



OFFICE BUILDING FOR SALE AND LEASE

455 N D ST

SAN BERNARDINO, CA 92401

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	Negotiable
Building Size:	9,640 SF
Available SF:	9,640 SF
Lot Size:	12,210 SF
Price / SF:	\$140.04
Year Built:	1981

PROPERTY OVERVIEW

Offered for sale is an approx. 9,640 Sq. Ft. Freestanding Office building on an approx. 12,210 Sq. Ft. Lot in the City of San Bernardino. Over 4:1000 parking ratio with contiguous City of San Bernardino owned parking lot. The building which was built in 1981 is fully sprinklered and conveniently located downtown nearby the I-215 Freeway. The building is currently occupied until April, 2024 but can be made available sooner if necessary. Please contact the listing broker with any questions.

LOCATION OVERVIEW

Approx. 1/2 mile east of the I-215 Freeway off the W. 5th Street off-ramp in the City of San Bernardino. Just south of the Jack-in-the-Box on the South East Corner of W. 5th Street & N. D Street.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,040	110,210	252,822
Total Population	15,096	369,638	835,575
Average HH Income	\$38,765	\$58,904	\$72,161

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LOCATION MAP



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