

FOR SALE

1540 E HIGHLAND AVE
SAN BERNARDINO, CA



PROPERTY FEATURES

- ±26,058 SF
- ±2.24 AC Parcel
- Densely populated central San Bernardino location
- Heavily trafficked intersection of Del Rosa Ave. & E Highland Ave.
- Easy access to 210 Freeway approximately 1 mile to the east.
- Immediately adjacent to Stater Bros. market.
- Great visibility in both directions from Highland Ave.
- Pylon signage available.

3 MILE RADIUS DEMOS

150,884

POPULATION



\$80,349

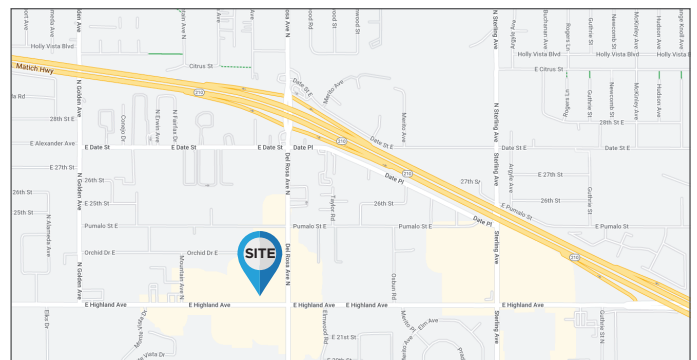
AVERAGE
HOUSEHOLD
INCOME

DAYTIME

DEMOGRAPHICS

69,126

21,260 CPD AT DEL ROSA AVE &
E HIGHLAND AVE



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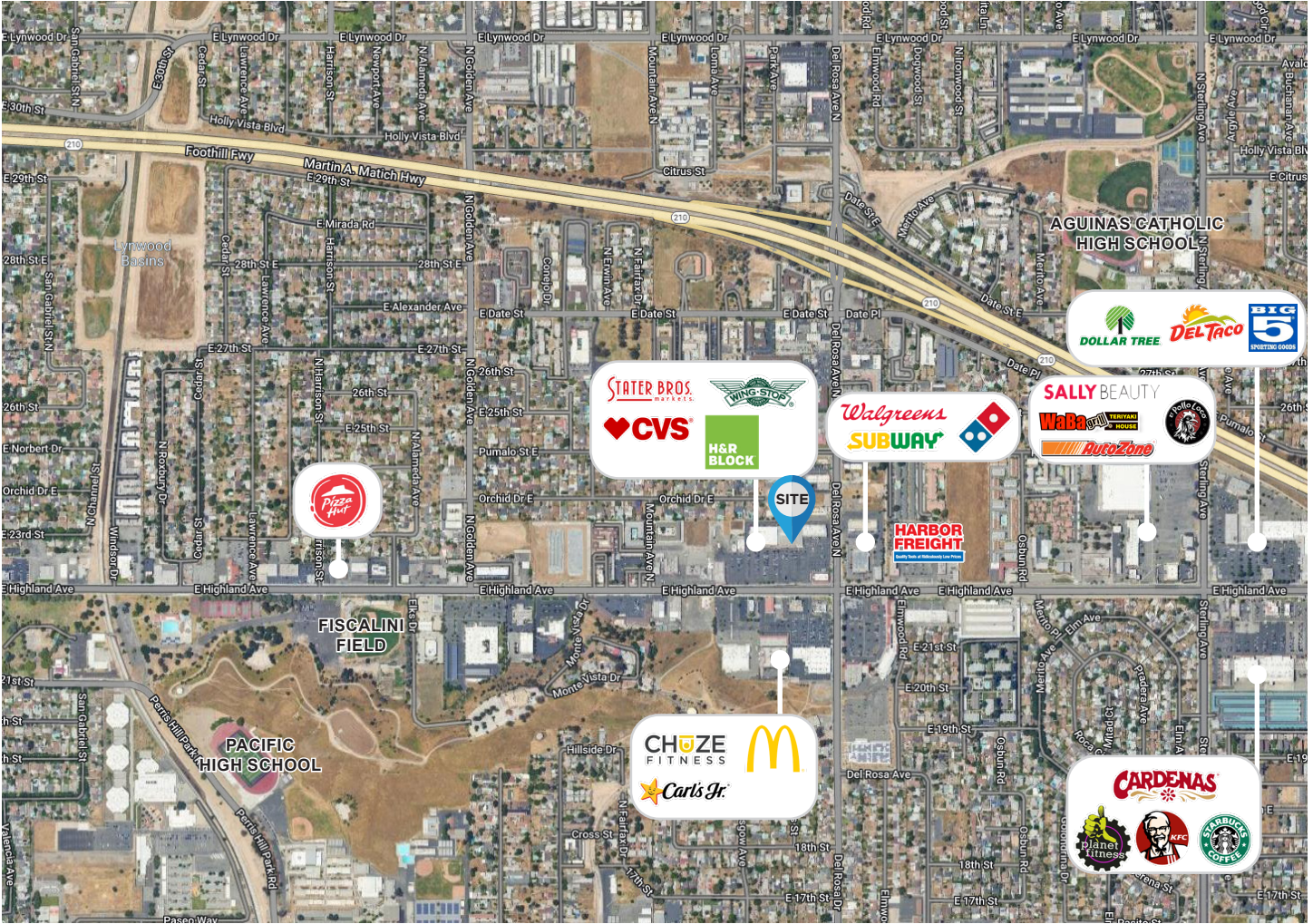
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SAN BERNARDINO, CA**

1540 E Highland Ave San Bernardino, CA 92404	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	26,631	150,884	245,832
2029 Projected Population	25,965	148,205	241,354
2020 Census Population	25,906	149,654	246,916
2010 Census Population	24,629	142,924	234,993
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	0.6%	0.4%	0.3%
2024 Median Age	29.2	30.6	31.1
Households			
2024 Estimated Households	7,373	42,767	70,083
2029 Projected Households	7,291	42,633	69,878
2020 Census Households	7,409	43,124	71,127
2010 Census Households	6,966	40,556	66,698
Projected Annual Growth 2024 to 2029	-0.2%	-	-
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.4%
Race and Ethnicity			
2024 Estimated White	26.4%	27.7%	27.7%
2024 Estimated Black or African American	15.6%	14.0%	12.9%
2024 Estimated Asian or Pacific Islander	4.8%	5.0%	5.8%
2024 Estimated American Indian or Native Alaskan	2.1%	2.1%	2.0%
2024 Estimated Other Races	51.1%	51.2%	51.6%
2024 Estimated Hispanic	65.5%	65.6%	65.8%
Income			
2024 Estimated Average Household Income	\$68,628	\$80,349	\$85,901
2024 Estimated Median Household Income	\$57,866	\$64,633	\$68,309
2024 Estimated Per Capita Income	\$19,231	\$23,076	\$24,748
Business			
2024 Estimated Total Businesses	420	2,771	6,115
2024 Estimated Total Employees	3,118	22,507	59,050
2024 Estimated Employee Population per Business	7.4	8.1	9.7
2024 Estimated Residential Population per Business	63.4	54.4	40.2



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