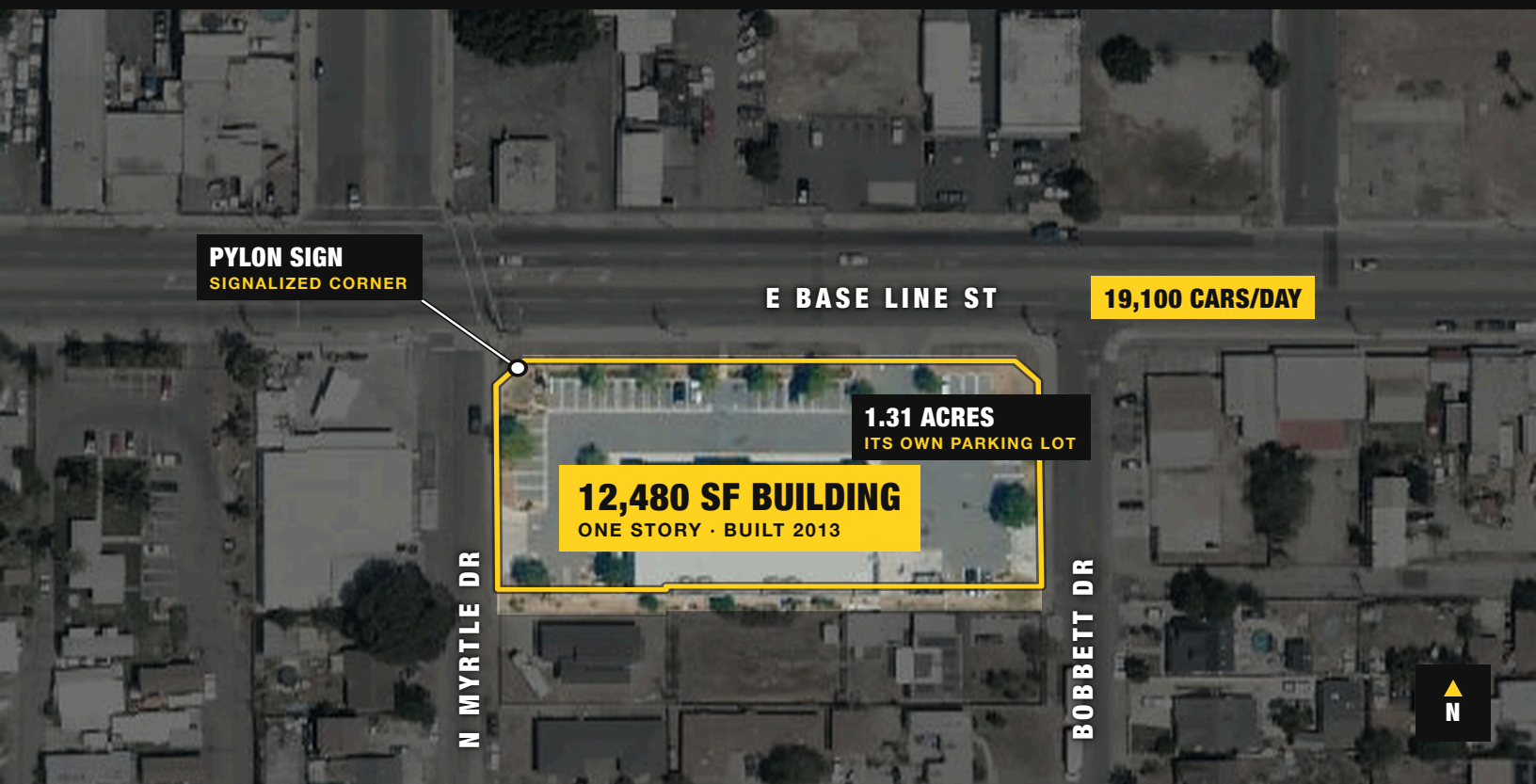


FOR LEASE

803 E BASE LINE ST · SAN BERNARDINO, CA 92410



FREESTANDING BUILDING FOR LEASE · SAN BERNARDINO, CALIFORNIA

12,480 SF

A whole building on 1.31 acres, with its own lot and a pylon on a signalized corner.

1.31

ACRES
(57,064 SF)

315 FT

OF FRONTAGE ON
BASE LINE ST

19,100

CARS A DAY ON
BASE LINE ST

154,465

PEOPLE WITHIN
3 MILES

WHY HERE

- Pylon sign at the signalized Base Line and Myrtle corner.
- Three driveways, with grade-level receiving off Bobbett Dr.
- I-215 is 4 minutes away and SR-210 is 5 minutes away.
- Omnitrans routes 3 and 4 stop at the curb every 15 minutes midday.
- 154,465 residents and an estimated daytime population of 158,366 within 3 mi.

THE PROPERTY

BUILDING	12,480 SF, one story, built 2013
LAND	1.31 acres (57,064 SF)
ZONING	Corridor Mixed Use, Waterman + Baseline Neighborhood Specific Plan
OPPORTUNITY ZONE	Yes, in effect through 2028
AVAILABLE	November 2026



NOAH STEGMAN

Vice President · CalDRE #02247764

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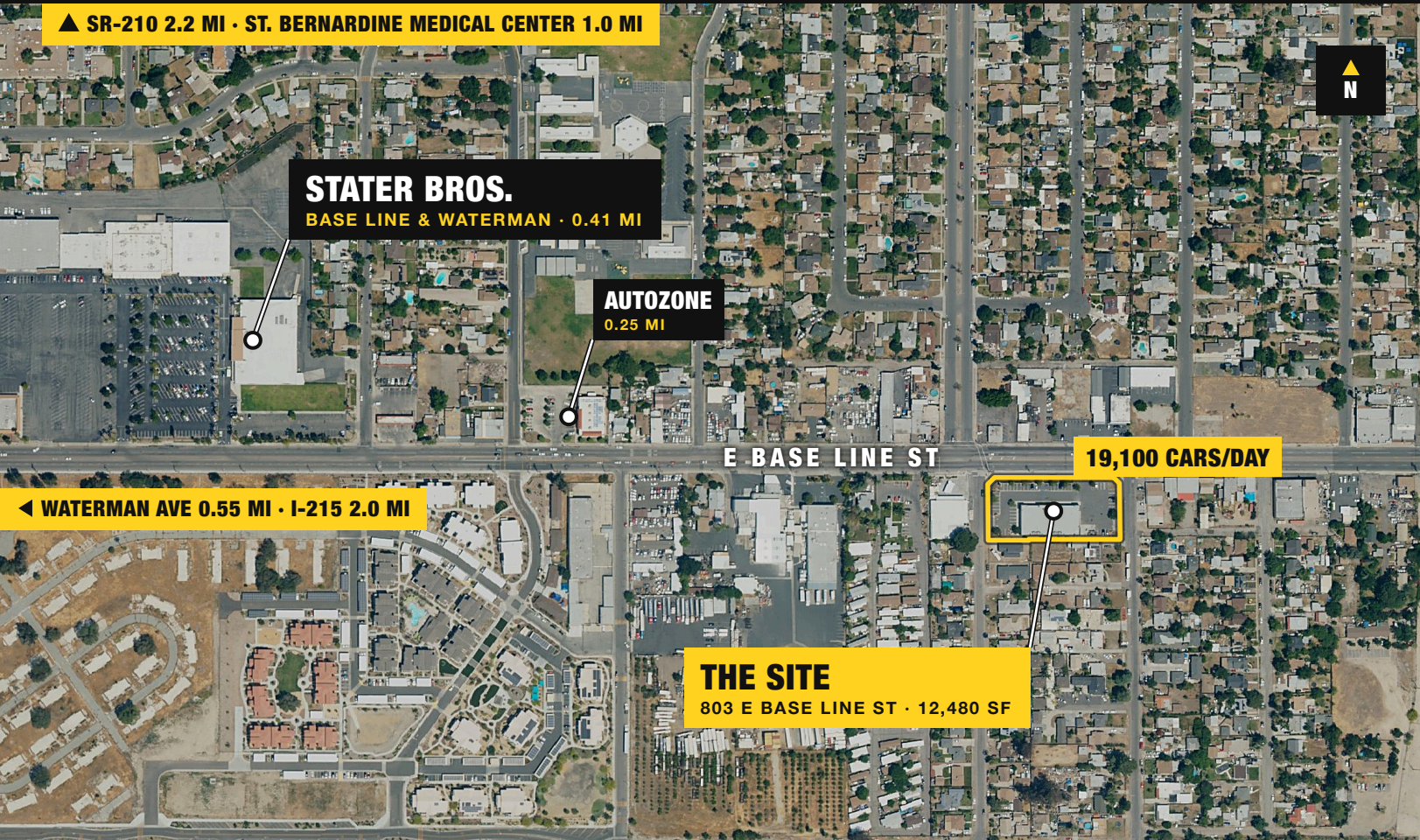
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PARKER & ASSOCIATES

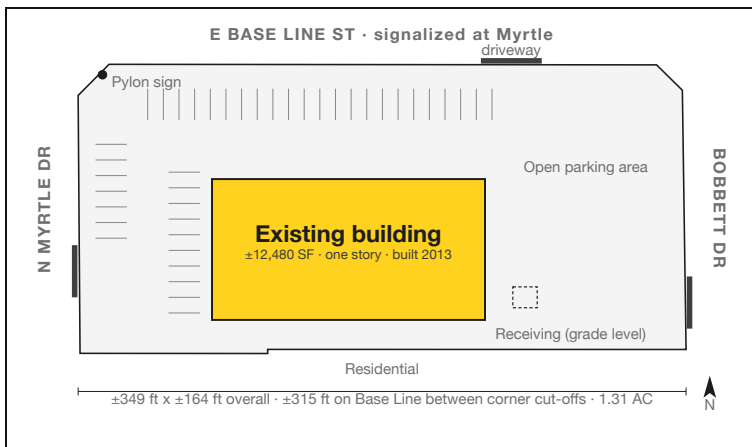
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BASE LINE & MYRTLE

AERIAL · SITE PLAN · TRADE AREA



SITE PLAN



PERMITTED BY RIGHT (SPECIFIC PLAN TABLE 4.1)

RETAIL	GROCERY	RESTAURANT, NO DRIVE-THRU
PRIVATE SCHOOL	GOVERNMENT OFFICE	NONPROFIT THRIFT

THE TRADE AREA

	1 MILE	3 MILES	5 MILES
Population	19,686	154,465	313,445
Households	5,769	44,997	91,333
Avg. household size	3.41	3.43	3.43
Daytime population (est.)	15,063	158,366	349,841

GETTING HERE

I-215 at Base Line	2.0 mi · 4 min
SR-210 at Waterman	2.2 mi · 5 min
Omnitrans 3 and 4, at the curb	Every 15 min
Waterman Ave, 19,225 cars/day	0.55 mi
Stater Bros.	0.41 mi
St. Bernardine Medical Center	1.0 mi

Aerials: USDA NAIP 2022 (public domain); parcel line approximate. Site plan is schematic, drawn from the County parcel map and aerial imagery; stall layout approximate. Permitted uses: Waterman + Baseline Neighborhood Specific Plan (2016), Table 4.1 and Appendix A, and SBMC 19.06.025. Traffic: CoStar 2026 (Base Line St); City of San Bernardino 2025 (Waterman Ave). Demographics: U.S. Census Bureau ACS 2020-2024 5-year estimates; daytime population adds LEHD LODS 2023 jobs. Drive times: OSRM, free-flow. Information is from sources deemed reliable but is not guaranteed. Size, zoning and use to be verified by the tenant.



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