



OFFICE BUILDING FOR SALE

## 2121 NORTH D STREET OFFICE

2121 NORTH D STREET, SAN BERNARDINO, CA 92405

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // [alliedcommercialrealestate.com](http://alliedcommercialrealestate.com)

Presented By:

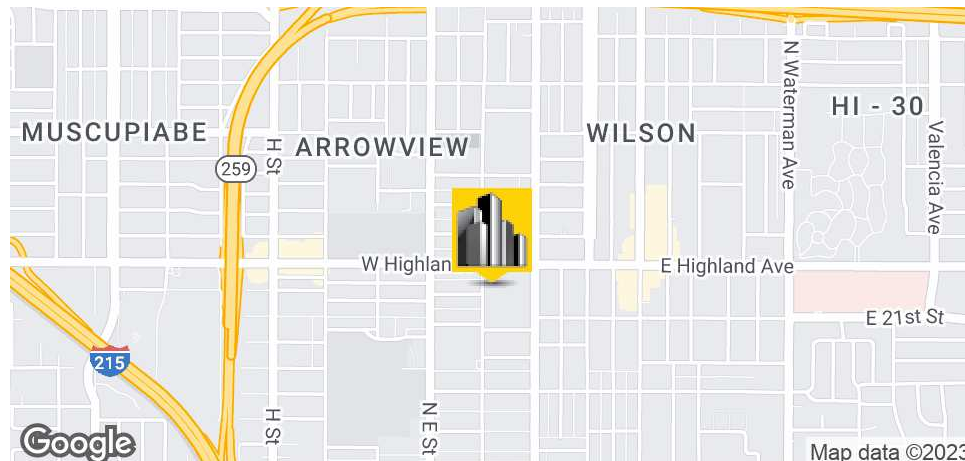
**STEVEN D. ROPPEL**

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CalDRE #01151111



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# MOVE-IN READY OFFICE PURCHASE OPPORTUNITY



## OFFERING SUMMARY

Sale Price: \$1,590,000

Lot Size: 0.48 Acres

Year Built: 1985

Building Size: 13,194

Renovated: 2015

Zoning: CO

Price / SF: \$120.51

## PROPERTY OVERVIEW

Outstanding opportunity for administrative and/or medical office uses. Recently renovated. Shown by appointment. Do not disturb occupants.

## PROPERTY HIGHLIGHTS

- currently corporate offices for medical related
- secured parking with powered gate
- fully air conditioned
- on-site power generator (inactive)
- SBA 10% down financing may be possible
- desirable North San Bernardino area
- near junction of 215 and 210

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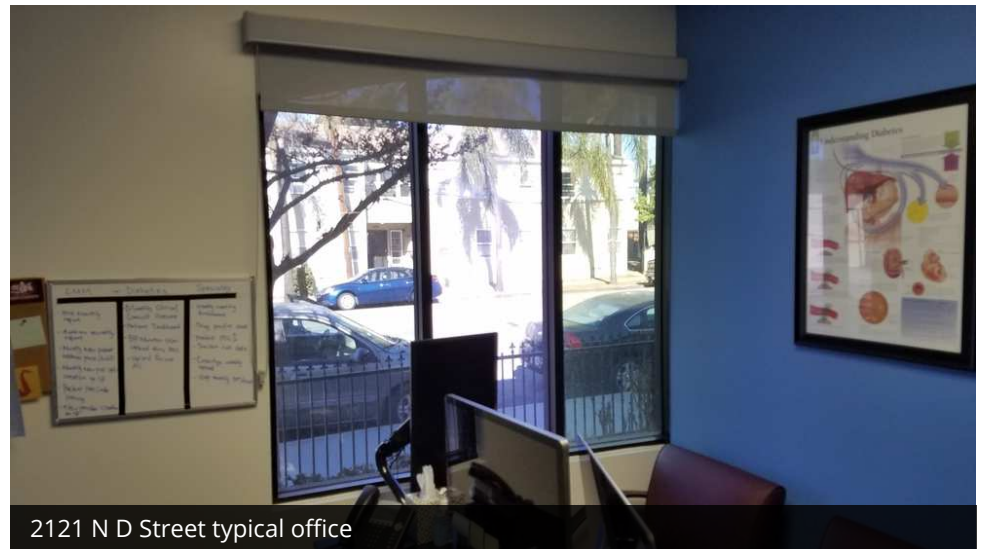
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# ADDITIONAL PHOTOS



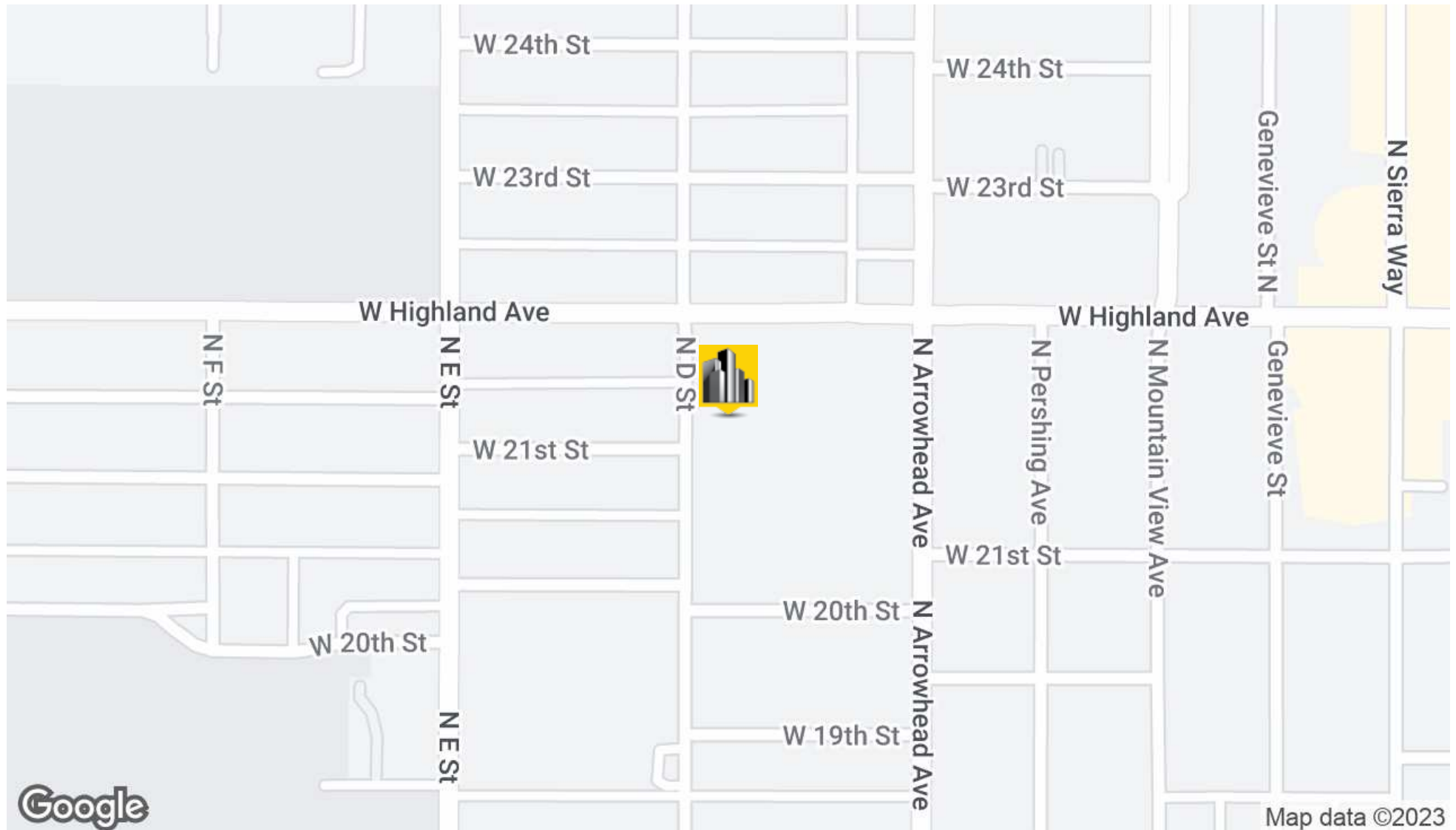
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	29,905	165,243	322,511
Median age	26.6	27.7	28.0
Median age (Male)	26.4	26.7	26.7
Median age (Female)	27.2	29.3	29.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,181	47,981	90,230
# of persons per HH	3.7	3.4	3.6
Average HH income	\$41,482	\$45,784	\$48,883
Average house value	\$241,968	\$251,514	\$255,950

\* Demographic data derived from 2020 ACS - US Census

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