

AVAILABLE FOR LEASE

Located ± 1.5 Miles from San Bernardino Valley College ($\pm 15,000$ Students)

$\pm 30,500$ Monthly Shopping Visits



$\pm 37,500$ SF

SIGNAGE

RETAIL BIG BOX SPACE

499 W Orange Show Rd | San Bernardino, CA 92408

Nearby Tenants Include Target, Turner's Outdoorsman, Lucky Strike Bowling, Tesla, and many more!

MATTHEWSTM

Property Highlights

Right off the I-10 and I-215 FWY

±1.7 miles from San Bernardino Valley College (±15,000 Students)

Target recently remodeled their store

Near the San Bernardino International Airport

YOUR SIGN HERE

Excellent visibility and plenty of parking

Space has rear loading with 2 roll-up doors

Prominent co-anchor opportunity adjacent to Target
(±37,367 SF Available)

Available



Great Connectivity to I-10 and I-215 Freeways



I-215 ±155,000 VPD



 **ORANGE PAVILION**

KOHLER
±590K SF | ±400 Employees

Inland Center

★ **macy's** **JCPenney**
H&M **Bath & Body Works** **carter's** **Foot Locker** **V**
See's CANDIES **HOLLISTER** **TILLYS**

Orange Show
Speedway

 **BURGER MANIA**

nine eight five
COFFEE

 **worldwide**
logistics
±575K SF | ±380 Employees

Moss Bros.
dodge Jeep RAM

 **TESLA**

 **TARGET**
Top 28% of National Locations
Source: AlphaMap

Subject Property

 **TOYOTA**

INTERSTATE
215
\$140,000 MPD

Google Earth



 **Dignity Health.**
A member of CommonSpirit
±4.9 Miles Away | ±2,100 Employees

 **San Bernardino Valley College**
San Bernardino Valley College
±17,000 Students | ±815 Employees

Inland Center

★ macy's JCPenney
H&M Bath & Body Works carter's Foot Locker VS
See's CANDIES HOLLISTER TILLYS

 **San Bernardino Transit Center**
±2.2 Miles Away

 **Downtown San Bernardino**
±4.4 Miles Away



 **Orange Show Speedway**

S Waterman Ave ±15,480 VPD

 **San Bernardino International Airport**
±4.3 Miles Away

Subject Property

 **ARROWHEAD REGIONAL MEDICAL CENTER**
±4.5 Miles Away | ±3,500 Employees

 **TARGET**
Top 28% of National Locations
Source: AlphaMap

 **LOMA LINDA UNIVERSITY HEALTH**
±4.1 Miles Away | ±5,000 Employees

Tri-City Corporate Centre

Google Earth

499 W Orange Show Rd

ASKING RENT
NEGOTIABLE

NNN CHARGES
\$0.52

UNIT SIZE
±37,367 SF

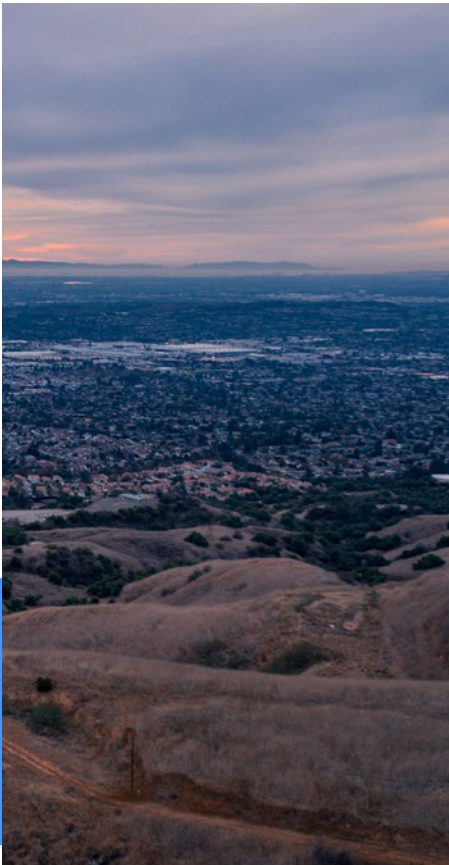


INTERIOR PHOTOS



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, ±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





San Bernardino
Valley College

San Bernardino Valley College is a comprehensive community college and a major educational institution serving San Bernardino and the greater Inland Empire. Founded in 1926, SBVC offers associate degrees, university transfer programs, certificates, and extensive career and technical education programs, including nursing, information technology, welding, electrical, human services, and aviation.

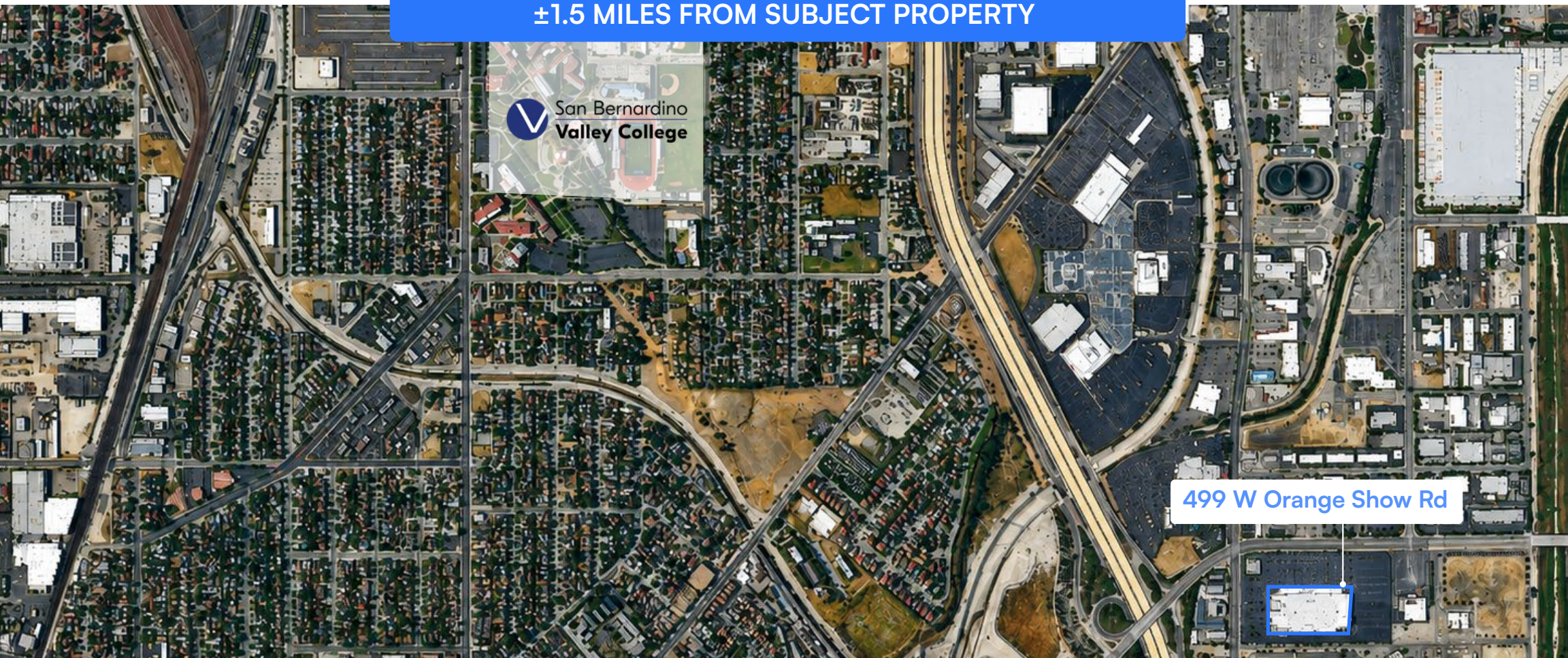
Located just west of the subject property, SBVC represents a significant source of daily activity and consumer demand within the surrounding trade area. The college recorded 15,064 students in Spring 2026, its highest spring enrollment in more than 30 years, following enrollment of more than 15,750 students in Fall 2025. SBVC also supports a substantial employment base of 945+ faculty and staff, further contributing to daytime population and retail demand near the subject property.

Total Enrollment
15,000+

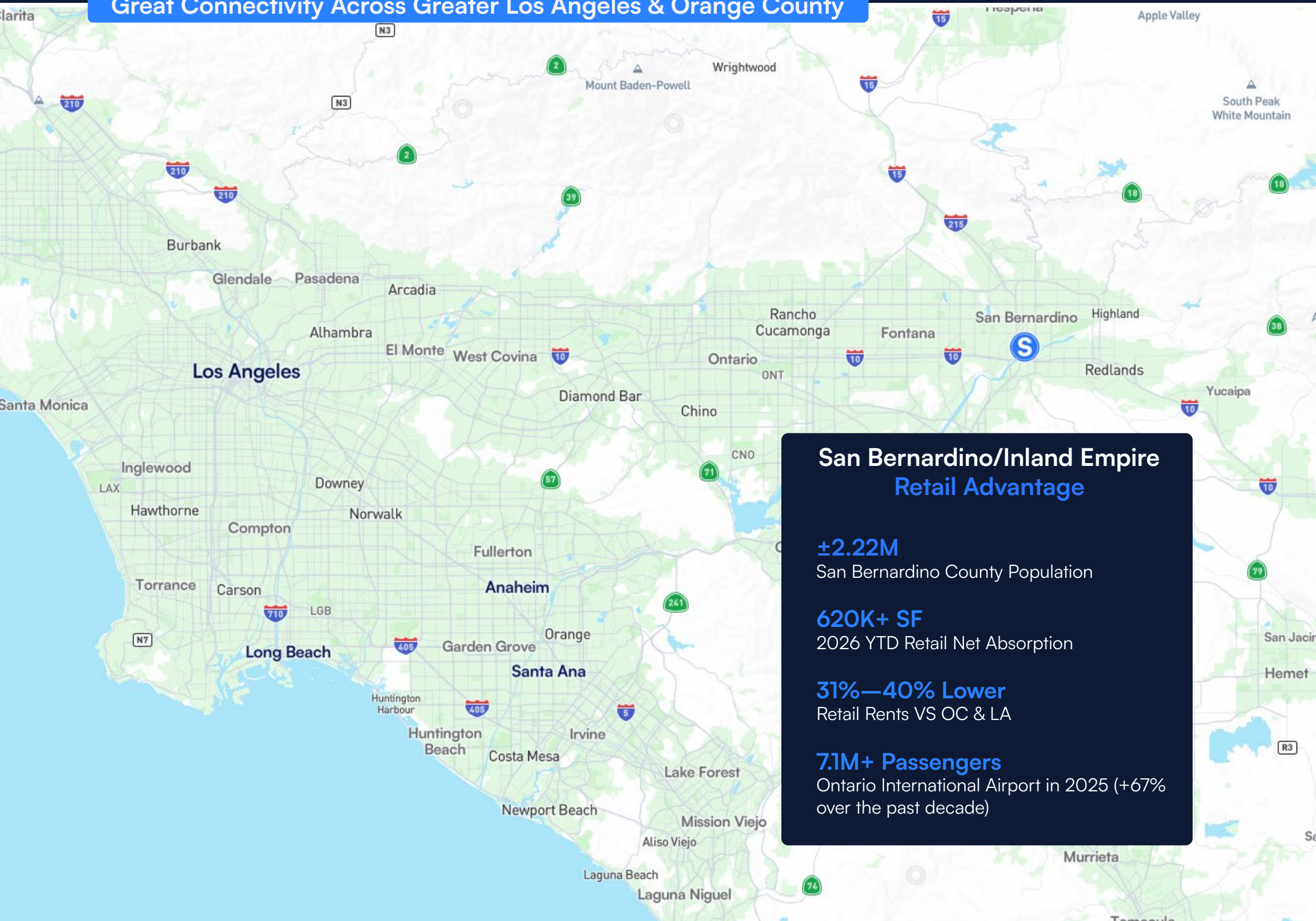
Employees
945+

Economic Impact
\$621M+ Annually

±1.5 MILES FROM SUBJECT PROPERTY



Great Connectivity Across Greater Los Angeles & Orange County



San Bernardino/Inland Empire Retail Advantage

±2.22M

San Bernardino County Population

620K+ SF

2026 YTD Retail Net Absorption

31%—40% Lower

Retail Rents VS OC & LA

7.1M+ Passengers

Ontario International Airport in 2025 (+67%
over the past decade)

RETAIL SPACE FOR LEASE

499 W Orange Show Rd | San Bernardino, CA 92408

EXCLUSIVELY LISTED BY



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