

OFFERING MEMORANDUM

FULL ACCESS INFILL SOFT CORNER

San Bernardino, CA
Offered At: \$549,000



Rialto Avenue

Full Access Turn Lane

Pepper Avenue



Over 30,000
Cars Per Day

Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.



HIGHLIGHTS

CITY OF SAN BERNARDINO

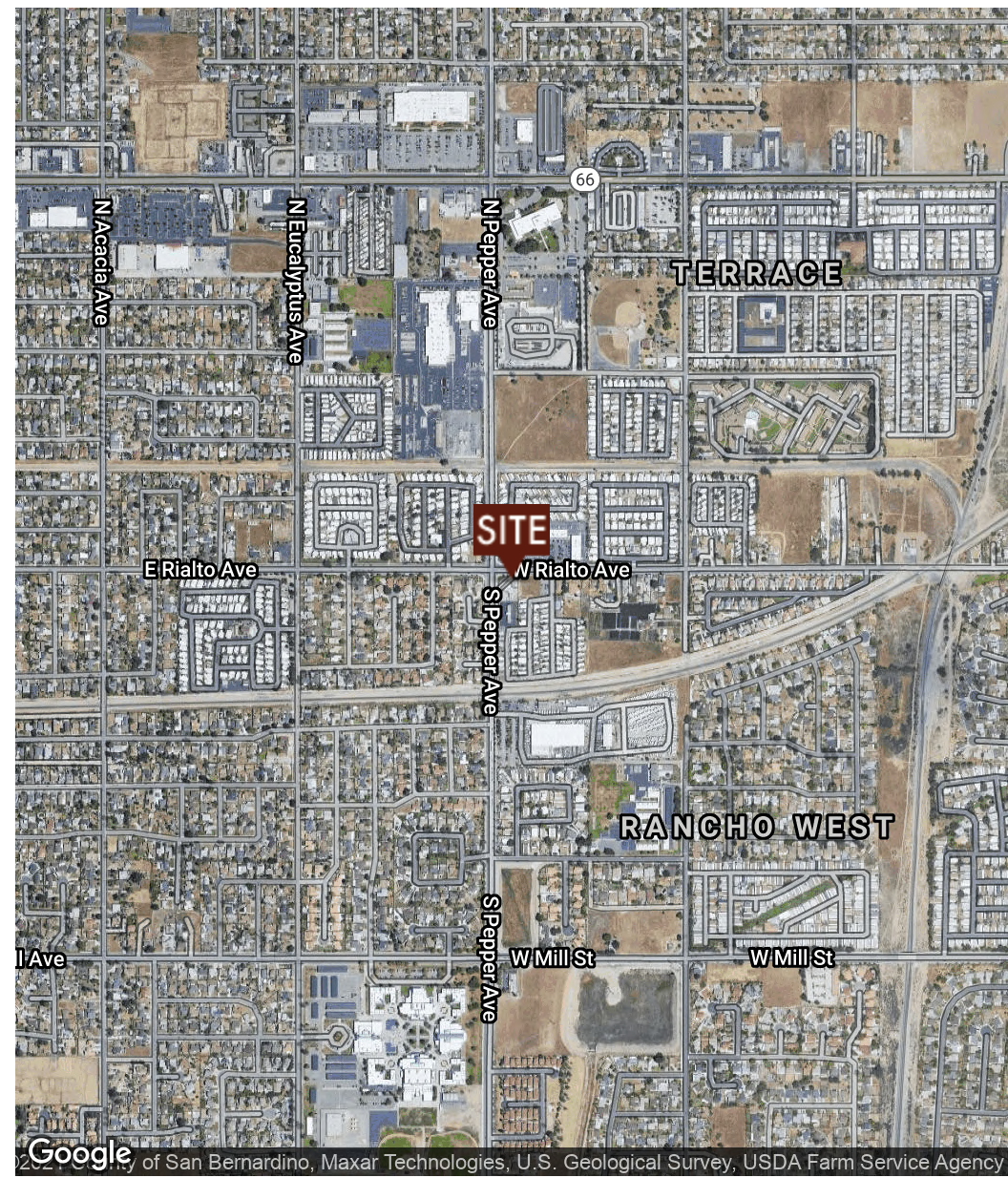
- Flexible General Commercial (CG-1) zoning affords a wide variety of permitted uses. See <http://www.sbcity.org/civicax/filebank/blobdload.aspx?blobid=27144> for permitted uses.
- Last undeveloped parcel at this intersection.
- Turn lane provides full access to the site
- Regular shaped lot, level, no power poles to underground, readily developable.
- **Over 30k CPD at the signalized intersection**
- 0.48 Acres
- APN: 0142-132-10-000

RETAILER MAP

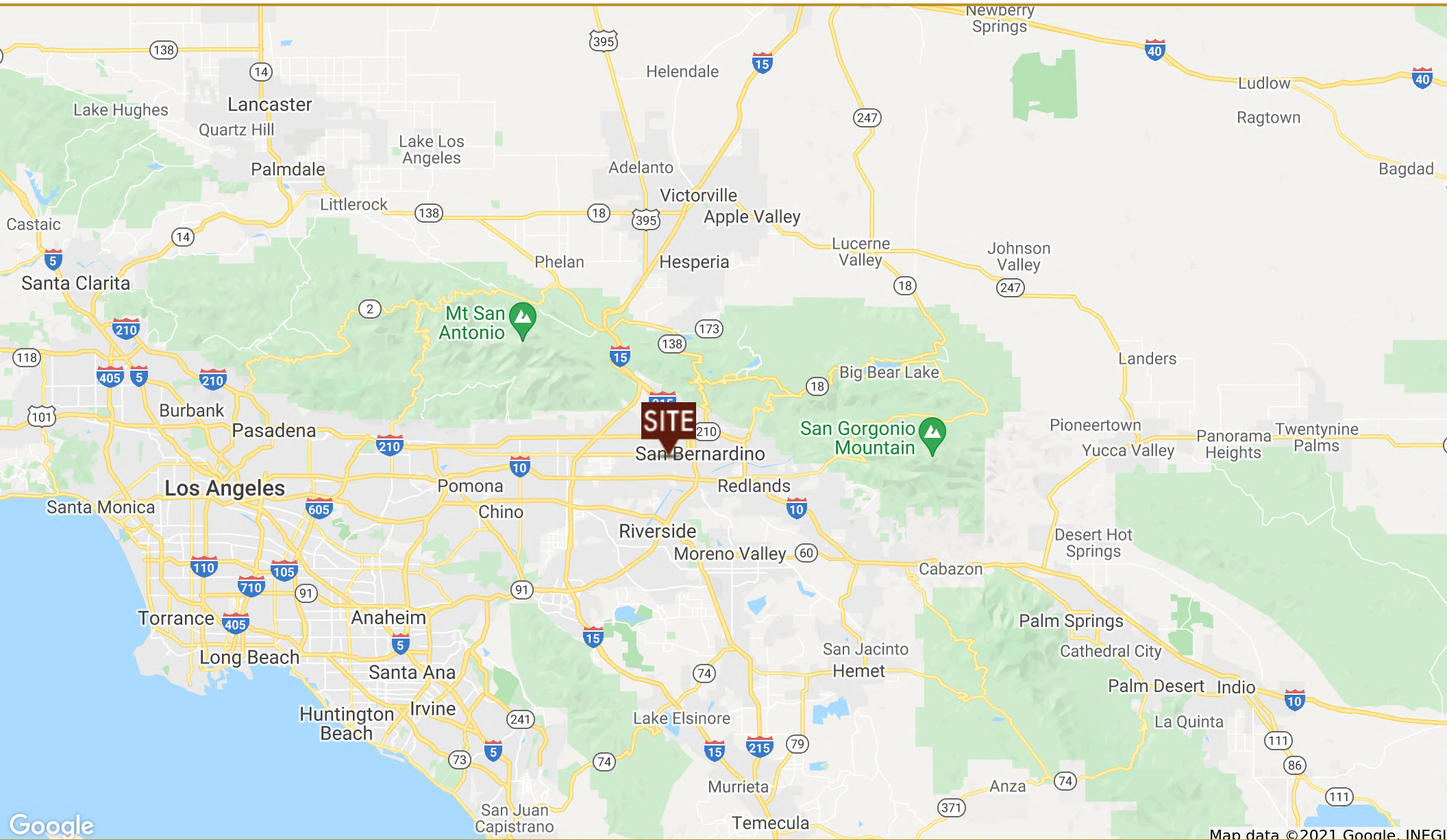


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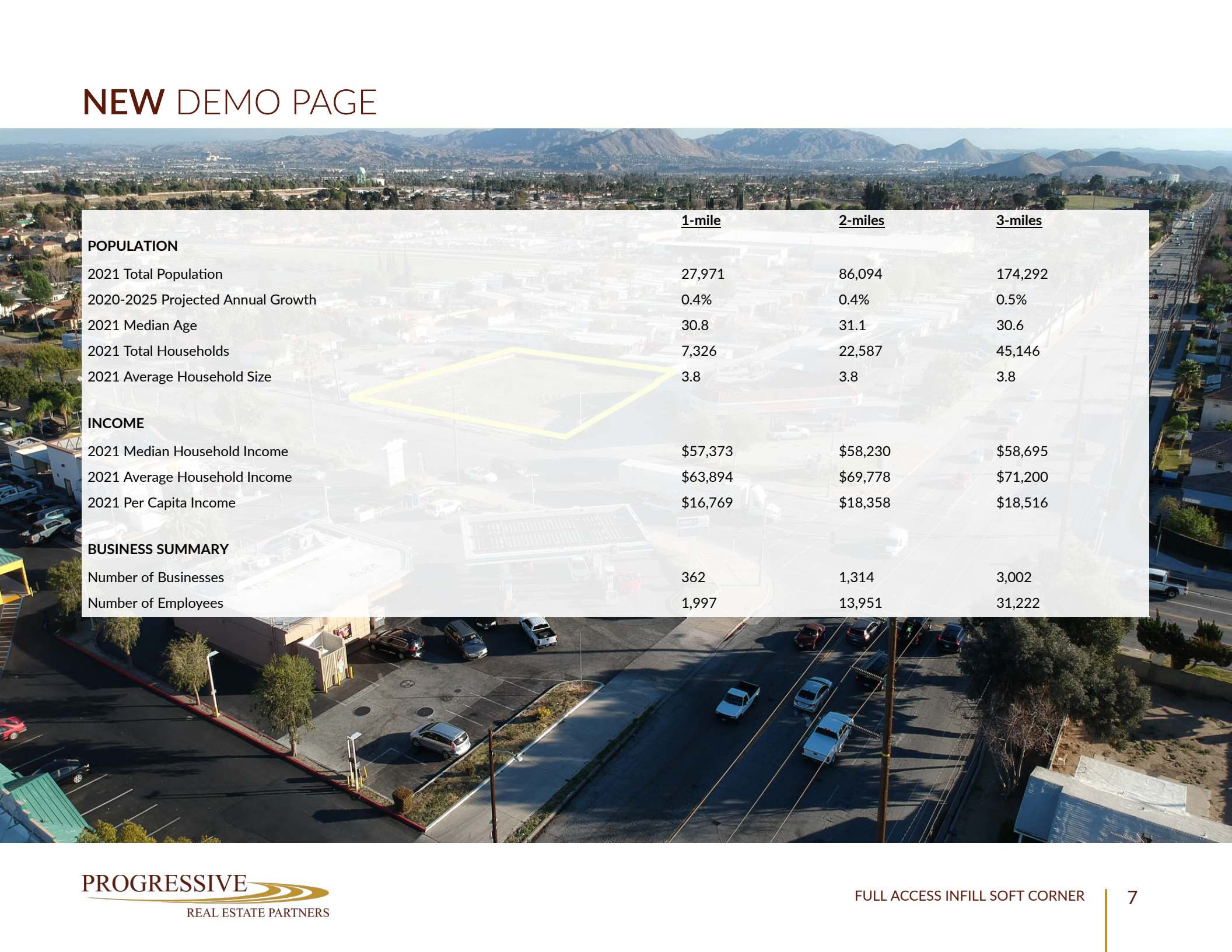
LOCATION MAP



REGIONAL MAP



NEW DEMO PAGE



	<u>1-mile</u>	<u>2-miles</u>	<u>3-miles</u>
POPULATION			
2021 Total Population	27,971	86,094	174,292
2020-2025 Projected Annual Growth	0.4%	0.4%	0.5%
2021 Median Age	30.8	31.1	30.6
2021 Total Households	7,326	22,587	45,146
2021 Average Household Size	3.8	3.8	3.8
INCOME			
2021 Median Household Income	\$57,373	\$58,230	\$58,695
2021 Average Household Income	\$63,894	\$69,778	\$71,200
2021 Per Capita Income	\$16,769	\$18,358	\$18,516
BUSINESS SUMMARY			
Number of Businesses	362	1,314	3,002
Number of Employees	1,997	13,951	31,222