Free Standing Building for Sale / Lease

Retail/ Previous Cold Storage / Commercial Kitchen

Paved Sucured Yard .41 +/- AC

651 N Waterman Ave.
San Bernardino, Ca 92410

MGR Real Estate

CAL WEST-CRE
COMMERCIAL REAL ESTATE

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651 N Waterman Ave., San Bernardino, Ca 92410

Property Type:	Owner-User or Investment | Free-Standing Building
Price:	Negotiable Sale Price or For Lease $0.99 NNN
Occupancy (Current):	Vacant
Building Size Total	Approx. 11,600 SF Building
(6) Walk-in Coolers:	Approx. 2,750 SF
(2) previous Kitchens:	10' x 10' kitchen and 16' x 16.5' Smoke/BBQ room and 750 Gallon Grease Interceptor
Total Land SQFT:	Approx. 17,860 SF
Year Built:	Originally built 1989 / Newly Renovated 2024
Heavy Power:	600 AMPS / 3-Phase, 4-Wire | 120/208 Volts
Loading Door:	One Ground Level Loading Door
APN:	0278-161-27
Zoning and Use:	(C1) Commercial General
Parking:	Paved and Gated
Location:	215 Freeway east on 5th St., North on Waterman Ave., past 6th St., right-hand side.

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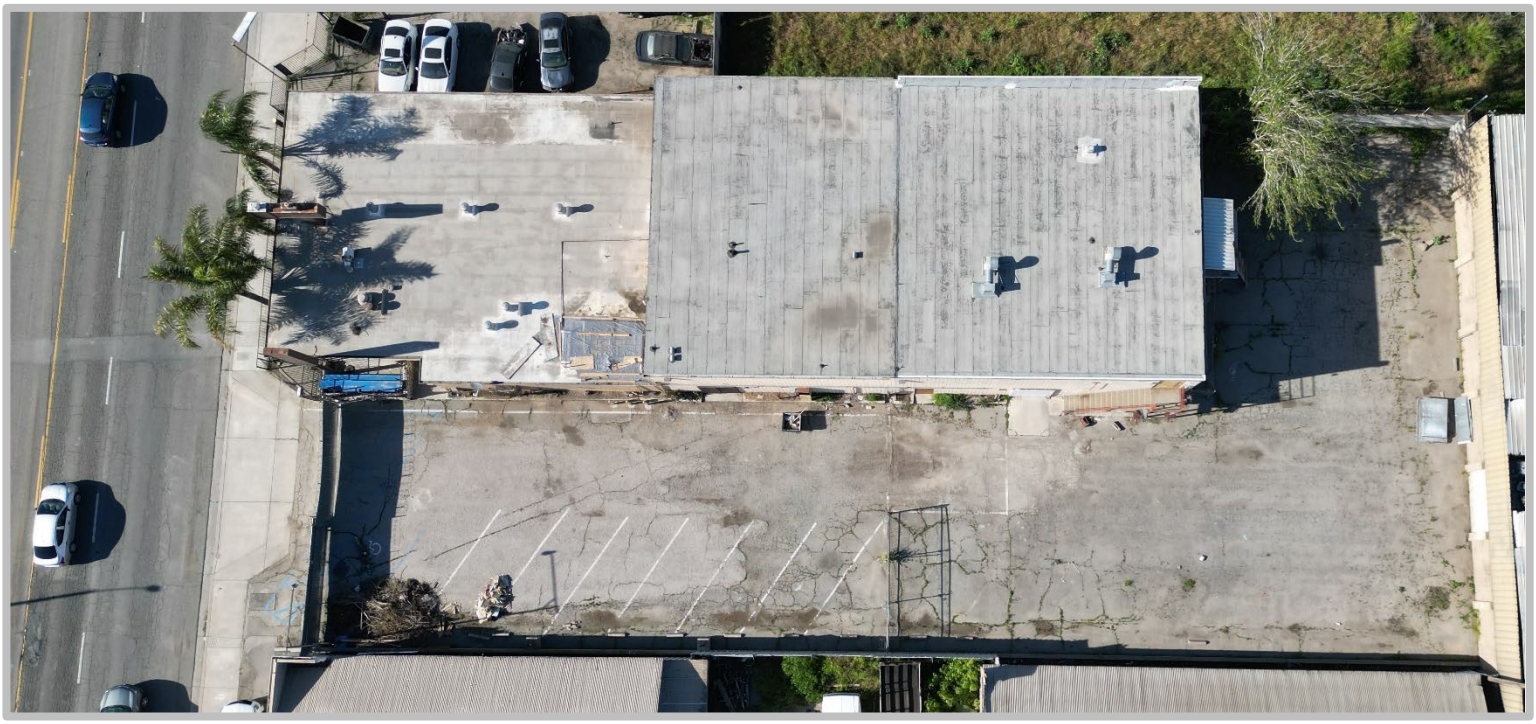
651 N Waterman Ave., San Bernardino, Ca 92410
Large private yard



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651 N Waterman Ave., San Bernardino, Ca 92410

Freezer/Cooler Dimensions

Freezer/Cooler 1 (31.5’ x 22.5’) 708.75 SF
Freezer/Cooler 2 (25.0’ x 25.5’) 637.50 SF
Freezer/Cooler 3 (25.5’ x 16.5’) 420.74 SF
Freezer/Cooler 4 (16.0’ x 22.5’) 360.00 SF
Freezer/Cooler 5 (24.5’ x 15.0’) 367.50 SF
Freezer/Cooler 6 (22.0’ x 15.0’) 330.00 SF
Kitchen Room (16.0’ x 16.5’) 264.00 SF

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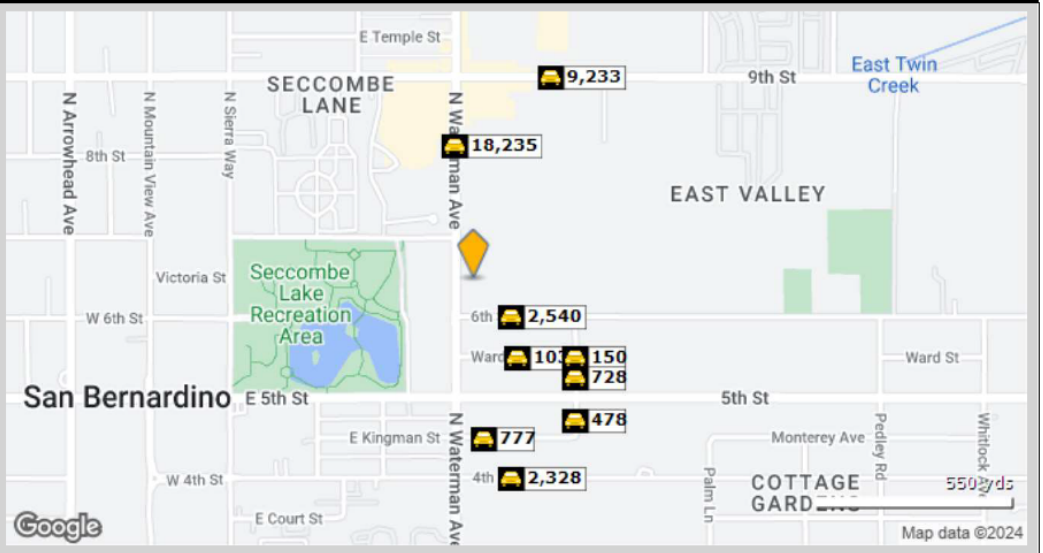
651 N Waterman Ave., San Bernardino, Ca 92410
Daily Traffic Count (18,235 +/-)

Traffic Count Report

651 N Waterman Ave, San Bernardino, CA 92410

Building Type:	General Retail
Secondary:	Storefront Retail/Office
GLA:	11,600 SF
Year Built:	1989
Total Available:	11,600 SF
% Leased:	0%
Rent/SF/Mo:	Negotiable



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E 6th St	N Waterman Ave	0.09 W	2022	2,540	MPSI	.08
2	Ward St	Cooley St	0.09 E	2022	103	MPSI	.14
3	Cooley Street	Ward St	0.00 NW	2022	150	MPSI	.21
4	N Waterman Ave	E 9th St	0.11 N	2022	18,235	MPSI	.22
5	Cooley St	Ward St	0.03 N	2022	728	MPSI	.23
6	E Monterey Ave	N Waterman Ave	0.05 W	2022	777	MPSI	.25
7	Cooley St	5th St	0.04 N	2018	585	MPSI	.28
8	Cooley St	5th St	0.04 N	2022	478	MPSI	.28
9	E 4th St	N Waterman Ave	0.09 W	2022	2,328	MPSI	.32
10	E 9th St	Preston St	0.08 E	2022	9,233	MPSI	.35

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651 N Waterman Ave., San Bernardino, Ca 92410

TABLE 06.01
COMMERCIAL ZONES LIST OF PERMITTED, DEVELOPMENT PERMITTED, AND CONDITIONALLY PERMITTED USES

The following list represents those primary uses in the commercial zones, which are Permitted (P), subject to an Administrative or Development Permit (D), Minor/Conditional Use Permit (C), or a Commercial Cannabis Business (CCB) Permit (Chapter 5.10 of the City of San Bernardino Municipal Code). Those with a -- are not permitted uses in that zone. **(MC 1381 12/19/12; MC 1601 12/7/22)**

	LAND USE ACTIVITY	CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
A.	Administrative & Professional Offices/Services Commercial Establishments where the administrative, clerical and managerial functions of a business of industry are conducted or where members of a profession conduct their practice (e.g., accounting or engineering)	D	D	D	D	D	D	D	–	D	D	D
B.	Assembling, Processing Facilities Establishments, which perform the assembling, cleaning, manufacturing, processing, repairing or testing of products and welding and excluding explosives, conducted entirely within an enclosed structure	–	–	–	--	–	–	–	–	D	–	–
C.	Automotive-Related Uses Commercial establishments, which provide parts, repair, sale and service for autos, RVs and trucks. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Auto Parts Sales – No Installations	–	D	D	D	D	D	–	D	D	D	D
	2. Auto Parts Sales – With Installations	–	D	D	D	D	D	–	D	D	–	D
	3. Auto Repair (e.g., bodywork, engine and drive train, painting and misc. work)	–	C	C	--	C	–	–	C	C	–	C
	4. Car, RV and Truck Sales – New	–	D	D	--	D	–	C	D	D	D	D
	5. Car, RV and Truck Sales – Used	–	C	C	--	C	–	C	D[1]	C	C	C
	6. Car Washes	–	C	C	C	–	–	–	D	C	–	C
	7. Impound Vehicle Storage Yards	–	–	–	--	–	–	–	–	C	–	–
	8. Service Stations	C	C	C	C	C	C	C	C	C	C	–
	9. Vehicle Leasing/Rental	–	D	D	D	–	D	–	D	D	D	D
D.	Boarding/Lodging Facilities Commercial establishments, which provide boarding, camping spaces/facilities, and lodging (with or without meals). Examples of allowable land use activities include, but are not limited to, the following:											
	1. Boarding Houses	–	–	C	--	–	C	–	–	–	–	–
	2. Fraternities/Sororities	–	–	–	C	–	–	–	–	–	–	–
	3. Hotels/Motels	–	C	C	--	–	C	C	–	–	C	–
	4. RV Parks	–	C	C	--	–	–	–	–	C	–	–

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COMMERCIAL ZONES – 19.06

	LAND USE ACTIVITY	CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
	5. Single Room Occupancy (SROs)	–	–	C	--	–	C	–	–	–	–	–
	6. Extended Lodging Facilities (MC 1126 7/4/02)	–	–	–	--	–	C	C	–	–	–	–
E.	Eating/Drinking Establishments Commercial establishments, which serve prepared food or beverages for consumption on or off the premises. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Night Clubs/Bars/Lounges	–	C	C	C	C	C	C	–	–	C	–
	2. Restaurants – No Drive-Thru	D	D	D	D	D	D	D	–	D	D	D
	3. Restaurants – With Drive-Thru	–	C	C	C	–	C[2]	C[3]	–	–	–	–
	4. Restaurants – Take-Out Only (No seats)	D	D	D	D	D	D	D	–	D	D	D
F.	Entertainment/Recreation Commercial establishments, which provide participant/spectator amusement, entertainment or sport, primarily for financial gain. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Adult Entertainment	–	–	–	--	–	–	–	–	D	–	–
	2. Auditoriums, Convention Halls and Theaters	C	C	C	C	C	C	C	–	C	C	C
	3. Banquet Halls	C	C	C	C	C	C	C	–	C	C	C
	4. Movie Theaters [4]	C	C	C	C	C	C	C	–	C	C	C
	5. Miscellaneous Indoor	D	D	D	D	D	D	D	–	D	D	D
	6. Miscellaneous Outdoor	C	C	C	C	C	C	C	–	C	C	C
G.	Financial Commercial establishments, which engage in monetary transaction not directly related to the sale of a product/service	D	D	D	D	D	D	D	–	D	D	D
H.	Medical/Care Facilities/Social Services Commercial establishments, which provide services of a medical/care nature, related to the health and welfare of the City's residents. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Blood Banks	C	C	–	--	–	–	–	–	–	–	–
	2. Emergency Shelters	–	–	–	--	–	C	–	–	C	–	–
	3. Health Clinics/Outpatient Surgery	D	D	D	D	D[5]	D	D	–	–	D	–
	4. Medical Offices	D	D	D	D	D	D	D	–	D	D	D
	5. Hospitals	C	C	–	--	–	–	–	–	–	–	–
	6. Outpatient – Treatment Programs	C	C	C	--	–	–	–	–	–	D	–
	7. Residential Care Facilities	C	C	C	--	–	C	–	–	–	–	–
	8. Senior/Congregate Care Facilities	C	C	C	--	–	C	–	–	–	–	–
	9. Social Services Centers	C	C	C	C	–	C	C	–	–	–	–

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COMMERCIAL ZONES – 19.06

	LAND USE ACTIVITY	CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
I.	Personal Service Commercial establishments, which provide needed services of a personal nature. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Barber/Beauty/Nail Shops	D	D	D	D	D	D	D	–	–	D	D
	2. Dance Schools/Karate Studios	D	D	D	D	D	D	D	–	–	D	D
	3. Dry Cleaners	D	D	D	D	D	D	D	–	D	–	D
	4. Health/Athletic Clubs	D	D	D	D	D	D	D	–	–	D	D
	5. Laundromats (self-serve)	–	D	D	D	–	D	–	–	–	–	D
J.	Retail Commercial Commercial establishments, which sell merchandise generally needed/desired by the community. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Convenience Stores	–	C	C	C	–	–	–	–	–	–	–
	2. Drug Stores	D	D	D	D	D	D	D	–	D	D	D
	3. Flower/Gift Shops	D	D	D	D	D	D	D	–	D	D	D
	4. General Merchandise (including Supermarkets)	–	D	D	D	D	D	D	–	D	D	D
	5. Home Improvements with Outdoor Display of Lumber, Garden and Nursery Items	–	D	D	D	–	–	D	–	D	–	–
	6. Indoor Retail Concession Malls	–	C	C	--	–	–	–	–	C	–	–
	7. Liquor Stores	–	C	C	C	C	C	C	–	–	C	C
	8. Medical Equipment and Supplies	D	D	D	--	D	D	–	–	–	–	–
	9. Mini-Malls	–	C	C	C	–	–	C	–	–	C	–
	10. Mobile Home Sales	–	D	D	D	–	D	D	D	D	–	D
	11. Neighborhood Grocery Stores (with or without alcohol sales) (MC 1093 4/5/01)	–	C	C	C	–	C	–	–	C	–	–
	12. Nurseries/Garden Supplies	–	D	D	D	D	–	D	–	D	D	D
	13. Office Supplies/Equipment	D	D	D	D	D	D	D	–	D	D	D
	14. Specialty Food Stores (no alcohol sales)	D	D	D	D	D	D	D	–	D	D	D
K.	Service Commercial Commercial establishments, which store large inventories of goods typically in industrial-style structures where goods are not produced on the site, but are offered for sale. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Catering Establishments	–	D	D	--	–	D	D	–	D	D	D
	2. Cleaning/Janitorial	–	D	D	--	–	D	D	–	D	D	D
	3. Copy Centers/Postal Service Centers and Blueprinting	D	D	D	D	D	D	D	–	D	D	D

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COMMERCIAL ZONES – 19.06

	LAND USE ACTIVITY	CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
	4. Equipment Rental/Sales/Service Yard	–	–	–	--	–	–	–	–	D	–	–
	5. Laboratories (e.g., Film, Medical and Dental, "R&D", etc.)	D	D	D	D	D	D	D	–	D	D	D
	6. Misc. Repairs/Services (indoors only)	–	D	D	D	D	D	D	–	D	D	D
	7. Publishing/Printing Plants	–	–	–	--	–	D	–	–	D	D	D
	8. Recycling Facilities	D[6]	D[6]	D[6]	D[6]	D[6]	D[6]	D[6]	D[6]	D[6]	D[6]	D[6]
	9. Recycling Facilities (reverse vending only)	D	D	D	D	D	D	D	–	D	D	D
	10. Veterinary Services – Animal Boarding	–	C	C	C[13]	–	–	–	–	C	–	C
	11. Veterinary Services – No Animal Boarding	–	D	D	--	–	–	–	–	D	–	–
	12. Welding and Related Uses	–	–	–	--	–	–	–	–	D	–	–
L.	Other											
	1. Antennae/Satellite Dish	D	D	D	D	D	D	D	D	D	D	D
	2. Bakeries (Commercial)	–	–	D	--	–	–	–	–	–	D	D
	3. Cable Companies	–	D	–	--	–	–	–	–	D	–	–
	4. Clubs, Lodges and Meeting Halls	D	D	D	--	D[7]	D	D	–	D	D	D
	5. Combination Residence/Office[8]	C	–	–	--	–	–	–	–	–	–	–
	6. Commercial Cannabis Activities[14]	–	D	D	D	–	D	D	–	D	D	D
	A) Cultivation	–	–	–	--	–	–	–	–	–	–	–
	B) Distribution (Stand-Alone)	–	–	–	--	–	–	–	–	–	–	–
	C) Manufacturing i. Non-Volatile (License Types N, P & S)	–	–	–	--	–	–	–	–	CCB	–	–
	ii. Volatile	–	–	–	--	–	–	–	–	–	–	–
	D) Microbusiness i. Non-Retail	–	–	–	--	–	–	–	–	CCB	–	–
	ii. Retail (15% or less)	–	–	–	--	–	–	–	–	–	–	–
	iii. Retail (Over 15%)	–	CCB	CCB	CCB	CCB	CCB	CCB	–	CCB	CCB	–
	E) Retail i. Storefront	–	CCB	CCB	CCB	CCB	CCB	CCB	–	CCB	CCB	–
	ii. Non-Storefront	–	CCB	CCB	CCB	CCB	CCB	CCB	–	CCB	CCB	–
	F) Testing Laboratory	–	CCB	CCB	CCB	CCB	CCB	CCB	–	CCB	CCB	–
	7. Day Care Facilities	C	D	D	D	D	D	D	D	D	D	D
	8. Educational Services (except Trade /Tech)	–	C	C	--	D[7]	C	–	–	D	–	–
	9. Fences/Walls	D	D	D	D	D	D	D	D	D	D	D
	10. Fuel Dealers	–	–	–	--	–	–	–	–	C	–	–
	11. Funeral Parlors/Mortuaries	–	C	C	--	–	–	–	–	–	–	–
	12. Heliports/Helipads	C	C	–	--	–	–	C	–	C	–	–
	13. Libraries	D	D	D	D	D	D	D	–	D	D	D

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COMMERCIAL ZONES – 19.06

LAND USE ACTIVITY	CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
14. Mini-storage	–	C[9]	–	--	–	–	–	–	–	–	–
15. Mixed-Use (excluding residential)	D	D	D	D	D	D	D	–	D	D	–
16. Mixed-Use Commercial and Artist Residential Development (including Colony and combination residence/office)	D	D	D	D	D	D	D	–	–	D	–
17. Multi-Family Housing	–	–	D[10]	--	–	D	–	–	–	–	–
18. Museums	D	D	D	D	D	D	D	–	D	D	D
19. Office Conversion from Single-Family Residential	D[11]	D	D[11]	D	D	D	D	–	D	D	D
20. Parking Lots	D	D	D	D	D	D	D	D	D	D	D
21. Parking Structures	D	–	–	--	D	D	D	–	–	–	–
22. Pipelines (as defined by Section 19.20.030.12.E or as superseded by State or Federal law)	C	C	C	C	C	C	C	C	C	C	C
23. Police/Fire Protection	D	D	D	D	D	D	D	D	D	D	D
24. Public Utility Uses	D	D	D	D	D	D	D	D	D	D	D
25. Radio/Television Broadcasting	–	D	–	--	D[12]	D	–	–	D	D	D
26. Religious Facilities	–	C	C	C	C	C	C	–	C	C	C
27. Single-Family Residential (existing)	P	P	P	P	P	P	P	P	P	P	P
28. Swap Meets	–	–	–	--	–	–	–	–	C	–	–
29. Temporary Uses (subject to [T] Temporary Use/Special Use Permit	T	T	T	T	T	T	T	T	T	T	T
30. Trade/Tech Schools	C	D	D	--	D[12]	D	D	–	–	D	–
31. Transit Center	–	–	–	--	–	–	–	–	–	D	–
32. Winery/Microbrewery	–	C	C	C	C	C	C	–	C	C	C

[1] Used vehicle sales may only be in conjunction with a "new" sales dealer.
[2] Only on properties in the Freeway Corridor Overlay District with frontage on 5th Street; **(MC 1338 11/15/10)**
[3] Repealed by Ordinance; **(MC 1436 12/19/16)**
[4] Project with any single theater (regardless of others) having auditoriums of 3,000 square feet or less and 200 seats or fewer unless exempt by Development Agreement in place by February 22, 2012. Applies to theaters established after February 22, 2012.
[5] **(MC 1115 3/7/02)**
[6] Must be in compliance with Section 19.06.030(2)(R)
[7] **(MC 1115 3/7/02)**
[8] **(MC 1218 3/6/06)**
[9] **(MC 1035 12/17/98)**
[10] Requires approval by Council
[11] Refer also to Table 06.03
[12] **(MC 1115 3/7/02)**
[13] **(MC 1492 5/2/18)**
[14] **(MC 1519 7/17/19; MC 1601 12/7/22)**

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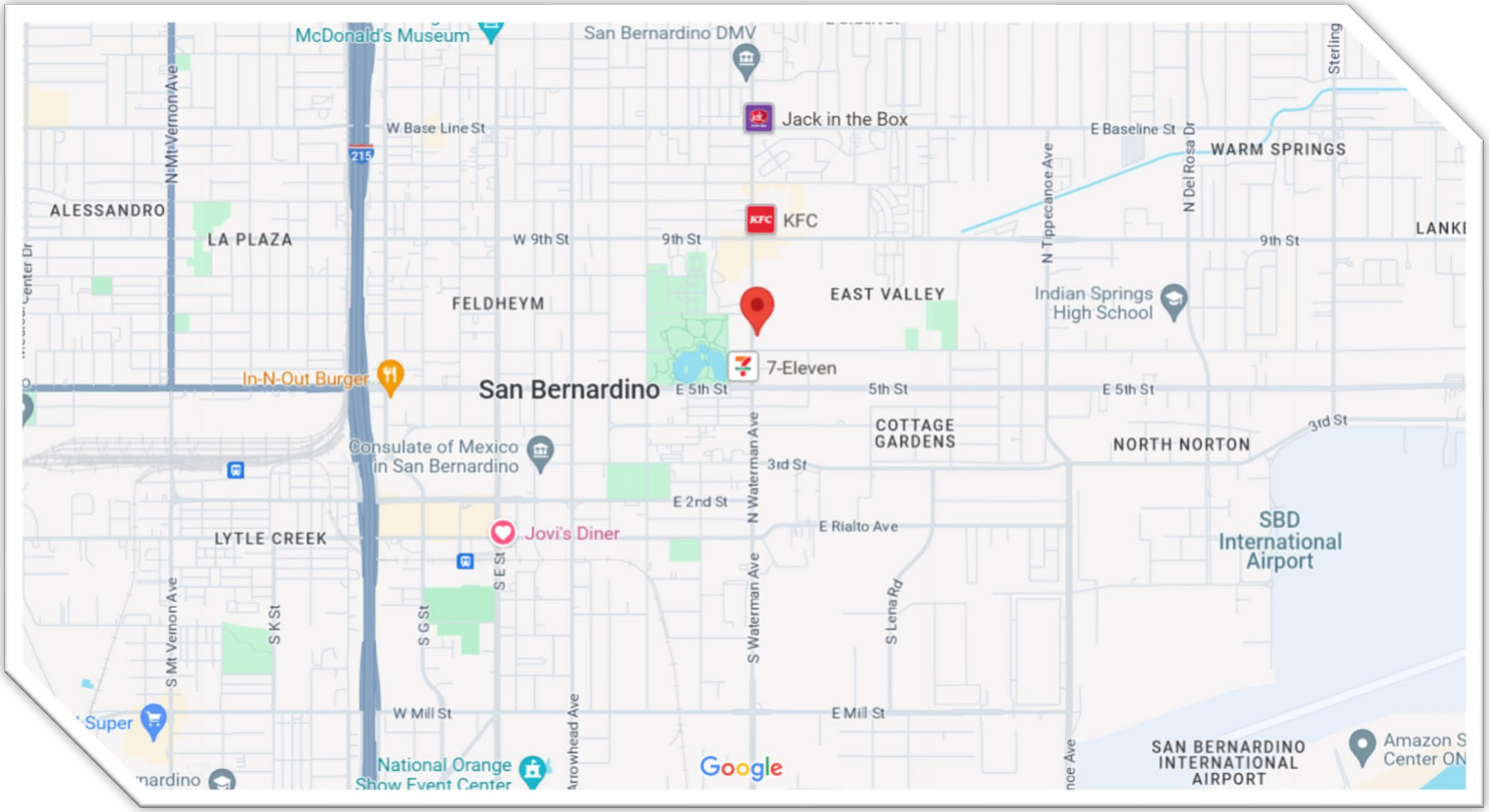
1.5 Miles From 215 Freeway

Google Map View



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