

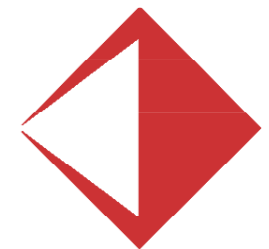


San Bernardino Seven Trees Shopping Center

Seven Trees is located at the signalized intersection of Highland and Sterling.

The center is visible from the I-210 Fwy, and is just off the Highland exit. Highland, one of the main retail thoroughfares in the city, features a considerable number of well recognized brands and customer draws.

It is also the primary exit for the San Manuel Indian Casino with annual visitors numbering over 2 million.



WESTLAND

RETAIL PROPERTIES

Seven Trees

Corner of Sterling & Highland

- ◆ Target Anchored
- ◆ Just off the 210 Fwy
- ◆ 4:1 Parking Ratio
- ◆ New facade improvement

Join Us.

- ◆ Payless Shoes
- ◆ Baskin Robbins
- ◆ Waba Grill
- ◆ Sally Beauty

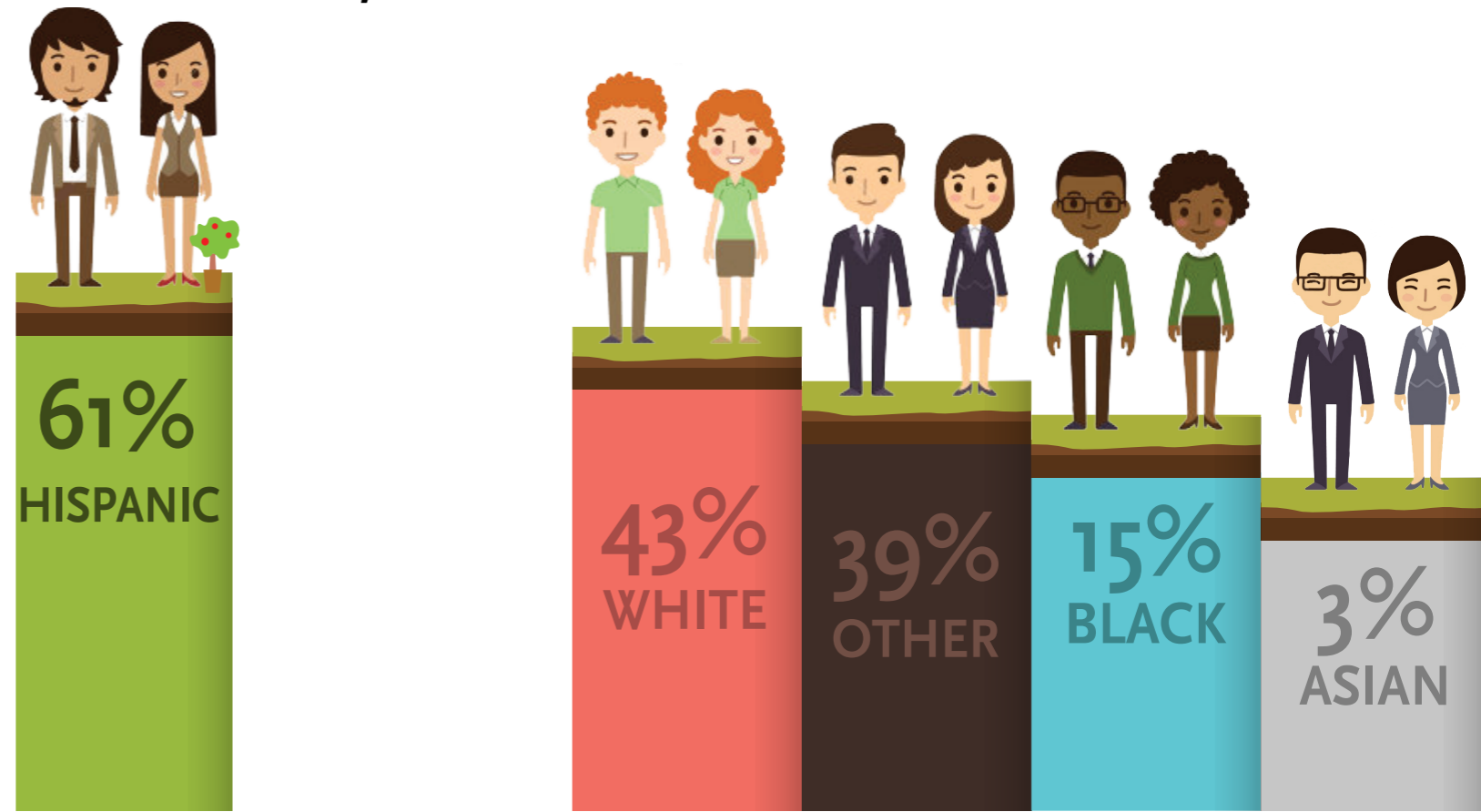
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www.westlandRealEstateGroup.com

Westland Real Estate Group

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133,000 TOTAL POPULATION IN A 3 MILE RADIUS



Average

Household

Income

\$46k





TARGET
#2380
102,400 SF

SUMMARY

LAND AREA	± 600,692 SF	13.79 AC
BUILDING AREA	± 150,338 SF	
LAND/BUILD RATIO	3.0/1	25%
PARKING PROVIDED		725
PARKING REQUIRED	@ 1/250 =	601
PARKING RATIO		4.8/1000

#2354	2,000 SF
#2352	1,020 SF
#2350	1,020 SF
#2348	1,020 SF
#2346	1,020 SF
#2344	1,200 SF
#2342	1,176 SF
#2340	1,020 SF
#2336	2,400 SF
#2334	2,980 SF
#2330	1,820 SF
#2324	4,000 SF
#2318	1,800 SF
#1920	4,170 SF
#1980	8,800 SF
#2372	7,000 SF
#2360 B	2,199 SF
#2360 A	3,312 SF



Seven Trees
1980 E. Highland Ave.
San Bernardino, CA



Seven Trees

HIGHLAND AVENUE

STERLING AVENUE

