



FOR LEASE

E. HOSPITALITY LN. & CARNEGIE DR., SAN BERNARDINO, CA

First Time Ever Offered: Last Pad Sites to Iconic Tri-City Corporate Centre



PROPERTY FEATURES

- Rare Ground Lease, Build-to-Suit, Sale, Joint Venture in San Bernardino's Prestigious Tri City Corporate Centre
- Located in the Heart of Over 4 Million Square Feet of Retail, Hotels, and Class A Office
- Excellent Visibility to Over 25,122 Cars Per Day on Hospitality Lane
- Ideal for Restaurant, Retail, and Daily Needs Uses

2020 3 MILE DEMOGRAPHICS

	Population:	81,006
	Average HH Income:	\$67,723
	Daytime Population:	110,162
	Traffic Counts	±26,514 CPD

Source: Regis



JOIN:



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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The Tri City Corporate Centre is San Bernardino County's flagship class A corporate office park, with over 1 Million SF of class A & B office across 17 buildings on a 153 AC master planned center.

Major Tenants include Fidelity National Title, WSP Global, Lewis Brisbois, Chicago Title, Air Methods Corp, Walgreen's District Office, CalPERS Regional Office, BNSF Railway, as well as several San Bernardino County Offices.



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