

# **BASE LINE COMMERCIAL CENTER**

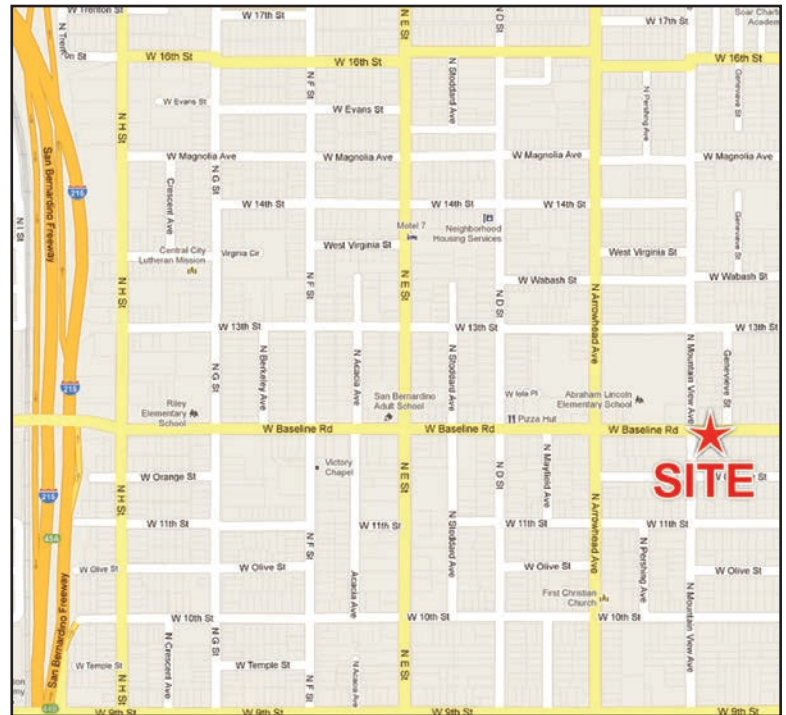
199 W. Base Line Street, San Bernardino, CA 92410



- **1,050± SF Retail Suite Available for \$2,500/Month**
- **1,000± SF Retail Suites Available for \$2,000/Month**
- **640± SF 2nd Story Office Suite Available for \$800/Month MG**

## **Features:**

- The Base Line Commercial Center is a 7,040± SF multi-tenant retail/office building that was built in 2006
- Excellent demographics
- Strong visibility on Baseline Street
- Close to Interstate 215



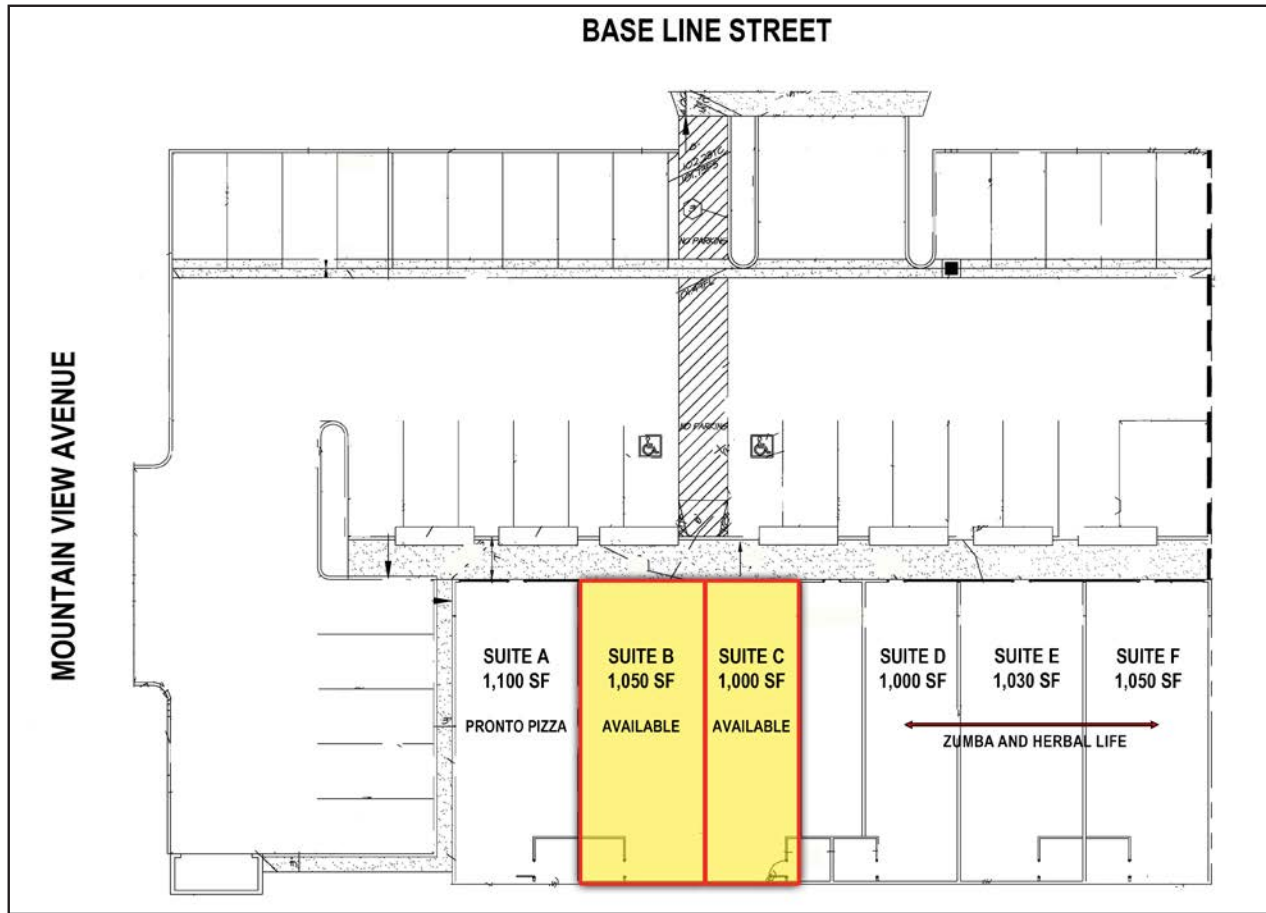
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**Founded in 1988**  
**www.WestMarCRE.com**  
**WestMar Commercial Real Estate**



Suite	Approximate Rentable Sq. Ft.	Rate	Comments
<b>RETAIL SPACE</b>			
A	1,100±	Occupied	Pronto Pizza
B	1,050±	\$2,500/Month	AVAILABLE
C	1,000±	\$2,000/Month	AVAILABLE
D	1,000±	Occupied	Zumba and Herbal Life
E	1,030±	Occupied	
F	1,050±	Occupied	
<b>OFFICE SPACE</b>			
200	640±	\$800/Month MG	2nd Floor Office Suite

**Demographics**

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	29,670	156,989	349,253
2023 Population (Projected)	30,865	162,562	361,619
Daytime Employee Population	11,580	55,775	130,576
Average Household Income	31,479	43,373	52,495

**Traffic Counts**

Source: City of Esri	ADT
W Base Line Street at N. Mayfield Avenue	29.661

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