FOR LEASE · SHOP SPACE AVAILABLE

CBRE



Sierra Gateway

SAN BERNARDINO, CALIFORNIA

CARDENAS · PLANET FITNESS (COMING SOON) · SIERRA WAY & 40TH ST

Nine shop spaces from 796 to 1,834 square feet

01 — THE CENTER

Cardenas-anchored, at Sierra Way and 40th.

Sierra Gateway is a Cardenas Markets–anchored neighborhood center at the northeast corner of Sierra Way and 40th Street in north San Bernardino. Planet Fitness is coming to the new building next to Bank of America. Nine shop spaces are available on 40th Street and Sierra Way, including a former restaurant end cap and a former deli with a hood.

1.2M

Visits a year (Placer.ai)

13,022

Cars a day on 40th Street (2019 count)

40,031 SF

Cardenas Markets anchor

167,557

People within a 10-minute drive

144,207

Daytime population, 10-minute drive

796–1,834

Square feet, nine shop spaces





Sierra Gateway from above Sierra Way, with 40th Street at left (October 2026).

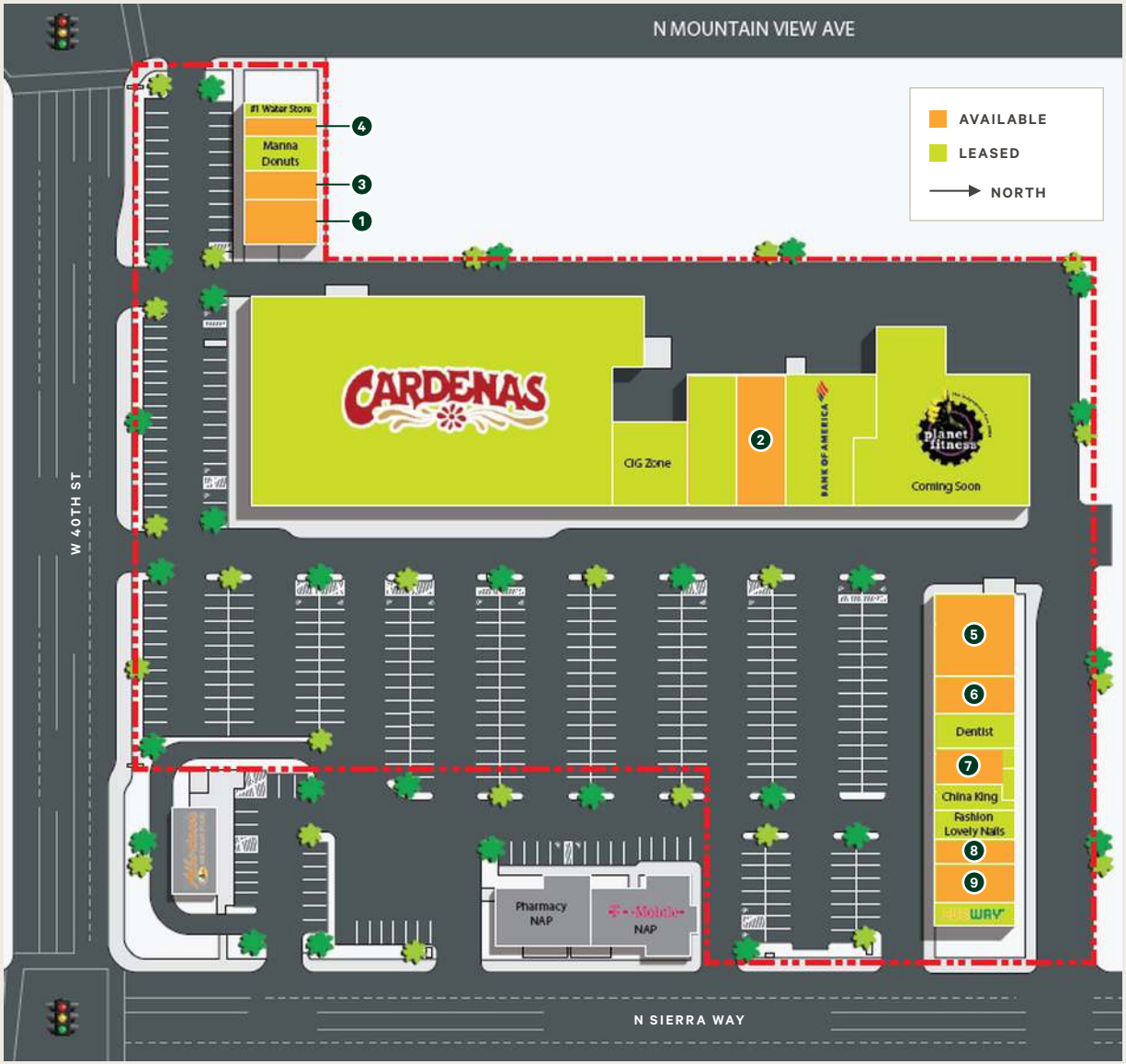
02 — WHERE YOU FIT

A restaurant, a deli and five shops on Sierra Way.

Cardenas draws daily grocery trips and Planet Fitness is on the way. On 40th Street there is a former restaurant end cap and a former deli with a hood. On Sierra Way, five shops from 884 to 1,509 SF sit next to Subway, China King and Fashion Lovely Nails, with a pylon on the street.

1,834 SF	**RESTAURANT END CAP** Former restaurant at 152 W 40th Street
917 SF	**DELI WITH HOOD** Former sandwich shop at 154 W 40th Street
1,509 SF	**SIERRA WAY SHOP** Former dry cleaner, the largest on Sierra Way
796–1,352 SF	**SHOPS** Wireless, beauty and everyday services

Nine shop spaces, 796 to 1,834 SF.



Not to scale. NNN $1.03/SF/mo (2026). Contact broker for rates. Planet Fitness coming soon. Cardenas holds exclusives on grocery, Latino bakery, Mexican restaurant and meat market.

AVAILABLE NOW

1 — 152 W 40TH ST — 1,834 SF
Former restaurant, end cap

2 — 132 W 40TH ST — 1,126 SF
Inline, next to Bank of America

3 — 154 W 40TH ST — 917 SF
Former deli with hood

4 — 158 W 40TH ST — 796 SF
Former wireless store

5 — 4164 N SIERRA WAY — 884 SF
Former salon

6 — 4166 N SIERRA WAY — 1,509 SF
Former dry cleaner

7 — 4170 N SIERRA WAY — 1,247 SF
Former candy & gift store

8 — 4180 N SIERRA WAY — 1,040 SF
Currently Cash 2 Go

9 — 4182 N SIERRA WAY — 1,352 SF
Former staffing office

Rent: contact broker.

04 — THE TRAFFIC

1.2 million visits a year, and climbing.

Cardenas drives the center with 758,700 visits a year, up 4%. Shoppers come back about seven times a year and stay 21 minutes on average, and 61% of them also shop Wildwood Plaza across 40th Street.

1.2M	169K	7.2	21 min
Visits a year	Unique visitors	Visits per visitor	Average stay

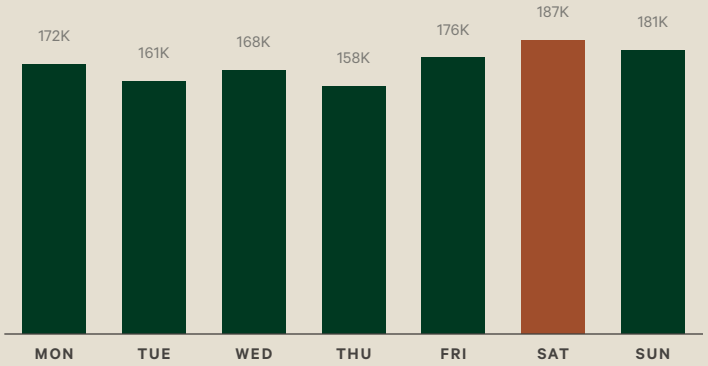
+6.8%	+1.5%	+4%	12.6
Visits vs. three years ago	Visits vs. last year	Cardenas visits, year over year	Visits per SF of GLA

VISITS BY TENANT, LAST 12 MONTHS

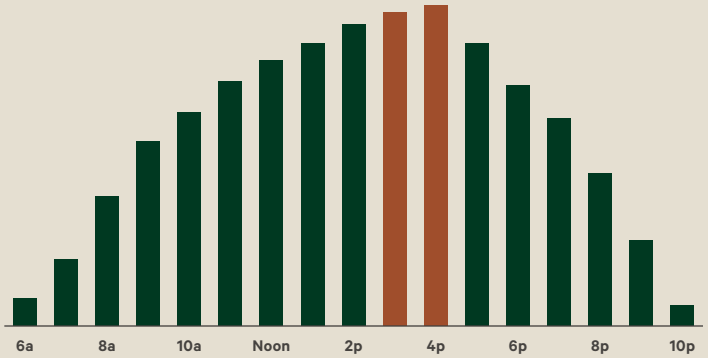
Cardenas Markets	758.7K
Bank of America	86.3K
China King	30.9K
Total Wireless	28.0K
Subway	23.8K
Cash 2 Go	14.6K

Placer.ai, Nov 2025–Oct 2026 (last full 12 months). Visits are estimates; each tenant tracked separately.

VISITS BY DAY



VISITS BY HOUR



Saturday is the busiest day, and visits peak from 3 to 5 p.m. Weekends bring 31% of all visits.

05 — THE MARKET

A young, family-sized trade area.

The people who shop Sierra Gateway live close by. Most households are families averaging 3.27 people, and the median age is 31, which means steady trips for groceries, quick meals, fitness and services.

81,274
People in the trade area (70% of visits)

72%
Family households in the trade area

$77.4K
Median household income (CA $99.2K)

3.27
People per household (CA 2.90)

31.1
Median age (CA 37.3)

67.9%
Hispanic or Latino (CA 40.2%)

Trade area: Placer.ai True Trade Area capturing 70% of visits, Census 2024 (ACS). Drive times: Esri via CBRE, 2024 estimates, from 140 W 40th St (March 2025).

WHO LIVES NEARBY

DRIVE TIME	5 MIN	10 MIN	15 MIN
Population	42,195	167,557	392,334
Households	13,051	48,962	112,429
Avg. household income	$90,187	$82,906	$88,673
Median household income	$75,016	$63,666	$67,944
Daytime population	29,271	144,207	396,130
People per household	3.18	3.36	3.43
Median age	33.7	32.3	33.2



Sierra Gateway

NEC SIERRA WAY & 40TH STREET
SAN BERNARDINO, CALIFORNIA 92404

View the listing online

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EXCLUSIVE LEASING

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