



Location: SEC of Vine St. & 10th St.  
 Inland Empire East Cluster  
 Riverside Submarket  
 Riverside County  
 Riverside, CA 92507

Building Type: Class B Office

Status: Built 1980, Renov 2005

Stories: 2

RBA: 47,275 SF

Typical Floor: 23,000 SF

Total Avail: 47,274 SF

% Leased: 0%

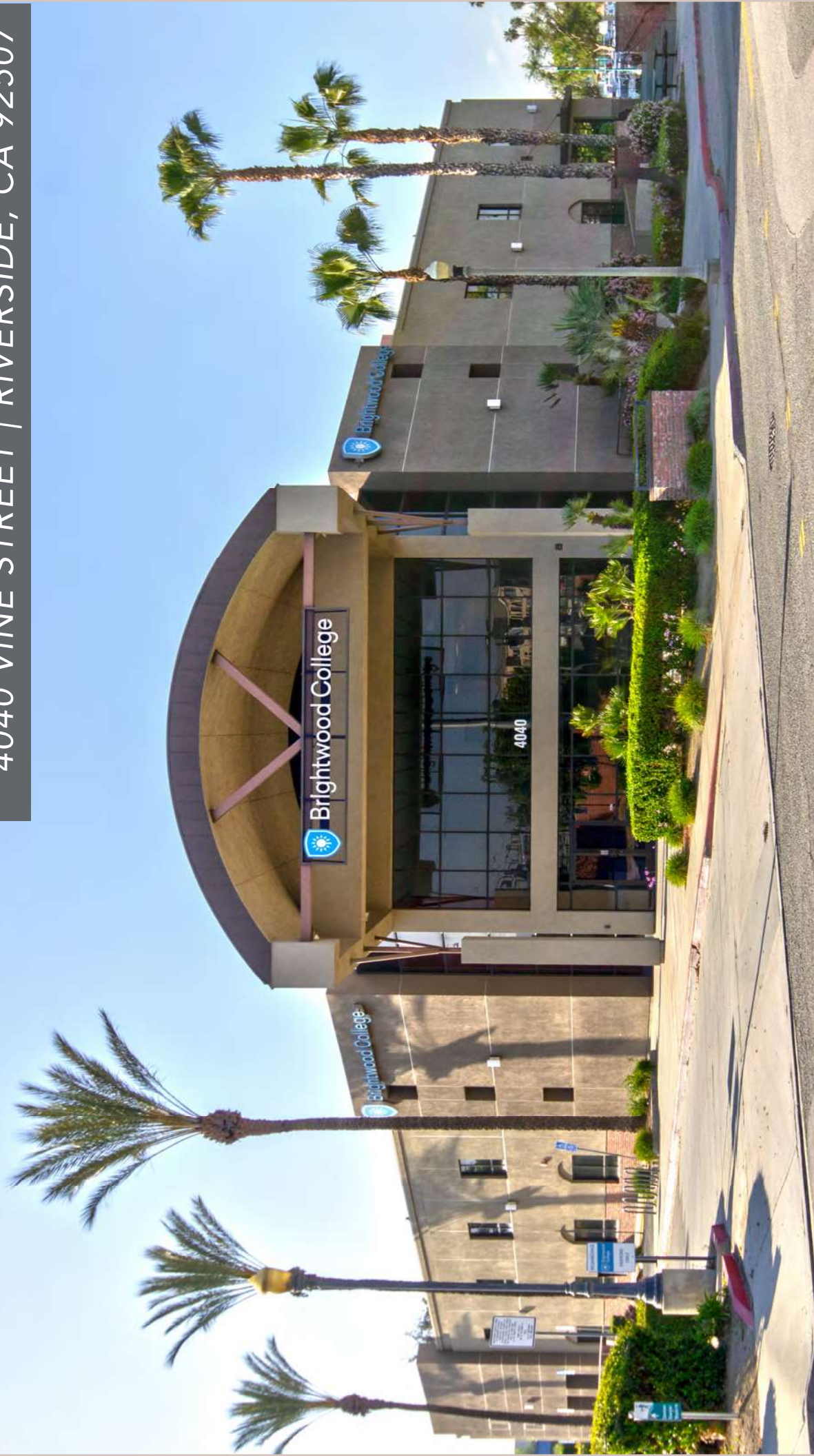
Developer: -  
 Management: -  
 Recorded Owner: City Works

Expenses: 2018 Tax @ \$1.55/sf; 2011 Est Ops @ \$0.91/sf  
 Parcel Number: 215-153-010  
 Parking: 120 free Surface Spaces are available; Ratio of 4.00/1,000 SF  
 Amenities: Metro/Subway

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
E 1st	23,638	23,638	47,274	\$2.25/mg	Vacant	Negotiable	Direct
4040 VINE STREET, is a two story building of approximately 47,275 square feet located within the Downtown Riverside District. The building has previously occupied by a trade school and was originally designed as a Movie Theater. The main building lobby has undergone a complete renovation using local reclaimed materials integrating touches of Riverside vibrant citrus heritage. Large floorplates allow for various layouts based on a Tenant's specific needs. The building is located on the north side of the Downtown Riverside Metrolink station, which allows employees to commute via mass transit from the majority of Southern California. There are numerous hotels and retail amenities within 1/2 mile proximity creating a fully walkable environment.							
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# FOR LEASE ±47,275 SF

4040 VINE STREET | RIVERSIDE, CA 92507



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates Commercial Real Estate  
Services, Inc.- Riverside  
Corporate DRE #01048055  
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Riverside, CA 92505

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# FOR LEASE ±47,275 SF

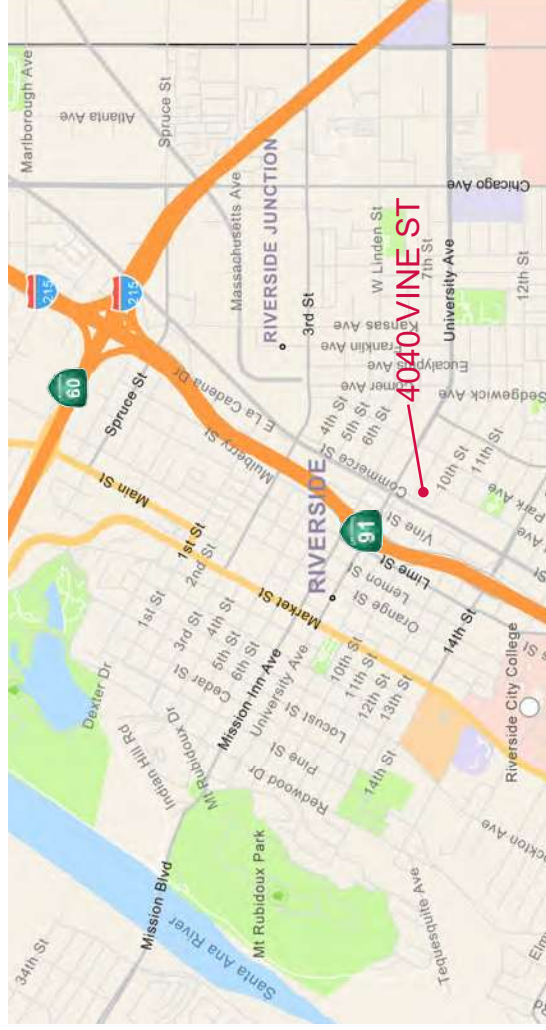
4040 VINE STREET | RIVERSIDE, CA 92507



## PROPERTY OVERVIEW

4040 VINE STREET, is a two story building of approximately 47,275 square feet located within the Downtown Riverside District. The building has previously occupied by a trade school and was originally designed as a Movie Theater. The main building lobby has undergone a complete renovation using local reclaimed materials integrating touches of Riverside's vibrant citrus heritage.

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# Summary of Availabilities

Former UEI College Site

San Bernardino, CA

Prepared for:



July 18, 2019

Prepared by:

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**CBRE**



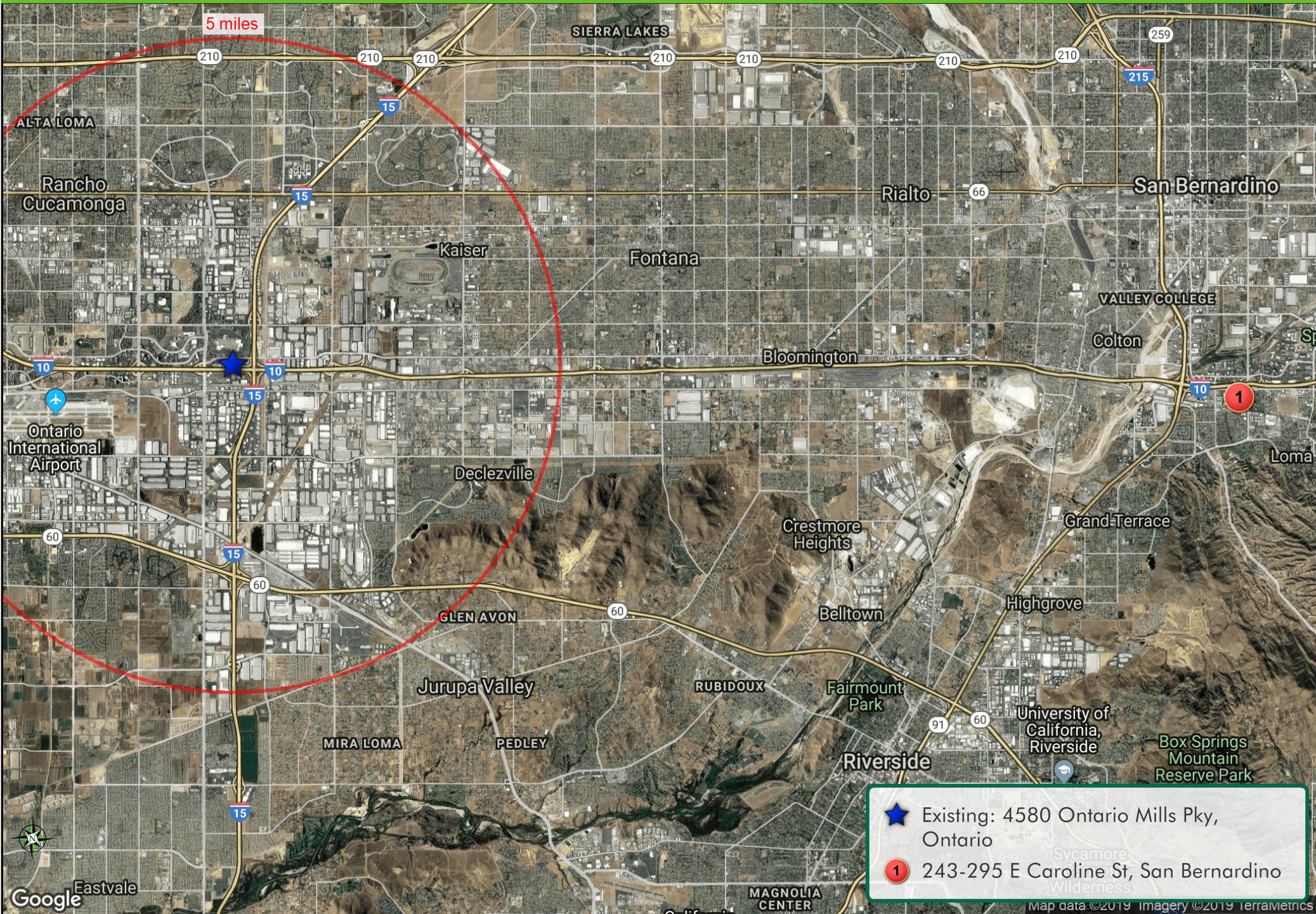
# Table of Contents

I. Property Overview Map

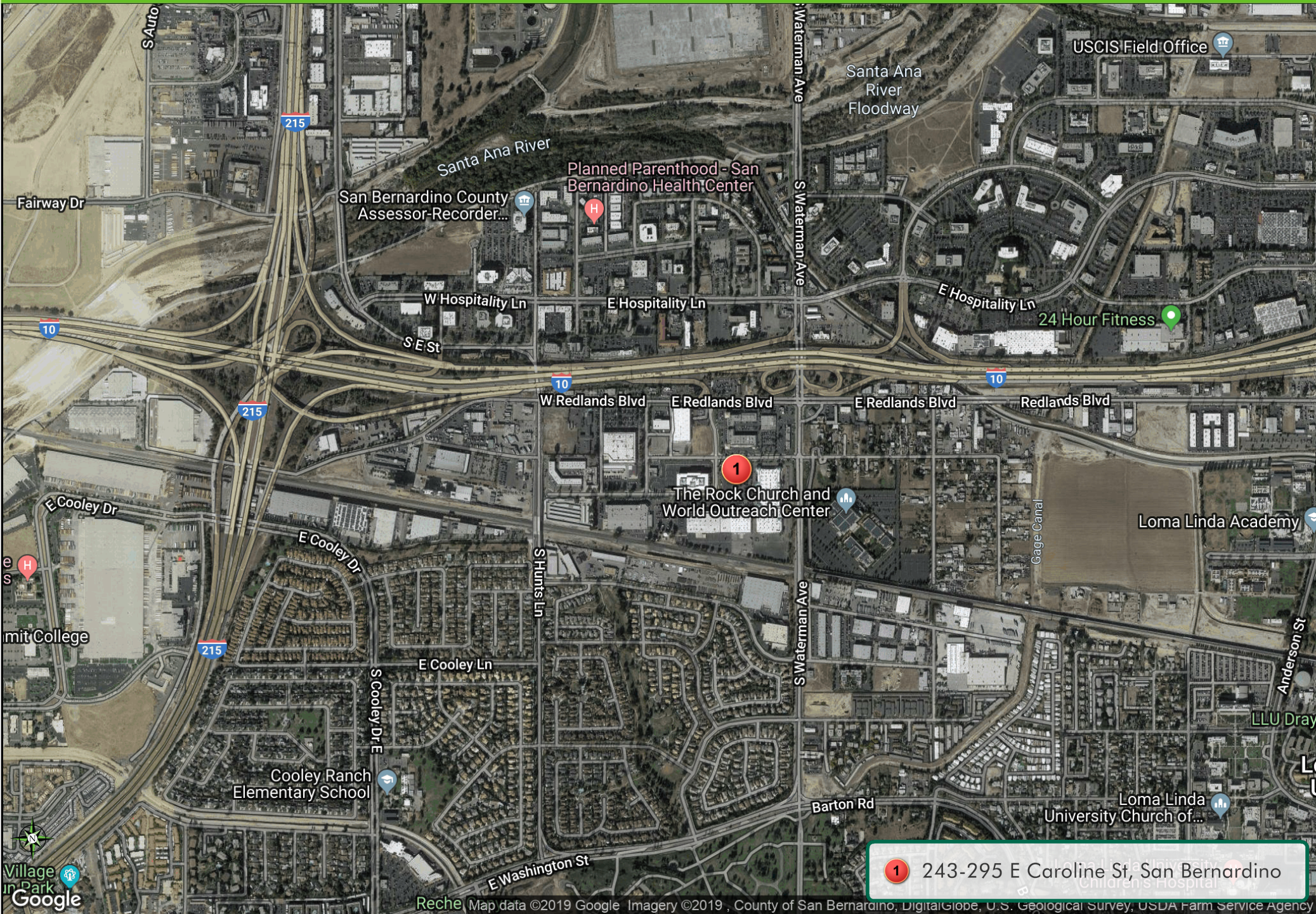
II. Available Properties

1. The Club Center  
295 E Caroline St., San Bernardino, CA

# SJVC SURVEY SAN BERNARDINO, CA



# SJVC PROPOSED SITE SAN BERNARDINO, CA



1 243-295 E Caroline St, San Bernardino



Location: Bldg B  
 AKA 243 E Caroline St  
 Waterman Ave & Caroline St  
 Inland Empire East Cluster  
 East San Bernardino Submarket  
 San Bernardino County  
 San Bernardino, CA 92408

Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: 2012 Tax @ \$0.82/sf; 2012 Ops @ \$1.70/sf

Parcel Number: 0164-321-78, 0164-321-79-W000  
 CAM: \$0.29

Amenities: Pylon Sign

Street Frontage: 412 feet on Caroline  
 1,037 feet on S Waterman

Parking: 1,000 free Surface Spaces are available; Ratio of 0.91/1,000 SF

Building Type: Retail/(Community Center)  
 Bldg Status: Built 1990  
 Building Size: 152,730 SF  
 Typical Floor Size: 152,730 SF  
 Stories: 1  
 Land Area: 243,936 SF  
 Total Avail: 121,942 SF  
 % Leased: 40.4%  
 Total Spaces Avail: 5  
 Smallest Space: 10,000 SF  
 Bldg Vacant: 91008

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	44,000	44,000	44,000	Withheld	Vacant	Negotiable	Direct
P 1st / Suite B	22,325	22,325	22,325	\$18.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite C	14,683	14,683	14,683	\$9.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite D-1	10,000	10,000	10,000	\$12.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite E1	10,000 - 30,934	30,934	30,934	\$18.00/nnn	60 Days	Negotiable	Direct



FOR LEASE

# THE CLUB CENTER

OFFICE, MEDICAL & RETAIL SPACE AVAILABLE

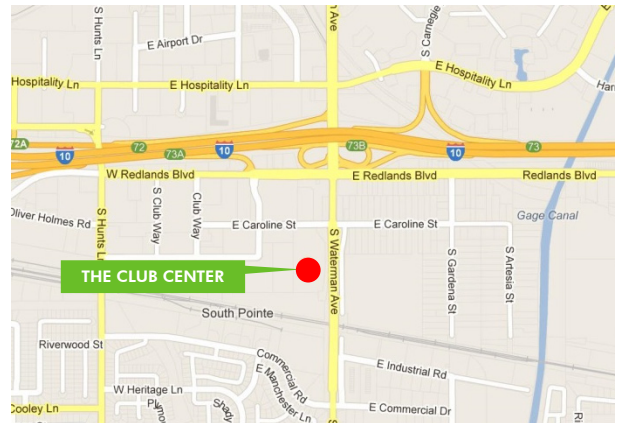
243-295 E CAROLINE STREET | SAN BERNARDINO, CA

RETAIL



## PROPERTY INFO

- + Easy freeway on & off access
- + Strategically located at intersection 215 Fwy and 10 Fwy
- + Extensive interior improvements in place for specific uses like medical, entertainment and education
- + Ample common area parking
- + Convenient access to neighboring cities – Colton, Loma Linda, Redlands and Grand Terrace
- + 5 minutes from Loma Linda University and Medical Center



2018 Demographics	2-miles	3-miles	5-miles
Population	36,527	83,107	237,159
Avg HH Income	\$73,176	\$71,221	\$61,838
Daytime Population	77,149	137,898	316,414

## CONTACT US

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[www.cbre.us/ontario](http://www.cbre.us/ontario)

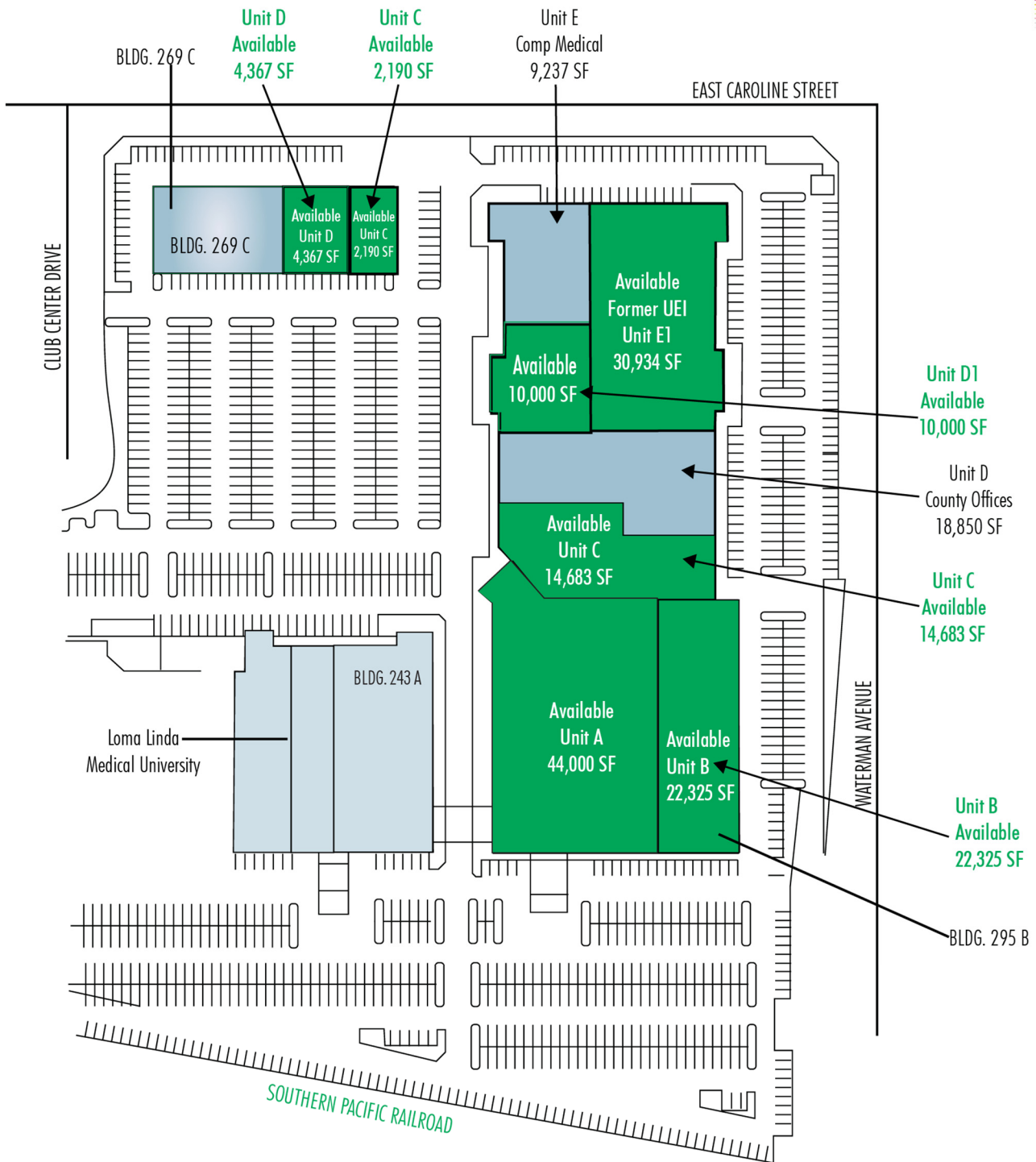
**CBRE**

FOR LEASE

# THE CLUB CENTER








243-295 E CAROLINE STREET | SAN BERNARDINO, CA

RETAIL



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**FLOOR LEGEND**

-  EXISTING EXTERIOR WALL TO REMAIN
-  NEW 4" 20 GA. MTL. STUD DIAPHRAGM WALL PER DETAIL SHEET A-201
-  NEW 3 1/2" 24 GA. MTL. STUD WALL UP TO 4' ABOVE FINISHED CEILING, PER DET. & SHEET A-201
-  NEW 3 1/2" 24 GA. MTL. STUD WALL UP TO 8'-0" ABOVE FINISHED FLOOR, PER DET. & SHEET A-201
-  EXISTING PARTITION WALL TO REMAIN
-  EXISTING OPENING WALL TO REMAIN
-  DOOR KEYNOTE SEE DOOR SCHEDULE

PROJECT ARCHITECT •  
**BGA**  
 BIRD Group Architects Inc.  
 8333 ROCHESTER AVE., SUITE 207  
 RANCHO CUCUMBERA, CA 91130  
 TEL: 909.909.9999  
 FAX: 909.448.1568  
 EMAIL: info@birdgrouparchitect.com



CONSULTANT •

DEVELOPER •

CCI CLUB SB LLC  
 8480 EAST ORCHARD RD.  
 SUITE 0900  
 GREENWOOD VILLAGE, CO 80111

PROJECT •

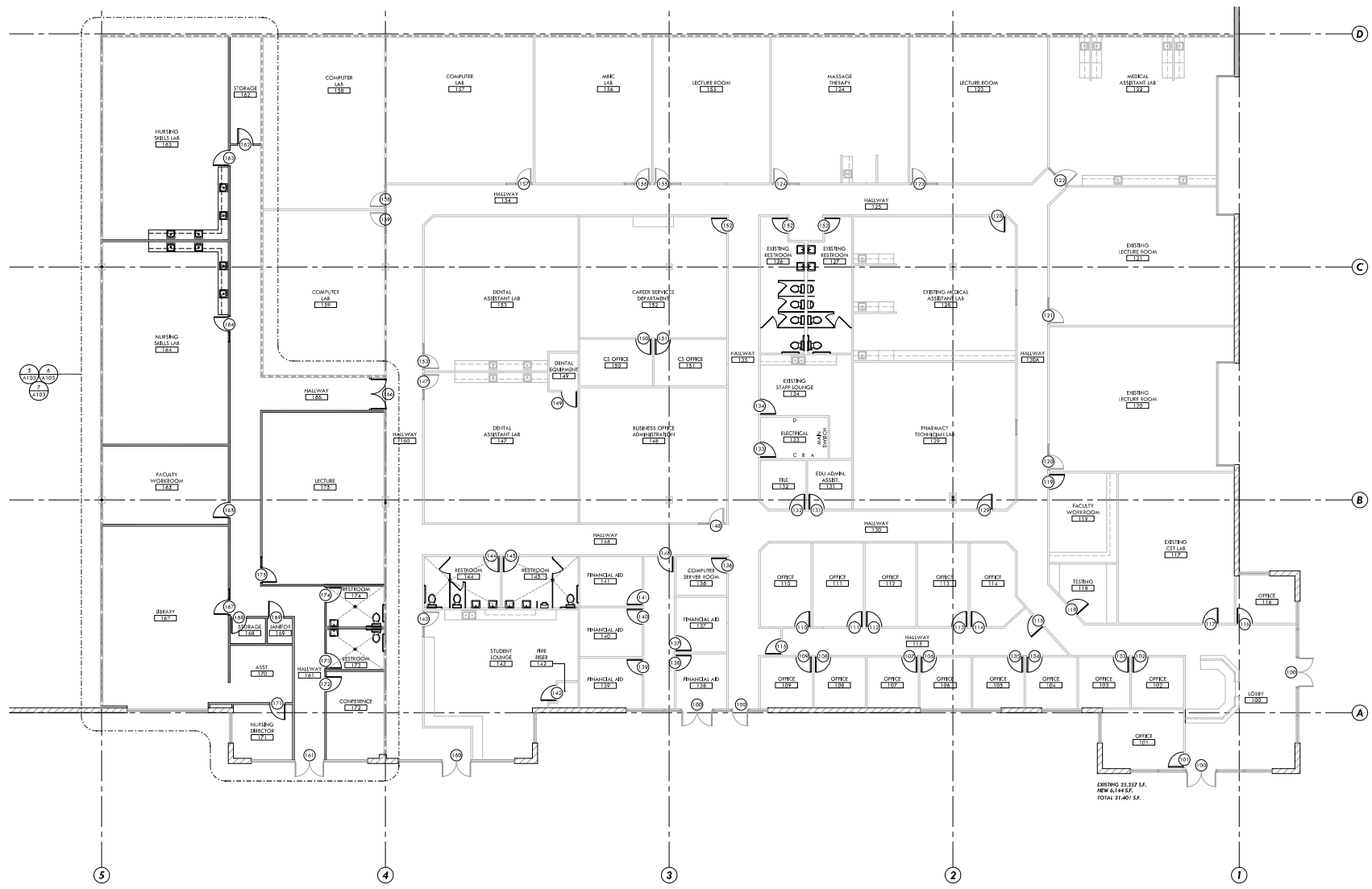
U.E.J. NURSING EXPANSION  
 295 E. CAROLINE ST.  
 SAN BERNARDINO, CA 92408

REVISION •  
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 ▲  
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SHEET TITLE •  
**REFERENCE FLOOR PLAN**

DRAWN • AKR/BS  
 CHECKED • BRB  
 SCALE • 1/8" = 1'-0"  
 DATE • 01.20.10  
 JOB • 1002  
 SHEET •

**A100**  
 01.27.10  
 1st SUBMITTAL



EXISTING 21,217 SF.  
 NEW 6,148 SF.  
 TOTAL 27,365 SF.



For more information, contact:

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Location: Vanderbilt Plaza  
Inland Empire East Cluster  
East San Bernardino Submarket  
San Bernardino County  
San Bernardino, CA 92408

Building Type: Class A Office

Status: Built Oct 2004

Stories: 4

RBA: 115,520 SF

Typical Floor: 28,880 SF

Total Avail: 92,200 SF

% Leased: 76.4%

Developer: Opus Architects and Engineers  
Management: Hines  
Recorded Owner: Tri City South Owner Llc

Expenses: 2018 Tax @ \$1.55/sf

Parcel Number: 0281-372-05

Parking: 150 free Surface Spaces are available; Ratio of 1.30/1,000 SF

Amenities: Controlled Access, Day Care, Energy Star Labeled, Fitness Center, Property Manager on Site, Restaurant, Security System

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite 100 In Research	27,277	27,277	27,277	Withheld	Vacant	Negotiable	Direct
P 2nd / Suite 200 Previously occupied with numerous offices, training rooms, reception area, break room, open area	20,694	20,694	20,694	Withheld	30 Days	5 yrs	Direct
P 2nd / Suite 270 Six (6) private offices, conference rooms, bullpen	2,880	2,880	2,880	Withheld	30 Days	Negotiable	Direct
P 3rd / Suite 300 Reception, conference room, bull pen, seven (7) class rooms, break room, two storage rooms	11,766	11,766	11,766	Withheld	30 Days	5 yrs	Direct
P 4th / Suite 400 Large reception area, large conference room, training room, approximately fifty-five (55) private offices, several small conference rooms, break room, storage room, IT room. Suites 400 & 450 can be combined totaling 29,583 RSF	23,484	29,583	29,583	Withheld	30 Days	Negotiable	Direct
P 4th / Suite 450 Twenty-three (23) private offices, one (1) board room, one (1) conference room, one (1) mail room, one (1) IT closet. Suites 400 & 450 can be combined totaling 29,583 RSF	6,099	29,583	29,583	Withheld	30 Days	Negotiable	Direct



Building Notes

Free Parking. Largest master planned mixed-use project in the Inland Empire with a unique campus environment, lush landscaping, and outdoor amenities. Immediate access to the 10 Freeway with direct access to the 215, 210, 60 and 91 Freeways. Served by public transit: SBX (Rapid Transit Service) and OMNI Trans. Walkable retail amenities include over 30 restaurants, hotels, fitness clubs, big box retail stores and other convenient retail options. On-site professional property management, 24-hour security patrol, day porter and building engineers. Fiber optic connectivity, EV charging stations and other modern amenities. 20 minutes to Ontario International Airport.

# VANDERBILT PLAZA

451 E. Vanderbilt Way, San Bernardino



OWNED/MANAGED BY:

**Hines**



**CBRE**

## PROPERTY OVERVIEW/HIGHLIGHTS

-  Class A, four (4) story building
-  ±114,707 square feet
-  Two (2) story lobby with ceramic tile flooring with granite accents
-  Restrooms with granite vanities, ceramic tile floors and wall coverings
-  High performance exterior glass with brick veneer
-  Glass balcony railing overlooking first floor main lobby
-  State-of-the-art computer controlled HVAC
-  Fully sprinklered with fire-life safety
-  Fiber optic communication capabilities
-  ±153 acre mixed-use master planned business park
-  Conveniently located adjacent to I-10 and I-215 Freeways
-  Walkable amenities include restaurants, retail services and health club
-  On-site property management and maintenance
-  On-site 24-hour security patrol
-  Card key system for after hours access

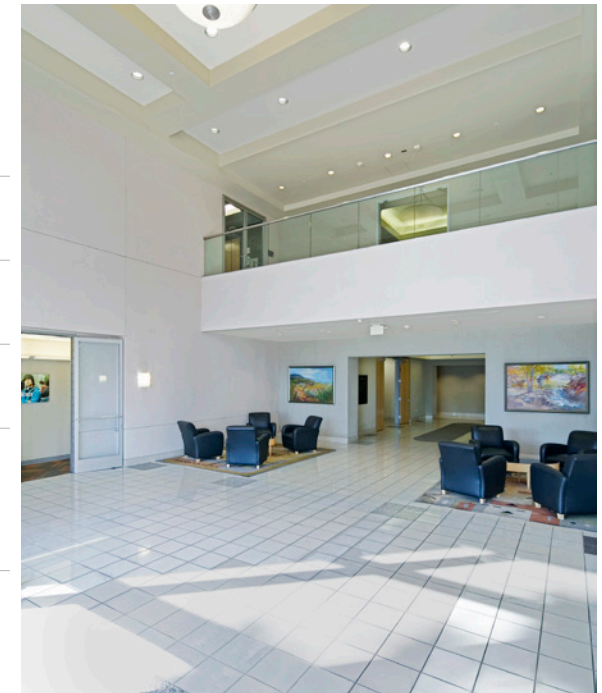


# AVAILABILITIES

TOTAL SQUARE FEET	115,520 Rentable Square Feet
AVAILABLE SPACE	92,195 Rentable Square Feet



SUITE	AVAILABLE / SQ. FT.	RENTAL RATE	DESCRIPTION
100	27,277 RSF	Call for Pricing	In Research. Available June 1, 2019
200	20,693 RSF	Call for Pricing	Previously occupied with numerous offices, training rooms, reception area, break room, open area
270	2,879 RSF	Call for Pricing	Six (6) private offices, conference rooms, bullpen
300	11,765 RSF	Call for Pricing	Reception, conference room, bullpen, seven (7) class rooms, break room, two storage rooms.
400	23,483 RSF	Call for Pricing	Large reception area, large conference room, training room, approximately fifty-five (55) private offices, several small conference rooms, break room, storage room, IT room
450	6,098 RSF	Call for Pricing	Twenty-three (23) private offices, one (1) board room, one (1) conference room, one (1) mail room, one (1) IT closet.



Suites 400 & 450 can be combined totaling 29,581 RSF

RENT INCREASES	Three percent (3%) per year
LEASE TERM	Five (5) years
TENANT IMPROVEMENTS	Negotiable
OPERATING EXPENSES	Pass through over Base Year
ELEVATORS	Two (2)
PARKING	Four (4) cars per 1,000 square feet leased
ACCESS	After hours computer controlled system
BUILDING HOURS	8:00 a.m. to 5:30 p.m. – Monday through Friday 8:00 a.m. to 12 noon – Saturday (except Federal and State Holidays)
YEAR BUILT	2005



OWNED/MANAGED BY:  
**Hines**

# HINES PORTFOLIO

#	ADDRESS
1	301 E. Vanderbilt Way (One Vanderbilt)
2	451 E. Vanderbilt Way (Vanderbilt Plaza)
3	621 E. Carnegie Drive (One Carnegie Plaza, Bldg. B)
4	625 E. Carnegie Drive (One Carnegie Plaza, Bldg. A)
5	636 E. Brier Drive (Carnegie Business Center I, Bldg. B)
6	630 E. Brier Drive (Carnegie Business Center I, Bldg. A)
7	674 E. Brier Drive (North Court Plaza)
8	732 E. Carnegie Drive (Carnegie Business Center II, Bldg. B)
9	720 E. Carnegie Drive (Carnegie Business Center II, Bldg. A)
10	685 E. Carnegie Drive (Two Carnegie Plaza)

## San Bernardino

S WATERMAN AVE



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**Hines**

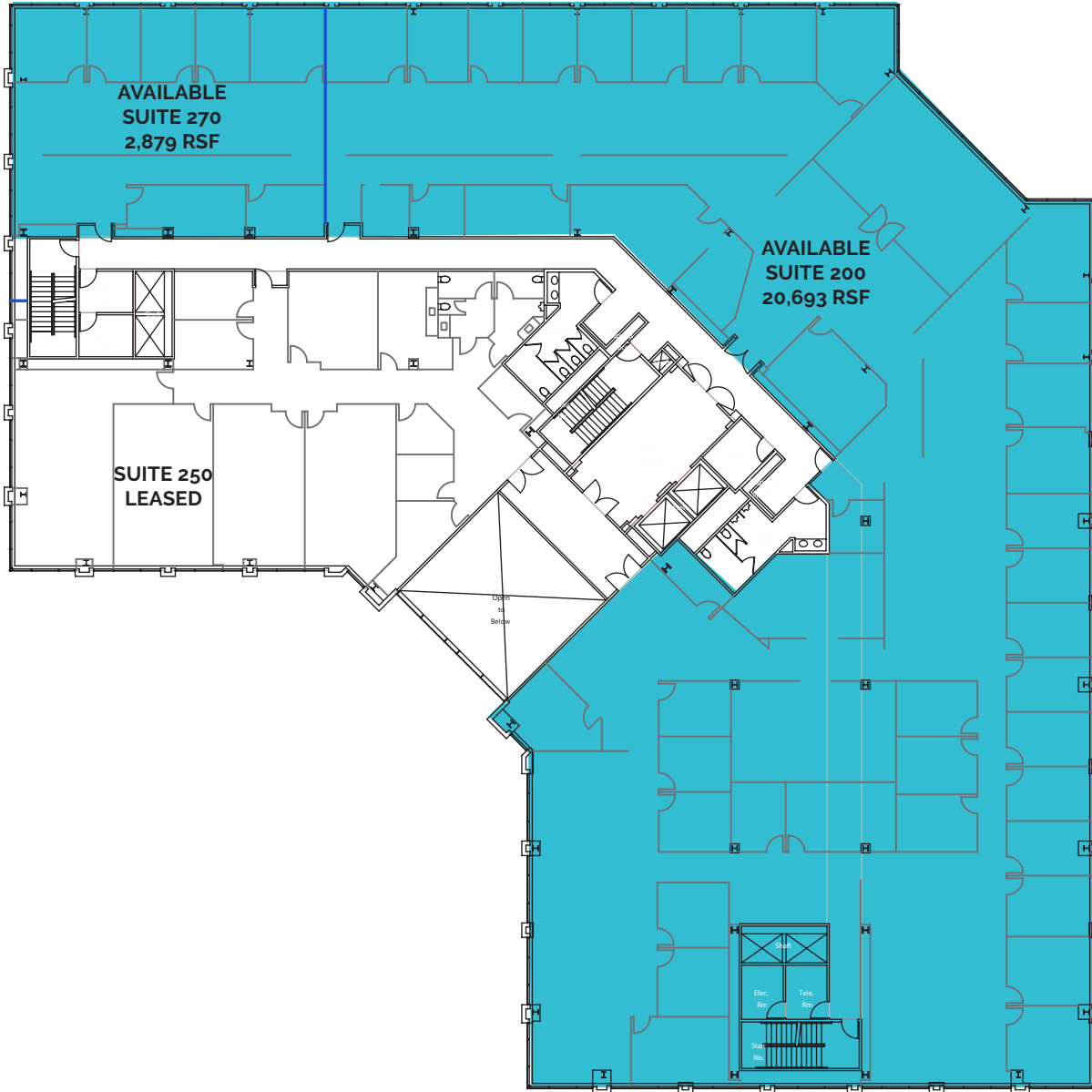
# BUS STOPS



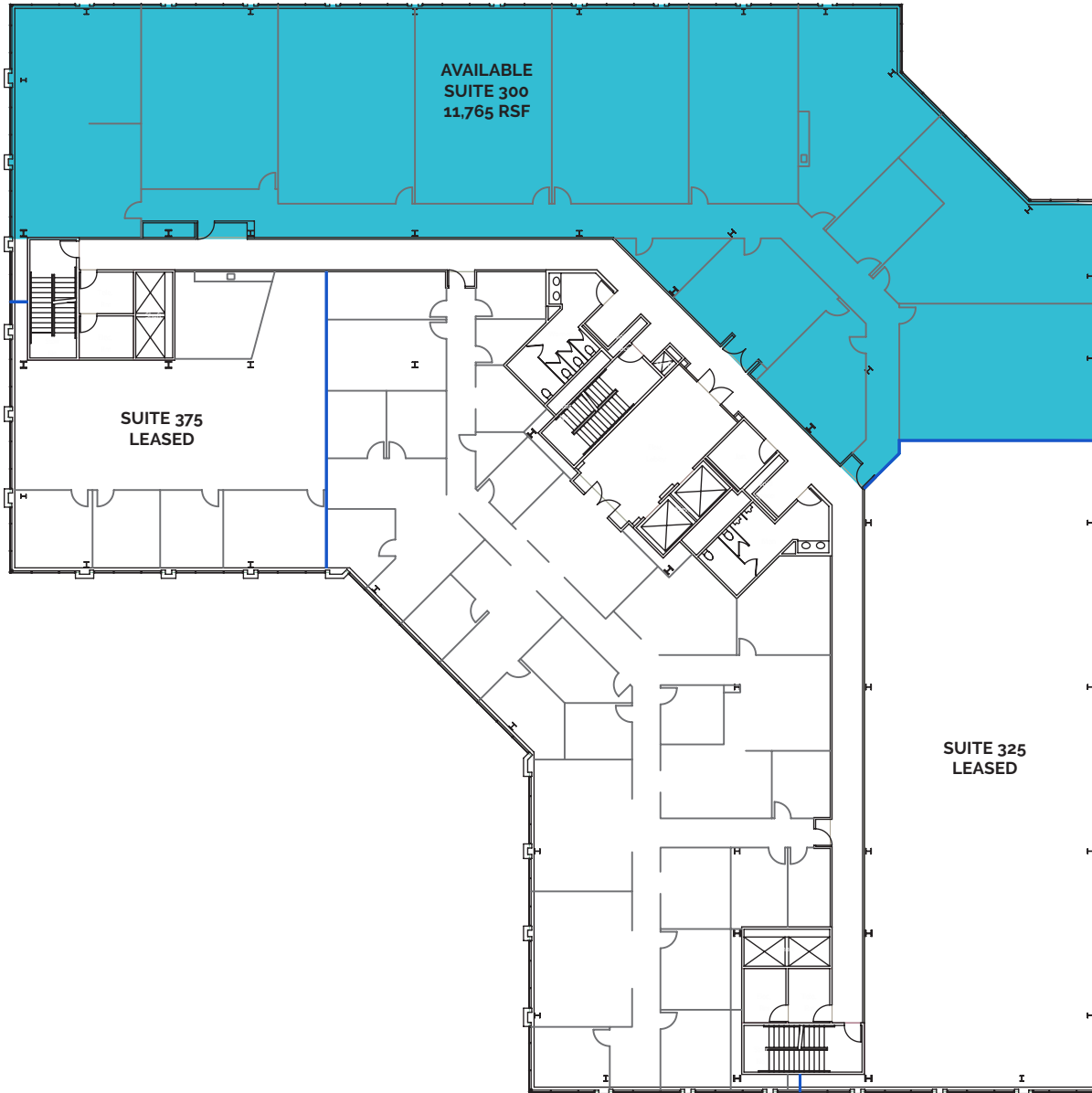
FLOOR 1



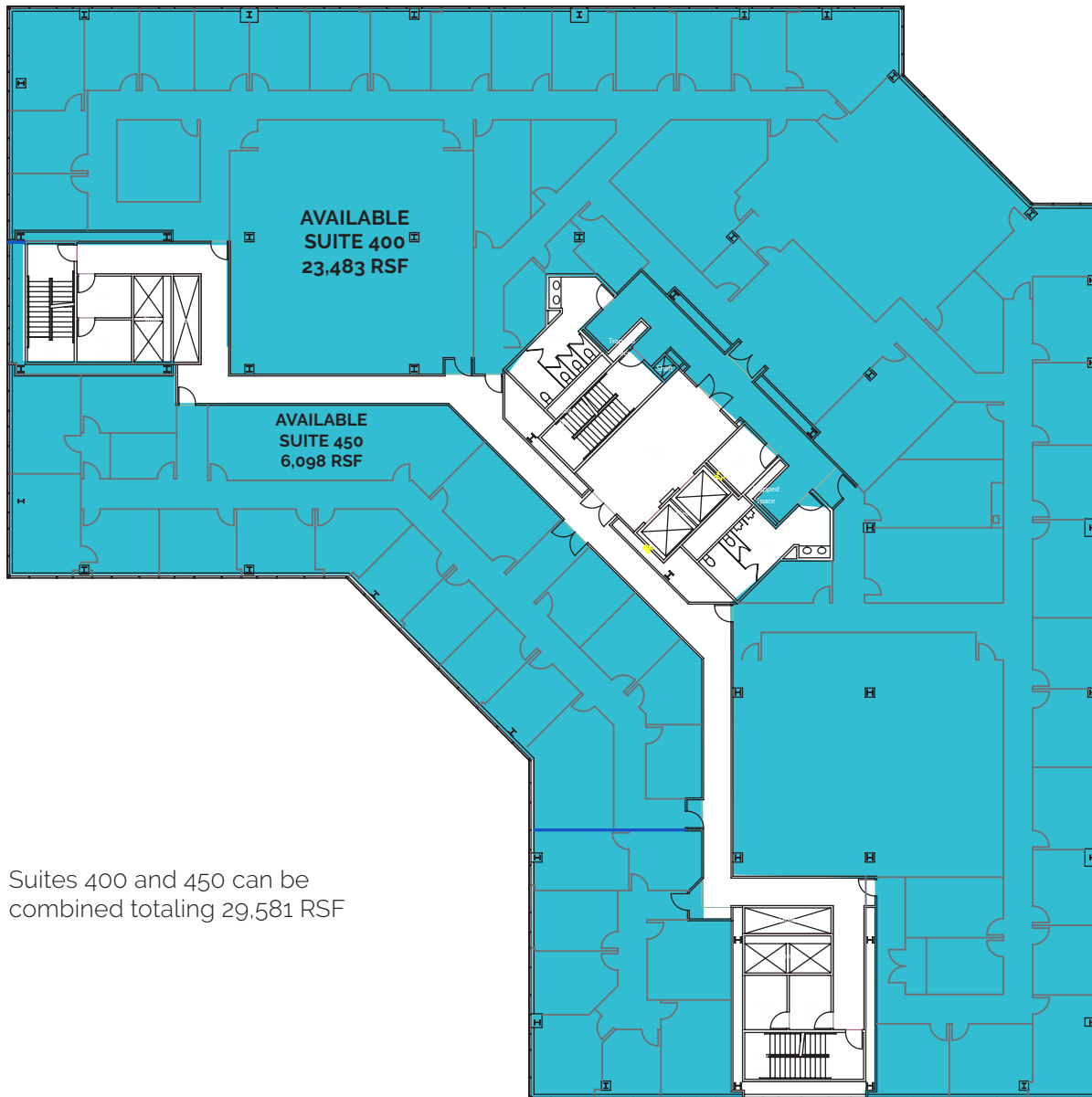
FLOOR 2



FLOOR 3



## FLOOR 4



Suites 400 and 450 can be combined totaling 29,581 RSF

# AREA AMENITIES



**SBD**  
International Airport

**Guitar Center**  
**Residence Inn by Marriott**  
**STAPLES**  
Make More Happen

**Sams Club**  
**curacao**  
**IN-N-OUT**  
**CAMPERO**  
**Best Western**  
**FAIRFIELD**  
LUXURY HOTELS & SUITES

**Panera**  
**Starbucks**  
**SLOPE**  
Huong Co ToFu  
**Spectrum**  
**WELLS FARGO**

**Hilton Garden Inn**  
**FRIDAYS**  
**Mimi's Cafe**  
**planet fitness**

**OUTBACK**  
STEAKHOUSE  
**BUFFALO WILD WINGS**  
**Olive Garden**

**Curves**  
**EL TORITO**  
**Red Lobster**  
**COCO'S**  
King Buffet  
**LAQUINTA**  
**Super 8**

**CLUB CAFE**  
**BLACK ANGUS**  
**Best Western**

**ESSE**

**7-ELEVEN**

**COFFEE CORNER'S**

**IHOP**

**DOUBLE TREE**

**The Teriyaki Grill & Donut Star**  
**Jackpot Thai**  
**Happy Family Vegetarian**

**BOOT BARN**

**KFC**

**DEL TACO**

**Starbucks**  
**McDonald's**  
**POPEYES**  
LOUISIANA KITCHEN  
**CAMPING WORLD**  
**6**  
**Carib's**  
**Wendy's**

**5 GUYS**  
BURGERS AND FRIES  
**SUPERCUTS**  
**PET SMART**  
**REPAIR SHOPS**  
**Office DEPOT**  
**LA FITNESS**  
**LA BOY**  
**THE HOME DEPOT**  
**BAJA FRESH**  
**CAMPERO**

OWNED/MANAGED BY:  
**Hines**



# VANDERBILT PLAZA

451 E. Vanderbilt Way, San Bernardino

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The CBRE logo is displayed in a large, bold, white sans-serif font. It is positioned in the lower-left corner of the image, partially overlapping the building's facade. The background of the entire page is a photograph of the Vanderbilt Plaza building, a modern multi-story office structure with a white facade and large glass windows. The building is set against a clear blue sky, and several palm trees are visible in the foreground and to the right of the building.

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OWNED/MANAGED BY:

Hines

TRI-CITY  
CORPORATE CENTRE

The logo for Tri-City Corporate Centre features the text "TRI-CITY" in a bold, sans-serif font above "CORPORATE CENTRE" in a smaller, all-caps sans-serif font. To the right of the text is a stylized graphic consisting of three curved lines in shades of green and blue that form a triangular shape.