KENDALL DRIVE

San Bernardino, CA 92407

Leasing Brochure



JUNIOR ANCHOR RETAIL BOX AVAILABLE FOR LEASE

MATTHEWS™

LEASING HIGHLIGHTS

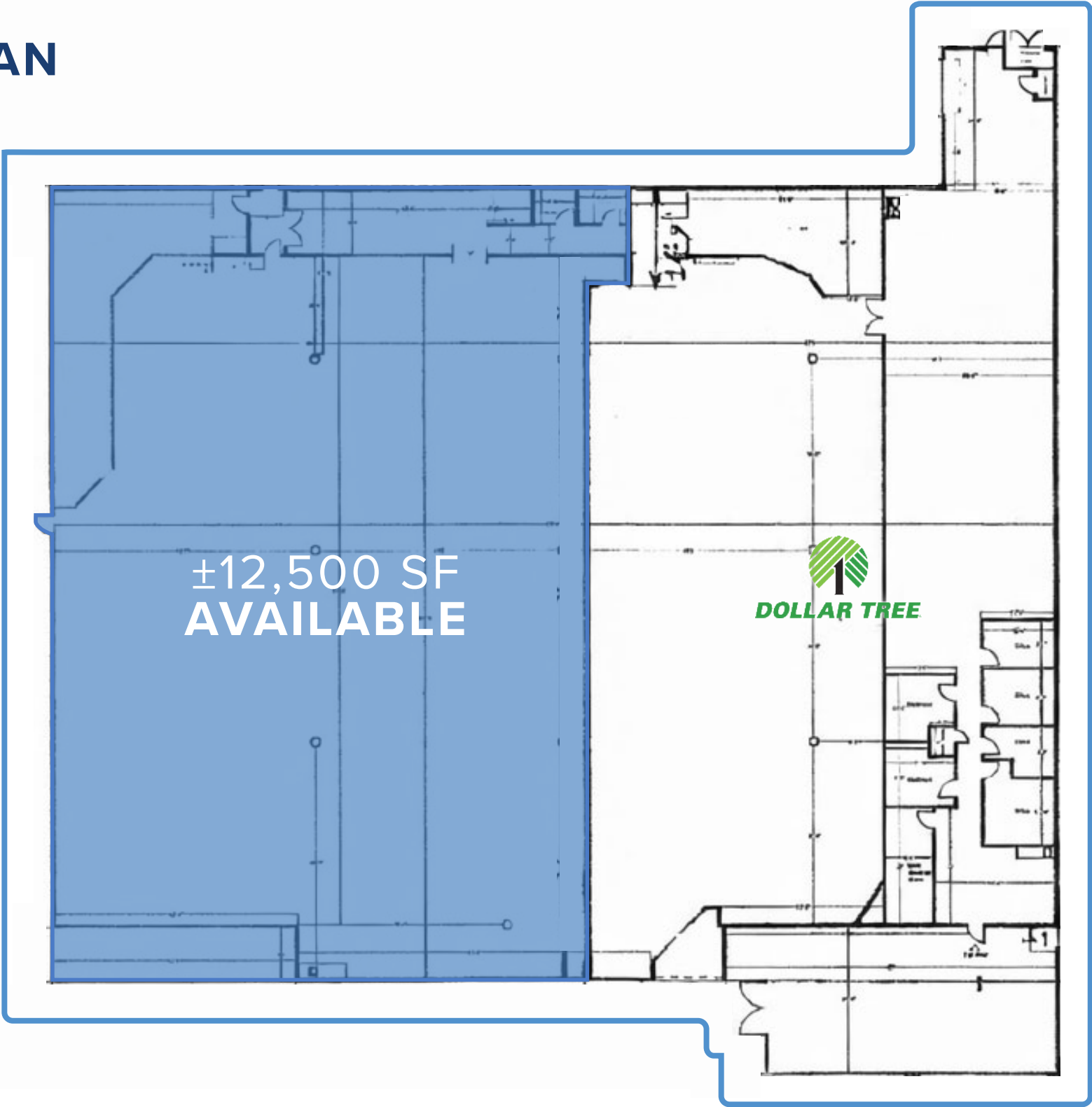
±12,500 SF
Space Available

\$1.50/SF NNN
Asking Rent

- ±12,500 SF of Junior Anchor Retail Space Available
- Join Strong National Co-Tenants Such as Stater Bros, Dollar Tree, and Starbucks
- Loading Dock Available
- Shopping Center Contains Over 400 Parking Stalls



FLOOR PLAN





California State University, San Bernardino
±19,000 Students



University Town Center



North Park
Neighborhood Homes Ranging in the \$500s

Bob Holcomb Elementary
±585 Students

Northpark Elementary
±400 Students

Cajon High School
±2,662 Students

Hillside Elementary
±376 Students

Newmark Elementary
±398 Students

Shandin Hills Middle School
±768 Students

Subject Property



Ridgeline
Neighborhood Homes Ranging in the \$500s

Arrowhead Country Club
Golf Course

Shandin Hills Golf Club
Golf Course

The Landing at Arrowhead Springs
±190 Units

210 ±130,000 VPD

Muscupiabe
Neighborhood Homes Ranging in the \$700s

Kendall Dr ±24,800 VPD

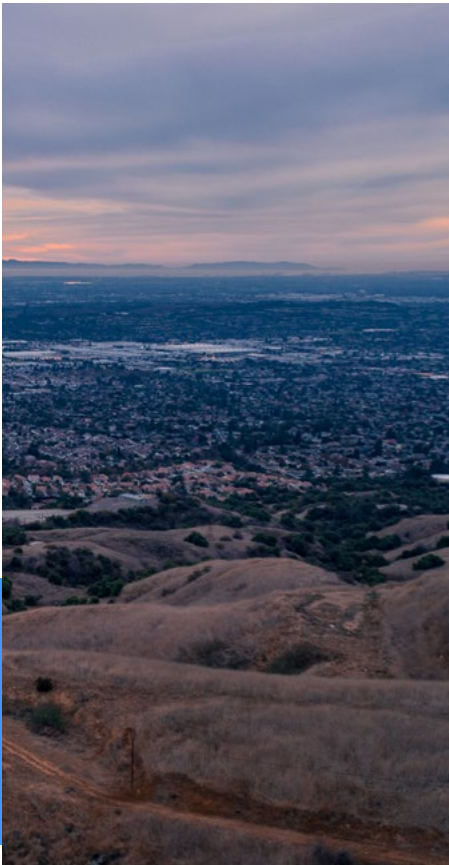
215 ±72,000 VPD

Google Earth



SAN BERNARDINO, CA

San Bernardino is a primary city within the Inland Empire metro — a significant logistics and trade hub east of Los Angeles. Over the past several years, the city's population has been increasing modestly, approaching ±224,000 residents with ongoing growth supported by relatively more affordable housing compared to coastal Southern California markets. The local economy combines retail, healthcare, education, logistics, and government services as employment pillars. While median household incomes trail California averages, the city's younger median age under 32 correlates with a stable consumer base for everyday necessities and neighborhood retail. San Bernardino's location alongside Interstate 10, 215, and close connections to CA-210 enhances accessibility for workforce and consumer traffic, benefiting retail corridors near Kendall Drive. Economic development initiatives aim to attract businesses and expand local services. Recent public and private investment has focused on revitalizing key commercial corridors, downtown districts, and neighborhood-serving retail to improve economic resilience. These trends support continued demand for convenience-oriented retail and service uses, particularly in infill locations that serve nearby residential communities.



\$63,988 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

63,133 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

224,775 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$6.7B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



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EXCLUSIVELY LEASED BY



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