



Economic Development

**2023**  
**San Bernardino County**  
Business Growth  
OPPORTUNITIES

# RETAIL & DEVELOPMENT



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# At a Glance

**20,105**

SQUARE MILES  
(52,070 KM<sup>2</sup>)

**24**

INCORPORATED  
CITIES

**675K+**

NUMBER OF  
HOUSEHOLDS

LOCAL  
MARKET OF **23**  
MILLION PEOPLE

(WITHIN A 3-HOUR DRIVE TIME)

**\$1+**

TRILLION GDP  
(WITHIN A 3-HOUR DRIVE TIME)

**\$2.1+**

BILLION TOTAL TAXABLE  
RETAIL SALES  
(INCLUDING FOOD/DRINK)

**SCAN HERE**

FOR MORE  
COUNTY STATS



TO LAS VEGAS ➡

**SAN  
BERNARDINO  
COUNTY**

TO ➡  
LAUGHLIN

LOS ANGELES  
COUNTY

ORANGE  
COUNTY

RIVERSIDE COUNTY



# Business Growth **OPPORTUNITIES**

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# WHERE VISION MEETS OPPORTUNITY

2023

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Business Growth  
OPPORTUNITIES

# RETAIL & DEVELOPMENT

## UNINCORPORATED AREA SHOPPING CENTERS



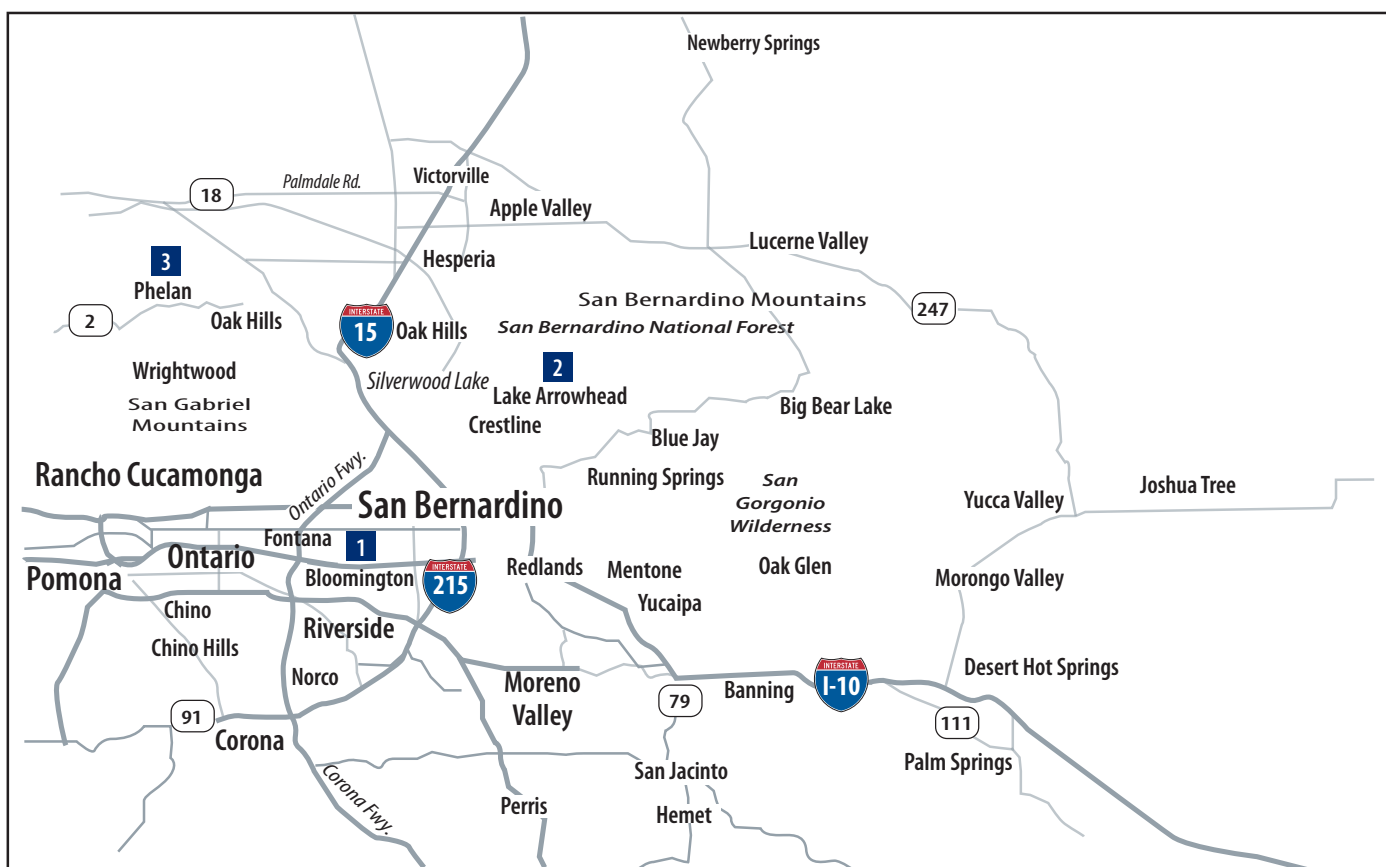
Economic Development



# WHERE VISION MEETS OPPORTUNITY

2023

## UNINCORPORATED SHOPPING CENTERS MAP



CENTER	COMMUNITY	CENTER TYPE	PROPERTY SIZE	SPACE AVAIL.	RENT/SF/YR
1 Cedar & San Bernardino Ave, Bloomington, CA 92316	Bloomington	Shopping Center	42,070 SF	1,000-42,070 SF	3,500 SF(\$21.00/SF)
2 28200 California 189 • Lake Arrowhead, CA 92352	Lake Arrowhead	Shopping Center	240,000 SF	35,327 SF	N/A
3 4013 Phelan Rd., Phelan, CA 92371	Phelan	Shopping Center	15,064 SF	15,064 SF	N/A

# RETAIL & DEVELOPMENT

## BLOOMINGTON – SHOPPING CENTER

Cedar & San Bernardino Ave, Bloomington, CA 92316



Bloomington Shopping Center is a planned 4-acre retail development located at the highly visible and accessible intersection of Cedar and San Bernardino Avenues in Bloomington, CA. This site offers excellent exposure to major roads and easy access to the I-10, SR 210, and SR 60 freeways. The retail development can accommodate up to 42,000 square feet of retail space, providing an opportunity for retailers to expand into an area with limited competition. Ideal uses for the center include grocery stores, pharmacies, restaurants, fast-food chains, medical and dental offices, and other service businesses. The surrounding area has a population of 165,624 within 3 miles, with an average household income of \$71,386.

**COMMERCIAL REAL ESTATE SERVICES – MITCH ROSEN**  
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## LAKE ARROWHEAD – LAKE ARROWHEAD VILLAGE

28200 Highway 189



Lake Arrowhead Village is a premier retail destination located at 28200 Highway 189 in the San Bernardino Mountains of Southern California. The property spans 18 acres with over 200,000 square feet of retail and commercial space, featuring a mix of national and regional tenants, including Pendleton Woolen Mills, Coach, and other popular brands. The surrounding area is home to a sizable population with an average household income of \$135,795, making it an attractive location for retail, restaurant, and entertainment development. The Village offers breathtaking views and a variety of amenities and activities that attract millions of visitors annually. With its prime location in one of Southern California's most sought-after resort communities, Lake Arrowhead Village presents an exceptional opportunity for business owners and investors.

**NEWMARK – KEVIN HANSEN**

949.608.2194 | [kevin.hansen@nmrk.com](mailto:kevin.hansen@nmrk.com)

# RETAIL & DEVELOPMENT

## PHELAN VILLAGE

4013 Phelan Rd., Phelan, CA 92371



Co Anchor Opportunity Available in Phelan Village Shopping Center. This 15,064 square-foot property is located in close proximity to Stater Bros, McDonald's, Dollar Tree, AutoZone, Verizon Wireless, The UPS Store, T-Mobile, Subway, H&R Block, & Excelsior Charter School. With the nearest competing grocery-anchored center over 10 miles away in Adelanto, this shopping center brings in business from Phelan, Oak Hills, Wrightwood, and Pinion Hills. The trade area has a 2022 population of 60,636, a strong average household income of \$83,182, and a much larger demand than current supply regarding retail options. Located on the prime signalized intersection of Phelan Road and Sheep Creek Rd with over 27,809 cars per day, Phelan Village Shopping Center has excellent visibility, an impressive pylon sign, and two monument signs. The entire center is very appealing and clean with new paint, great lighting, and nice landscaping. Space Available with Back Door Loading Dock.

**PROGRESSIVE REAL ESTATE – BRAD UNMANSKY**  
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GERRY WEBER

[www.SelectSBCounty.com](http://www.SelectSBCounty.com)

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2023

# CITIES



Economic Development

# RETAIL & DEVELOPMENT

## ADELANTO CITY CENTER

Northwest corner of Highway 395 & Air Expressway



Located in the heart of Adelanto's downtown hub, the city center is a 60,000 SF new retail construction within a 48-acre, mixed-use project. This is one of California's growing high desert communities undergoing a revitalization with industrial, housing, and commercial development in the surrounding trade area. The project is easily accessible from Southern California's Logistical Airport, home to logistical centers for Boeing, Fed Ex, Rubbermaid and Goodyear - an estimated 60% of all goods moving in and out of Southern California travel through the SCLA. This project will provide catering service to an underserved & expanding daytime population of 110,111 people within a 15-minute drive. Potential development includes retail, office, civic, hotel, medical, and senior living. Expansive bike ways and green spaces incorporated throughout to create a gathering place for the community.

**WESTERN RETAIL ADVISORS – ALFREDO ARGUELLO**

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## ADELANTO TOWNE CENTER

Southwest corner of Mojave Drive & US Highway 395



This property is ideally located at the major signalized intersection of Highway 395 and Mojave Drive with irreplaceable frontage of over 120 ft along highway 395 with exposure to over + 38,407 CPD. Highway 395 is the main transportation route for commuters traveling north/south through Victorville. This thoroughfare grants access to significant employers located to the north of the property. This property is an ideal location for QSR, drive thru and service-oriented retail for minimal retail competition in an underserved market. The Adelanto Towne Center is supported by more than 140,000 residents (AHHI \$82,000) and 32,000 daytime employees in the 5-mile trade area. The Inland Empire is experiencing explosive growth, with an increase of approximately 50,000 to 60,000 new residents every year. The population of San Bernardino and Riverside Counties has now surpassed 4.5 million people making it the 12th largest Metropolitan Statistical Area (MS) in the United States and overtaking San Francisco. Adelanto has attracted several large-scale industrial projects, such as warehouses, distribution centers and a manufacturing facility for a major aerospace company.

**STRATEGIC DEVELOPMENT ADVISORS – IELEN SARKISIAN**

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## APPLE VALLEY GATEWAY CENTER Interstate-15 & Dale Evans Parkway



Apple Valley Gateway Center is a fully entitled 10-acre, 80,480-squarefoot retail center at the northeast corner of the I-15 and Dale Evans Parkway. Belco Development, is proposing to construct a hotel, retail shops, and restaurants. Potential hotel and tenants interests are now being accepted.

**TOWN OF APPLE VALLEY – ORLANDO ACEVEDO**  
760.240.7915 | [oacevedo@applevalley.org](mailto:oacevedo@applevalley.org)

## APPLE VALLEY – JESS RANCH MARKETPLACE Southwest corner of Bear Valley Road & Apple Valley Road



Owned and operated by Weingarten Realty, this 969,000 square foot regional center sits at a high-profile intersection and includes Cinemark, 24 Hour Fitness, Burlington, WinCo Foods, PetSmart, Red Robin, Buffalo Wild Wings, and more. Ulta Beauty and Jersey Mike's Subs opened their first stores in the region here. A limited number of inline spaces are available including an adjacent 10-acre parcel for hotel and office development and a nearby 4,300 square foot restaurant on a 47,000 square foot pad.

**TOWN OF APPLE VALLEY – ORLANDO ACEVEDO**  
760.240.7915 | [oacevedo@applevalley.org](mailto:oacevedo@applevalley.org)

## APPLE VALLEY COMMONS State Highway 18 & Dale Evans Parkway



Lewis Retail Centers developed this 469,000 square foot center at the heart of Apple Valley's Civic Center. Tenants include Super Target, Ross Dress for Less, Dollar Tree, Leslie's Pool Supply, Round Table Pizza, Starbucks, Union Bank and more. Recently opened stores include Juice It Up, Fantastic Sams, WaBa Grill and Les Schwab. A limited number of pads and inline spaces are available.

Developed by Lewis Retail Centers

**TOWN OF APPLE VALLEY – ORLANDO ACEVEDO**  
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# RETAIL & DEVELOPMENT

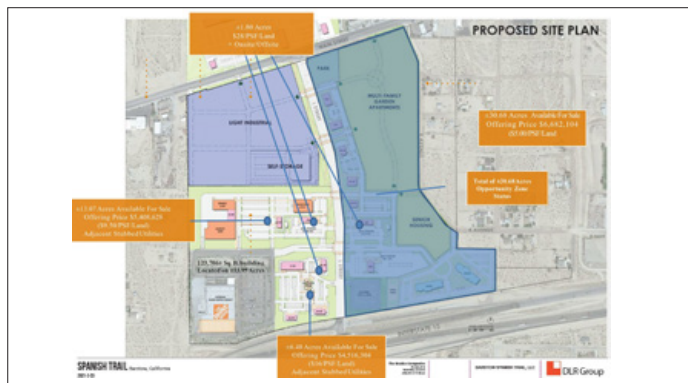
## BARSTOW SHOPPING CENTER



2nd generation grocery and Junior Anchor opportunities available for lease formerly operated by Vons consisting of  $\pm 38,237$  square feet. Barstow Shopping Center is well positioned along Barstow's Main Retail Corridor with a strong tenant mix and the former Vons is an ideal opportunity in an underserved market. The space offers excellent visibility and easy access to E. Main Street & Interstate 15 which serves as a mid-way point between Las Vegas and Southern California. Additionally, US Realty Partners does plan a façade enhancement to this building. The trade area has a much larger pull and draw to the surrounding areas that are grossly underserved with drawing power to  $\pm 125,000$  persons based on 2021 data and 2022 projections! Also, the Vons was doing \$13.5M in sales prior to closing. This \$13.5M in sales did not go away and simply shifted to other grocers in the market. Walmart is currently generating over \$100 million in sales and expected to reach \$110 million in 2022 of that approximately \$825,000/week is in grocery sales demonstrating a wider draw to this trade area.

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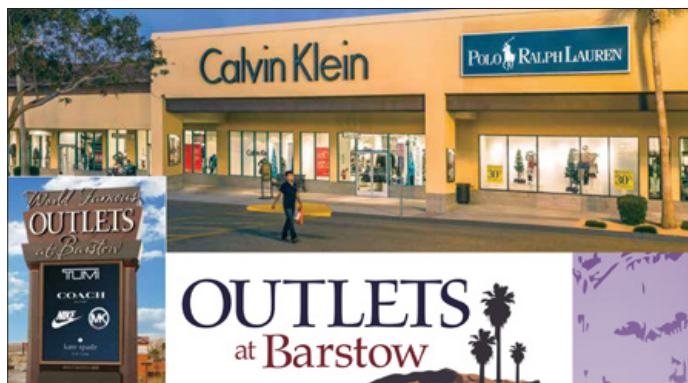
## BARSTOW – SPANISH TRAIL RETAIL SHOPS



Located on  $61.49 \pm$  gross acres ( $27.3 \pm$  net acres) of land, this property is anchored by an existing Home Depot building that generates estimated annual gross sales of \$24 million $\pm$ . With direct access to I-15 Freeway and Main Street Historic Route 66, the property includes over  $27.30 \pm$  acres of designated Opportunity Zone. The city has approved the Environmental Impact Report for a variety of uses such as Hospitality, Retail, Hotels, Light Industrial, Fueling Stations, Multifamily, and Self-Storage. The I-15 at L Street sees an Annual Average Daily Count (AADT) of 73,000, according to Caltrans 2020. The property is located within an underserved retail and hospitality trade area that serves  $67,000 \pm$  residents, personnel stationed at the neighboring Fort Irwin National Training Center, and U.S. Marine Corps Logistics Base personnel, all within a 35-minute or less drive.

**THE BRADCO COMPANIES – JOSEPH W. BRADY**  
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## OUTLETS AT BARSTOW



Outlets at Barstow has more than 2 million shoppers annually and is strategically located midway between Los Angeles, California and Las Vegas, Nevada. The location benefits from the convergence of several major thoroughfares, including Highways 58 and 247, Interstates 15 and 40, and U.S. Route 66, making it a central transportation hub for over 60 million people, with 19 million vehicles passing through each year. With 38 top-quality retailers, and multiple food outlets nearby, this center offers an exceptional shopping experience with significant discounts. Currently, they are accepting lease applications for their proposed expansion.

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# WHERE VISION MEETS OPPORTUNITY

# 2023

## BIG BEAR LAKE – DEVELOPMENT OPPORTUNITY



Approximately 24.9 acres of development opportunity available. Current zoning is Commercial General (allows hotels) and located in the Rathbun Corridor Sustainability Plan. Site is adjacent to a residential neighborhood with Eagle Knolls gated community to the northeast.

**CITY OF BIG BEAR LAKE – SUSAN O'STRANDER**  
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## BIG BEAR LAKE – DEVELOPMENT OPPORTUNITY



Just over 6 acres of developable land, comprising 2 parcels, available. Both parcels are zoned C-2, Commercial-General, allowing most commercial uses. Site has access to Big Bear Boulevard (State Highway 18). Centrally located and adjacent to major grocery and retail centers. Mixed uses are also supported. Site is outside FEMA flood zone, mostly level, with minimal trees, making this a unique opportunity in Big Bear Lake.

**KELLER WILLIAMS – MIKE DOLAN**  
909.866.6453

## BIG BEAR LAKE – DEVELOPMENT OPPORTUNITY



Approximately 12 acres of developed land available. Previous use as a lumber yard/home supply center. Location: eastern City of Big Bear Lake with direct access to Big Bear Blvd. and State Route 18. Property is bordered by Big Bear Lake to the north and northwest, and the Big Bear Convention Center on the east. Zoned Commercial General (C-2), the city's most flexible commercial zone, allowing for mixed use.

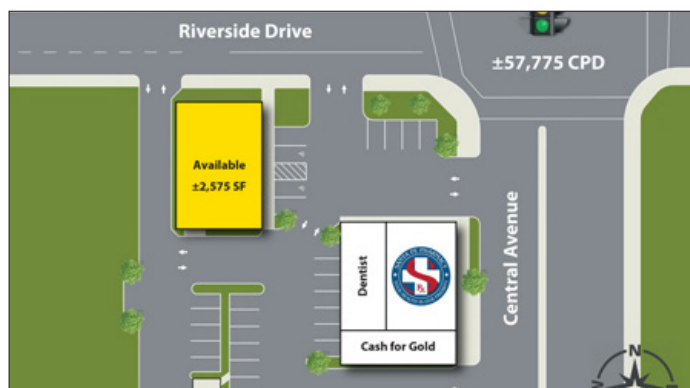
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# RETAIL & DEVELOPMENT

## CHINO

5274 Riverside Dr., Chino, CA 91710



In Downtown Chino, this 2,575 square-foot tenant building sits in close proximity to many schools and city services. This property is located at a signalized intersection of two major city streets, Riverside Dr. and Central Ave. It has a fantastic street view as well as great access to various dining and retail locations. Traffic counts run at about 57,775 cars per day in this given area.

**PROGRESSIVE REAL ESTATE – ROXY KLEIN**  
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## CHINO – RAMONA MARKET PLACE

4531 Philadelphia St., Chino, CA 91710



This 2,294 square-foot lot is located at the signalized intersections of Philadelphia St. and Ramona Ave. This property is in close proximity to the 60 freeway and various shopping centers. Located on an end cap, this facility has the capability to construct a drive-thru. Patio seating is also available for this location. There is an overall population of 176,000 with a three-mile radius as well as traffic counts reaching up to 31,613 cars per day.

**PROGRESSIVE REAL ESTATE – ROXY KLEIN**  
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## CHINO – TOWN CENTER AT THE PRESERVE

8363 Pine Ave, Chino, CA 91708



Town Center at the Preserve is the most interesting retail destination in Chino designed to elevate lifestyles through engaging common areas, modern amenities and an eclectic mix of tenants. This is the place to create meaningful connections and share new ideas while enjoying upbeat entertainment and events.

**BETA – RANDI COHEN**  
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## CHINO HILLS - THE RINCON AT CHINO HILLS

State Highway 18 & Dale Evans Parkway



Newer mixed use development with office, hospitality and retail adjacent to the 71 freeway, filled with unique fusion restaurants, service users and our popular Luchador Brewing.

**JONES LANG LASALLE BROKERAGE, INC. - BLAKE KAPLAN**

909.702.3367 | [blake.kaplan@am.jll.com](mailto:blake.kaplan@am.jll.com)

## CHINO HILLS – THE SHOPPES

13920 City Center Dr



The Shoppes – is an upscale outdoor lifestyle center that sits in the heart of Chino Hills and is the go-to place for shopping, restaurants, luxury outdoor seating and fun.

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## CHINO HILLS – SOQUEL CANYON SQUARE

15840 - 15850 Soquel Canyon Parkway



Soquel Canyon Square is the Retail portion of the Bristol Mixed-Use development. The retail center will include 2 buildings for Office, Retail and Restaurant uses with approximately 17,300 square feet of floor space and is located at the intersection of Soquel Canyon Parkway and Pomona Rincon Road, just East of the Chino Valley Freeway (SR-71).

Developed by Lewis Retail Centers

**JONES LANG LASALLE BROKERAGE, INC. – DREW OLSON**

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# RETAIL & DEVELOPMENT

## COLTON

1550 W Valley Blvd Colton, CA 92324 | Unit B2, 1,500 Sq. Ft.



New construction directly off I-10 freeway at Pepper Ave. with easy access and direct freeway visibility. Final unit available. Join Starbucks, Popeye's, and The Habit Burger. Colton offers a strong residential population, and the site sits adjacent to Arrowhead Regional Medical Center, with thousands of employees offering strong daytime traffic.

**COMMERICAL WEST BROKERAGE – CHASE LEMLEY**  
949.723.7300 | [chase@commercialwest.com](mailto:chase@commercialwest.com)

## COLTON

100 E Valley Blvd Colton, CA 92324 | 18,028 SF Freestanding with parking (For Sale)



This 18,028 SF building can be divided for multiple tenants. This property sits in visibility to the 10 freeway with heavy traffic counts of 200,000 cars per day. The building comes with high ceilings and a loading dock, making it convenient for potential businesses.

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# WHERE VISION MEETS OPPORTUNITY

# 2023

## FONTANA – DOWNTOWN FONTANA



\*Graphic representation is subject to change

Fontana is reimagining the Downtown with the goal to increase residential, commercial and entertainment uses. Anchored by the Stage Red by Sammy Hagar. Fontana's entertainment art downtown district is set to attract local breweries, restaurants, hotels and offices. This community has a high visitor count with over 922,000 visitors in the past 12 months.

**CITY OF FONTANA – RHONESIA PERRY**

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## FONTANA – 9885 SIERRA AVENUE

Sierra Avenue & South Highland Avenue



New Construction Just Completed! High Profile Retail Development Traffic Counts Sierra Ave: 42,300 ADT / Valley Blvd: 38,400 ADT / San Bernardino Ave: 12,600 ADT. This property is located adjacent to Kaiser Permanente Fontana with visitors reaching over 349,000 annually.

**CITY OF FONTANA – RHONESIA PERRY**

909.350.6741 | [rperry@fontana.org](mailto:rperry@fontana.org)

## FONTANA – DUNCAN CANYON



Drive-Thru pads, Anchor, and Shop Space available. The site is located on the southeast corner of Sierra Ave and Duncan Canyon Road that is zoned C-2 General Commercial. The site is surrounded by residential and light industrial on a major traffic corridor with minimal competition. Multiple upcoming residential developments within the immediate trade area. Home builders include Lennar Home, Tri Pointe Homes, Richmond American Homes, and Taylor Morrison. Minutes from 210 and 15 freeways. The subject site provides premier visibility on Sierra Ave exposed to 10,300 cars per day. Prime demographics show a population of 133,891 with an Average Household Income in excess of \$111,500 within just a 10 minute drive from the property.

**CITY OF FONTANA – RHONESIA PERRY**

909.350.6741 | [rperry@fontana.org](mailto:rperry@fontana.org)

# RETAIL & DEVELOPMENT

## GRAND TERRACE 22881 Barton Road



Highly-trafficked corner lot available for development. Construction plans have been completed for a 4,900 SQ FT building. The architect is willing to extend the contract to work with a new buyer. The City of Grand Terrace is a business-friendly city with an average income of \$69,241. This property is zoned BRSP3.

**CENTURY 21 – PAUL DIMARINO**  
909.855.4976 | [info@pauldimarino.com](mailto:info@pauldimarino.com)

## GRAND TERRACE Barton Road & Mount Vernon Avenue



Two retail locations (7,057 SF & 4,300 SF) are available for lease at the southwest corner of Barton Road and Mount Vernon Avenue, the busiest intersection in Grand Terrace with over 28,000 passing vehicles daily. This center will be anchored by a newly established Grocery Outlet (opening 2019) and features an abundance of highly frequented restaurants serving ethnic cuisines such as Thai, Japanese, Mongolian and Mexican food. The average income of Grand Terrace residents is \$69,241 and existing sales data indicate that Grand Terrace businesses frequently serve the Greater Urban Area of Grand Terrace (Population 57,348, 3-Mile Radius) and beyond.

**TJIENE, INC – VIKING INVESTMENT PROPERTIES**  
949.697.2247



# WHERE VISION MEETS OPPORTUNITY

2023

## HESPERIA – HIGH DESERT GATEWAY WEST 12795 Main St



High Desert Gateway West is a 152,700 SF community shopping center in a prime location along Main Street, a major off-ramp along the I-15 Freeway. Positioned to serve the existing trade area as well as future growth. Part of the Main Street and Freeway Corridor Specific Plan. Anchor, pad and 3,750 SF shop space available along side existing tenants Starbucks, Dickey's BBQ, Sport Clips and Domino's Pizza and adjacent to Super Target.

Developed by Lewis Retail Centers

**CITY OF HESPERIA – APRIL ANTONIO**  
760.947.1909 | [aantonio@cityofhesperia.us](mailto:aantonio@cityofhesperia.us)

## HESPERIA – MOUNTAIN VISTA PLAZA Southwest corner of Main Street & Escondido Avenue



Mountain Vista Plaza is a 14.15-acre site located to the west of the Walmart Supercenter on the going-home side of Main Street. Mountain Vista Plaza is planned for a total GLA of 122,600 square-feet and can accommodate anchor and mid-size tenants ranging from 16,000 square-feet to 100,000 square-feet. Tenants will benefit from freeway signage as well as Main Street frontage and traffic counts exceeding 40,000 cars per day. Current tenants include IHOP, Del Taco, Wingstop, Jersey Mike's Subs and Flame Broiler and the High Desert's first ever Raising Canes.

**CITY OF HESPERIA – APRIL ANTONIO**  
760.947.1909 | [aantonio@cityofhesperia.us](mailto:aantonio@cityofhesperia.us)

# RETAIL & DEVELOPMENT

## HIGHLAND – GREENSPOT CROSSINGS

Greenspot Road



Greenspot Crossings is a Regional/Community Site, which will include a new retail shopping center and market rate apartment units with significant amenities. It will conveniently serve all of Highland, North Redlands, Mentone, Yucaipa, San Bernardino and the 12 Mountain Commuter Communities such as Big Bear, Lake Arrowhead and Running Springs. This site is also a convenient and safe stopping point for the estimated 8.4 million visitors coming and going to the local Mountains and its many lakes and resorts.

**VANTAGEONE REAL ESTATE INVESTMENTS**

**THOMAS N. ROBINSON**

949.632.6620 | [tom@v1invest.com](mailto:tom@v1invest.com)

## HIGHLAND-SHOPS AT HIGHLAND CROSSINGS

Greenspot Road



Retail space available in the Premier Regional/Community +/- 280,000 sf shopping center, located in the gateway to the East Highland communities, North Redlands, Mentone, Yucaipa, San Bernardino, and the 12 National Forest Commuter Communities - such as Big Bear, Lake Arrowhead, and Running Springs. This site is also a convenient and safe stopping point for the estimated 8.4 million annual visitors coming and going to the local Mountains and its many lakes and ski resorts.

**VANTAGEONE REAL ESTATE INVESTMENTS – LISA SAWDON**

949.631.6620 | [lisa@v1invest.com](mailto:lisa@v1invest.com)



# WHERE VISION MEETS OPPORTUNITY

# 2023

## LOMA LINDA PLAZA

Barton Road



107,125 SF neighborhood center, 9 spaces available ranging from 900 SF to 20,100 SF. Anchored by Stater Bros., Arrowhead Credit Union, U.S. Bank, Crown Cleaners, Papa John's to name a few. Located 2 miles east of Loma Linda Medical Center at the intersection of Barton Rd and Mountain Ave.

**PROGRESSIVE REAL ESTATE PARTNERS – KENIA DRUGAN**

909.230.4500 | [kenia@progressiverep.com](mailto:kenia@progressiverep.com)

## LOMA LINDA TOWN PLAZA

Tippecanoe & Redlands



25,190 SF strip center with 2 spaces available (2,555 SF & 1,596 SF) off of the Interstate-10 freeway and adjacent to Hometown Buffet & Bakers Burger. Tenants include Allstate, Weinerschitzel, The Bicycle Hangar, and Napoli Italian Restaurant. Daytime population of employees of 71,762 within a 3 mile radius.

**WESTLAND REAL ESTATE GROUP – YANKI GREENSPAN**

310.639.5085 | [yanki@westlandreg.com](mailto:yanki@westlandreg.com)

## LOMA LINDA CENTER POINT

Barton Road



Chase Bank & McDonalds anchored shopping center with approximately 15,172 SF of retail shop space available. Featuring new construction and strategically positioned to service the Loma Linda community. Center is near Loma Linda University Adventist Health Sciences, including Medical Center and Community Hospital, with 1.6M visitors per year combined with University, and 11,582 employees.

**STRATEGIC RETAIL ADVISORS – JEFF REENDERS**

949.640.6678 ext. 15 | [jeff@strategicretailadvisor.com](mailto:jeff@strategicretailadvisor.com)

# RETAIL & DEVELOPMENT

## MONTCLAIR PROMENADE 9095 Central Avenue



Existing 5,370 SF freestanding building available for lease less than a mile north of the I-10 freeway. In close proximity to Target, Montclair Place, and Costco on heavily traveled Central Avenue.

**PRESIDENT/PARTNER VICTOR MONTALBO**  
310.863.7054 | [vmontalbo@epsteen.com](mailto:vmontalbo@epsteen.com)

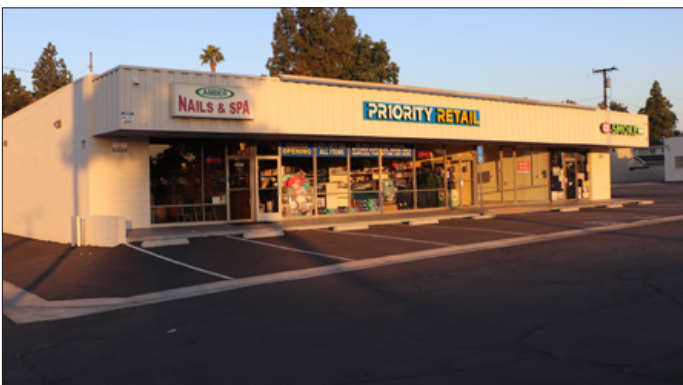
## MONTCLAIR 10986 Central Avenue



Existing 0.86 AC of land for sale less than a mile south of the I-10 freeway and north of the 60 freeway on heavily traveled Central Avenue. The land is adjacent to the signalized corner of Central Avenue and Mission Boulevard. Bordering cities include Ontario and Chino, CA. Nearby businesses include Farmer Boys Restaurant and an ARCO/ampm service station.

**PRESIDENT KAVITA BHATIA**  
909.210.1570 | [kavita@theacreage.net](mailto:kavita@theacreage.net)

## MONTCLAIR 10340-10360 Central Avenue



Two- existing 6,184 SF combined-freestanding buildings available for sale approximately a mile south of the I-10 freeway, Costco, and Montclair Place on heavily traveled Central Avenue.

**SENIOR ASSOCIATE CHASE HARVEY**  
951.660.1387 | [charvey@catalystretail.com](mailto:charvey@catalystretail.com)



# WHERE VISION MEETS OPPORTUNITY

2023

## NEEDLES – NEEDLES TOWNE CENTER

1004 East Broadway Needles, CA 92363



Needles Towne Center is the largest shopping center in the City of Needles, CA. It is anchored by Rite Aid and includes AutoZone, Domino's Pizza, Golden Valley Cable, County of San Bernardino among a host of locally owned tenants. Located along Interstate 40, peak at 20,300 vehicles daily and average 5.25 million annually pass by Needles Towne Center. The community is in the midst of unprecedented growth adding over 240,000 square feet of industrial and 550+ jobs in just the last two (2) years with an additional 200,000 square feet (and 400+ more jobs) under construction! Space is currently available from 1,500 to 30,000 square feet.

### DUSTIN WIDNER – ATLAS PROPERTIES

951.369.0308 | [dustin@atlasland.com](mailto:dustin@atlasland.com)

## NEEDLES

2410 West Broadway Needles, CA 92363



Available for sale, ground lease or build to suit is an approximately 23,500 square foot parcel with excellent exposure to Interstate 40 (peak AADT of 20,300). Site is adjacent to Tesla Supercharger Station and is an incredible QSR opportunity.

### LEE & ASSOCIATES – BRIAN BIELATOWITZ

951.445.4515 | [bbielatowicz@lee-associates.com](mailto:bbielatowicz@lee-associates.com)

# RETAIL & DEVELOPMENT

## ONTARIO - THE COLLECTION

SE Corner of Fourth Street & Haven Avenue



The Collection is the newest upbeat neighborhood center located at the gateway to The Resort master-planned community. The 93,000 SF neighborhood center serves a surrounding daytime population of 102,859 people within a 3-mile radius. The Collection provides a place to gather, be entertained, celebrate, and create memories with friends and family.

Developed by Lewis Retail Centers

**SRA – JIM CLARKSON**

949.640.6678 ext.16 | [jim@strategicretailadvisor.com](mailto:jim@strategicretailadvisor.com)

## ONTARIO – THE RANCH AT MODEL COLONY

SW Corner of Ontario Ranch Road & Hamner Avenue



Located at the entrance to the award-winning Ontario Ranch neighborhood, this 206,000 SF urban lifestyle shopping center is home to national retailers such as Hobby Lobby, Burlington and Chipotle. The shopping center is served by convenient access to the 15 and 60 freeways. Over the next 20 years, Ontario Ranch, the largest master-planned community in California, will add 40,000 new single-family homes

**CBRE – BRIAN MCDONALD**

909.418.2020 | [brian.mcdonald@cbre.com](mailto:brian.mcdonald@cbre.com)

## DOWNTOWN ONTARIO

Euclid Avenue from Holt Blvd to G. Street



The City of Ontario has big plans for its historic downtown. Over \$300M in public and private investments are being made to transform the district into the cultural and entertainment heart of Ontario. Transit-oriented, mixed-use development including luxury apartments and unique retailers is central to the vision for the area's revitalization.

**CITY OF ONTARIO – JENNIFER MCLAIN HIRAMOTO**

909.395.2295 | [jhiramoto@ontarioca.gov](mailto:jhiramoto@ontarioca.gov)



# WHERE VISION MEETS OPPORTUNITY

2023

## RANCHO CUCAMONGA – THE RESORT

4th St. & Resort Pkwy., Rancho Cucamonga, CA 91730



The Resort is a bright new urban village mixed use developed by Lewis Retail located at the gateway to a vibrant master-planned community. The community offers several distinct retail opportunities that serve a surrounding daytime population of 102,859 people within a 3-miles radius. The Resort provides a place to gather, be entertained, celebrate, and create memories with friends and family.

### PROGRESSIVE REAL ESTATE PARTNERS – ROXY KLEIN

909.576.4259 | [roxy@progressiverep.com](mailto:roxy@progressiverep.com)

## RANCHO CUCAMONGA – ORCHARD PLAZA

8998-9116 Foothill Blvd., Rancho Cucamonga, CA 91730



The Orchard Plaza is located at Foothill Blvd. & Vineyard Avenue. The center features a total of 189,918 square feet, with 65,005 square feet of retail space available.

### JULIA GABAY – CHARLES CO.

310.951.5708 | [julia@charles-company.com](mailto:julia@charles-company.com)

## RANCHO CUCAMONGA – SIGNATURE CENTER

11530 – 11570 4th Street, Rancho Cucamonga, CA 91730



The Signature Center is located at 4th Street & Milliken Avenue. The center was completed in 2007 and features a total of 130,555 square feet. There are 2 Retail spaces available for lease totaling 15,311 square feet. Tenants Include: Bed Bath & Beyond, Buy, Buy Baby, TJ Maxx, Bank of America, Panera Bread, Grand Jewelry and Lazy Dog Café.

### LEE & ASSOCIATES – CAROL PLOWMAN

909.373.2905 | [cplowman@lee-assoc.com](mailto:cplowman@lee-assoc.com)



# RETAIL & DEVELOPMENT

## REDLANDS – 21 W. STUART AVENUE – 16,292 SF DIVISIBLE COMMERCIAL/RETAIL SPACE

I-10 Freeway at Orange Street & Stuart Avenue



Located in historic downtown Redlands, the main building consists of approx. 7,200 sf with another approx. 7,200 sf climate controlled basement, along with adjacent annex building consisting of approx. 1,890 sf featuring a fully enclosed courtyard.

This prime location is in busy downtown Redlands, with new development occurring including the recent remodel of the Santa Fe Depot and completion of an adjacent 380-space public parking structure; recently opened J.Riley Distillery & Restaurant and Escape Craft Brewery & Restaurant; an existing upscale, full-service Look Theater, along with over 400 additional downtown retail, restaurants, and service businesses. It is adjacent to the now operating Arrow- the Redlands passenger light rail and MetroLink regional rail service, which began operating in Fall 2022.

**CBRE – MICHAEL DAY**

909.418.2207 | [michael.day@cbre.com](mailto:michael.day@cbre.com)

## REDLANDS PUBLIC MARKET – 9,000 SF FOR MICRO RESTAURANTS, BARS AND FOOD OPERATORS

330 3rd Street, I-10 Freeway Near Orange Street & Redlands Boulevard



Located in historic downtown Redlands, this new 20-space food hall concept will serve as a retail and educational hub for the local food economy that will fill the needs of both food tourists and foodies who live nearby and the region. Dining will be available both inside and out, along with an educational garden, a living green wall, murals, a water fountain, and fireplace.

This prime location is in busy downtown Redlands, with new development including the recent remodel of the Santa Fe Depot and completion of an adjacent 380-space public parking structure; recently opened J.Riley Distillery & Restaurant and Escape Craft Brewery & Restaurant; an existing upscale, full-service Look Theater, along with over 400 additional downtown retail, restaurants, and service businesses. It is 2 short blocks to the now operating Arrow- the Redlands passenger light rail and MetroLink regional rail service, which began operating in Fall 2022.

**ARTECO PARTNERS – RACHEL BOELL**

323.547.6637 | 909.437.6962 | [leasing@redlandspublicmarket.com](mailto:leasing@redlandspublicmarket.com)

## REDLANDS – STATE STREET VILLAGE – 12.2 ACRE MIXED-USE DEVELOPMENT IN DOWNTOWN REDLANDS

I-10 Freeway at Orange Street & Redlands Boulevard



Located in historic Downtown Redlands, the 12.25-acre vacant Redlands Mall site was granted full approval for a mixed-use development, to be developed by Village Partners. The project offers a variety of modern housing options, essential retail and experiential restaurants along the streets, a grand public plaza, pedestrian paseos, and abundant parking. With easy access to the I-10 and I-210 freeways, the property is located roughly a half-mile from the operating Arrow light rail and Metrolink rail service.

**VILLAGE PARTNERS – J. DONALD HENRY**

909.697.7767 | [don@villagepartners.com](mailto:don@villagepartners.com)



# WHERE VISION MEETS OPPORTUNITY

# 2023

## RIALTO MARKETPLACE



In 2017, NewMark Merrill Companies completed the first phase of Rialto Marketplace, a 240,000 square foot community shopping center anchored by a 188,000 square foot Super Walmart. Newmark Merrill Companies is proposing developing 15 acres adjacent to Rialto Marketplace for retail shops and restaurants.

**NEWMARK MERRILL – BRAD PEARL**

818.710.6100 | [bpearl@newmarkmerrill.com](mailto:bpearl@newmarkmerrill.com)

## RIALTO – RENAISSANCE MARKETPLACE

Southwest corner of Ayala Drive and Interstate 210



Renaissance Marketplace is a 460,000-square-foot lifestyle/entertainment shopping center currently under construction by Lewis Retail Companies. Renaissance Marketplace will be anchored by a Cinemark movie theater, 24 Hour Fitness, Burlington and other national and regional retailers, specialty shops, and a variety of sit down and QSR restaurants. Renaissance Marketplace opened in 2018.

**CB RICHARD ELLIS – RICHARD RIZIKA**

310.430.7790 ext. 101 | [Richard.Rizika@BetaAgency.com](mailto:Richard.Rizika@BetaAgency.com)

## RIALTO – AYALA/RENAISSANCE RETAIL CENTER



In 2018, construction commenced on a proposed retail center located at the northeast corner of Ayala Drive and Renaissance Parkway, across from the Renaissance Marketplace. The initial project includes a Cracker Barrel restaurant, Sonic Drive-Thru, and a proposed 100-room hotel. Future construction phases include three multi-tenant buildings. The project is a partnership between the City of Rialto and Ayala@210 LLC.

**NAI CAPITAL – FRED ENCINAS**

909.609.4675 | [fencinas@naicapital.com](mailto:fencinas@naicapital.com)



# RETAIL & DEVELOPMENT

## SAN BERNARDINO – SMART & FINAL PROPERTY

324 W. Baseline Street



This centrally located property is near the I-215 and in a densely populated residential area of the City. Along with over 39K of built out space to lease, this property also has a development opportunity of a corner pad that fronts a main corridor through the City.

**BRYAN NORCOTT**  
213.298.3695 | [bryan.norcott@nmrk.com](mailto:bryan.norcott@nmrk.com)

## SAN BERNARDINO – MARSHALL CENTER

541 W. Marshall Blvd



This property is a prime location for new retail. Surrounded by residential neighborhoods that would support a lively retail center. Located just north of the 210 fwy with an on/off ramp less than 1000ft away, this center is neighbor to newly constructed retail that services the neighborhood.

**CENTURY 21 ALLSTARS – DIETER VOB PUSCHENDORF**  
562.863.2121 | [dvpworld@gmail.com](mailto:dvpworld@gmail.com)

## SAN BERNARDINO – CENTRAL CITY PLAZA

648 W. 4th Street



Prime Downtown San Bernardino Retail Center directly across the street from a 43acre new proposed mixed used development and the new 5th Street Gateway development. This retail center is perfect for a neighborhood grocery store. Adjacent to the I-215 and close to the 10 & 210 fwys, this is centrally located in the heart of the City.

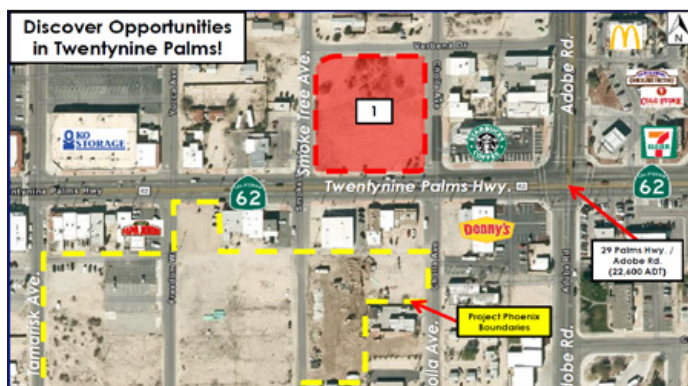
**ANTHONY HICKS**  
951.544.7044 | [hicks1206@gmail.com](mailto:hicks1206@gmail.com)



# WHERE VISION MEETS OPPORTUNITY

# 2023

## TWENTYNINE PALMS – DONALDSON PROPERTY 29 Palms Hwy/Adobe Rd.



Community of 28,000 that includes Marine Corps Air/Ground Combat Center and home to Joshua Tree National Park that sees 3 million annual visitors. The City of Twentynine Palms is predominantly a rental community with 59% of the housing units are rentals. With the business and leisure opportunities, the City has branded/boutique rooms at 650 units and Short-Term Rentals at 250 in the inventory of accommodations. Local Residents spend approximately \$130 million annually on key retail goods and services. The City has completed a \$20 million downtown revitalization development (Project Phoenix) that features a Joshua Tree National Park Cultural Center that will draw visitors into our downtown.

**KOSMONT COMPANIES – KEN K. HIRA**  
949.226.0288 | [khira@kosmont.com](mailto:khira@kosmont.com)

# RETAIL & DEVELOPMENT

## UPLAND – COLONIES CAMPUS CENTER I-210 Freeway and Campus Avenue



The Colonies Campus Center is a new retail center located at 1202 E. 20th Street, at the northeast corner of Campus Avenue and the I-210 Freeway, which carries in excess of 194,000 cars per day. The retail center has up to 6,425 square feet of available retail space for lease, on shared Starbucks pad, which was recently constructed. Join neighboring Ford of Upland, Tesla, In-N-Out Burger, Starbucks, and Shell Gas. The Colonies Campus Center is located across from Colonies Crossroads Shopping Center, the most dominant power retail center in the region. Within a 3-mile radius of the center, there is a daytime population of 105,141 people and an average household income of \$110,557.

**COMMERCIAL WEST BROKERAGE – MATT BERRY**  
949.723.7300 | [mberry@commercialwest.com](mailto:mberry@commercialwest.com)

## UPLAND – COLONIES CROSSROADS 210 Freeway & Campus Avenue



The Colonies Crossroads is the most dominate shopping center in the trade area, consisting of over 1.1 million square feet, located directly off the 210 Freeway at Campus Avenue. The Colonies is visible to approximately 189,000 cars per day at the 210 Freeway. The center serves an affluent community with strong demographics. The Colonies Crossroads trade area includes approximately 301,642 residents within a 5-mile radius, as well as an additional 105,432 daytime employees. Join tenants such as Nordstrom Rack, Old Navy, Sephora, PetSmart, Home Depot, Albertsons, Chili's, Target, and Dick's Sporting Goods. Available in the center is a 31,125 square foot retail tenant space and a 33,681 square foot ground floor space with a 5,000 square foot mezzanine.

**NEWMARK – WILLIAM BAUMAN**  
510.495.4114 | [bill.bauman@nrmk.com](mailto:bill.bauman@nrmk.com)

## UPLAND – PROPERTY OFFERED FOR LEASE/SALE – 376 N. 2ND AVENUE Southeast Corner of 2nd Avenue and D Street in the Historic Downtown Upland



The building on the site has been recently renovated and is approximately 7,200 square feet in size, including the 2nd floor rooftop space, and located in the historic downtown Upland. The building is perfect for a restaurant use with a rooftop bar and consists of a new commercial elevator, retractable glass, and dramatic views from the rooftop. The ceilings for the building are 15 feet in height. The property is located adjacent to the Pacific Electric Bike Trail and the future site of a new downtown urban plaza. The historic downtown Upland features restaurants, specialty shops, coffee shops, service-oriented businesses, offices, and a Metrolink Station.

**BANKER BROKER - MASSEY KOUHSSARI**  
949.244.1880 | [massey@bankerbroker.com](mailto:massey@bankerbroker.com)



# WHERE VISION MEETS OPPORTUNITY

2023

## VICTORVILLE TOWNE CENTER

12353 Mariposa Rd., Victorville, CA 92395



This 29,397 square-foot former movie theater stands in the middle of a thriving shopping center. Located right off the 15 freeway, there is much visibility and a high traffic count of 132,000 cars per day. This facility has 10 free standing movie screens and has a prime panel placement on both sides of a pylon sign. There is an overall population of over 298,680 people with a 20 minute drive. This location is also in close proximity to the Mall of Victor Valley.

### PROGRESSIVE REAL ESTATE – MONICA DAL BIANCO

909.230.4500 | [brad@progressiverep.com](mailto:brad@progressiverep.com)

## VICTORVILLE – DESERT SKY PLAZA

SE Roy Rogers Drive & Civic Drive



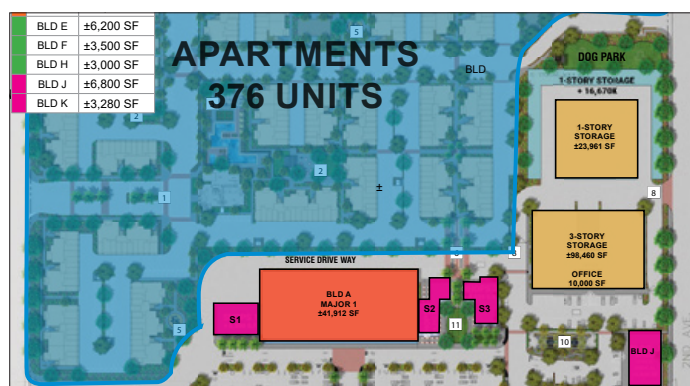
Located conveniently just off of the 15 freeway at the Southeast Corner of Roy Rogers Drive and Amaragosa Drive, Desert Sky Plaza will be an approximately 300,000 square foot regional shopping center built on approximately 30 acres of land which will be anchored by a major national retailer and multiple national sub-anchors. The project will have freeway signage and is located adjacent to other major existing retailers such as The Home Depot, Winco, and Stater Brothers Markets. Anchor, shop, pad, end cap, ground lease, and drive-thru opportunities are still available in this project, which is slated for a 2025 completion date.

### NEWMARK MERRILL COMPANIES – GREG GIACOPUZZI

[ggiacopuzzi@newmarkmerrill.com](mailto:ggiacopuzzi@newmarkmerrill.com)

## THE VICTOR VALLEY CONNECTION

Bear Valley Road & 2nd Avenue



A ±36-acre mixed use development offering a blend of commercial uses to the more than +450k residents within the High Desert/Victor Valley Trade area. Build to Suit Ground Lease, and Purchase Opportunities for grocery, drive-thru, fitness, restaurant, medical and entertainment businesses. Over 1,200 feet of Bear Valley Road frontage with 5 access points to provide easy access to the over 50,000 cars per day on Bear Valley Road. Tenants already committed include McDonald's and a 76 Gas station with a Circle K convenient store. Nearby businesses include Desert Valley Hospital, Vons, Walgreens, CVS, Ross Dress for Less, Dollar Tree, Bank of America, In N Out, and Starbucks.

### CATALYST RETAIL – CHASE HARVEY

951.660.1387 | [charvey@catalystretail.com](mailto:charvey@catalystretail.com)

# RETAIL & DEVELOPMENT

## YUCAIPA POINTE COMMERCIAL RETAIL DEVELOPMENT



This new commercial retail development spans twenty-four (24) acres and is one of the largest economic development projects for the City in decades. Primarily situated off the Interstate 10 Freeway, this new shopping opportunity is for all those who live, work, and visit Yucaipa and the region. As part of the City's investment in the project, recent improvements to facilitate the development include widening of the City's main thoroughfare, Yucaipa Boulevard, of which the development has frontage on. Yucaipa Pointe is a tremendous retail opportunity to serve the needs of a growing community and region.



**CITY OF YUCAIPA – RYAN MILLER**  
909.797.2489 ext. 243 | [rmiller@yucaipa.org](mailto:rmiller@yucaipa.org)



# WHERE VISION MEETS OPPORTUNITY

2023

## YUCCA VALLEY – DESERT HILLS PLAZA, SUPERMARKET (NEIGHBORHOOD CENTER)

57200 29 Palms Hwy, Yucca Valley, CA 92284



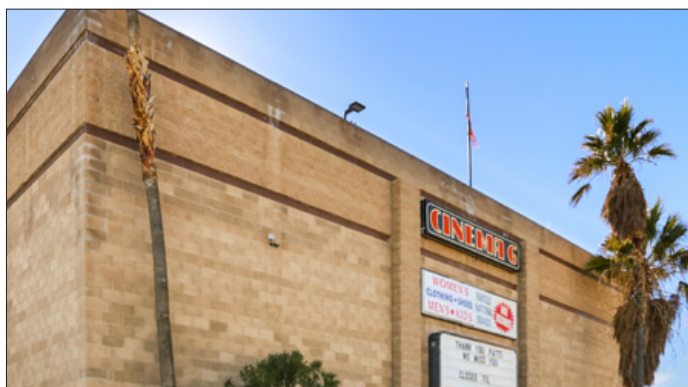
This 12,572 square-foot property sits in a high traffic shopping center for the community. Next to a Grocery Outlet and Family Dollar, this is the perfect location for a supermarket. There are over 36,000 people within a 15 minute drive of this center, making this a prime location for residents.

### LEE & ASSOCIATES

3240 Mission Inn Ave., Riverside, CA 92507  
951.276.3600 | [www.lee-associates.com](http://www.lee-associates.com)

## YUCCA VALLEY – MOVIE THEATRE

56401 29 Palms Hwy., Yucca Valley, CA 92284



This former movie theatre has between 5,000 to 16,644 square feet available. There is a population of over 18,000 people within 3 miles of this location, making this the prime entertainment hub for the community.

### ADG

2801 Los Flores Blvd., Lynwood, CA 90262  
310.756.3217

## YUCCA VALLEY – JOSHUA VILLAGE SHOPPING CENTER

57552-57590 Twentynine Palms Hwy.



This property sits in a popular shopping center in Yucca Valley. Over 20,000 people live within a 3 mile radius of this development. This is a great location for a retail store.

### WESTMAR COMMERCIAL BROKERAGE, INC.

41623 Margarita Rd., Suite 100, Temecula, CA 92591  
951.491.6300 | [www.westmarcre.com](http://www.westmarcre.com)

# RETAIL & DEVELOPMENT

## ABOUT THE BUSINESS GROWTH OPPORTUNITIES

The material in the Business Growth Opportunities from San Bernardino County's Economic Development Department is made available as a public service for information purposes only. The information includes materials that contain circumstances that vary and are complex and subject to change.

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DISCLAIMER











# 2023 WHERE VISION *MEETS OPPORTUNITY*



Economic Development

290 North D Street, Suite 600  
San Bernardino, CA 92415-0047  
909.387.4700

[www.SelectSBCounty.com](http://www.SelectSBCounty.com)

## San Bernardino County BOARD OF SUPERVISORS



**Col. Paul Cook (Ret.)**  
Vice Chair,  
First District Supervisor



**Jesse Armendarez**  
Second District Supervisor



**Dawn Rowe**  
Chair,  
Third District Supervisor



**Curt Hagman**  
Fourth District Supervisor



**Joe Baca, Jr.**  
Fifth District Supervisor



**Leonard X. Hernandez**  
Chief Executive Officer

**Derek Armstrong**  
Economic Development Director