

# FOR SALE AND FOR LEASE

OWNER/USER - FREESTANDING QSR DRIVE-THRU

SIGNAGE

DRIVE-THRU

SIGNAGE

930 SOUTH E ST  
**SAN BERNARDINO, CALIFORNIA**

**CIRE** Partners  
COMMERCIAL INVESTMENT REAL ESTATE



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# PROPERTY DETAILS

## GENERAL SUMMARY

Address	930 South E St, San Bernardino, CA 92408
APN	0136-511-11-0000
Building Size	±2,160 SF
Parcel Size	±0.53 AC (±23,014 SF)
Year Built / Remodeled	1978 / 2019
Parking	±30 Spaces (13.88 per 1,000 SF)
Zoning	CG-1 (Commercial General -1)
Amenities	Drive-thru, Double Signage
Ownership	Fee Simple - Land & Building
Traffic Counts	South E St: ±12,517 ADT
Date Available	Immediately

PURCHASE PRICE	LEASE RATE
\$2,500,000	\$12-13K/Mo NNN





# INVESTMENT HIGHLIGHTS

## FULLY OPERATIONAL TURN-KEY QUICK SERVICE RESTAURANT

Existing successful and well-established restaurant currently operating (BurgerMania).

## RESTAURANT REMODEL

Remodeled in 2019, featuring new drywall, plumbing upgrades, a renovated dishwasher area, updated flooring, refreshed bathrooms, upgraded booths/tables, and a modernized digital TV system.

## TWO DEDICATED SIGNAGE OPPORTUNITIES

Dual pylon signs provide enhanced branding and visibility from multiple directions, capturing both vehicle and foot traffic.

## STRONG RETAIL TRAFFIC CORRIDOR

Positioned in a high-traffic area surrounded by major retailers and service providers, ensuring constant visibility and customer flow.

## STRATEGIC LOCATION IN FRONT OF INLAND CENTER MALL

Located directly across from Inland Center Mall (±988,535 SF), home to Macy's, JCPenney, Forever 21, H&M, and over 110 national retailers, driving consistent traffic volumes.

## CLOSE ACCESS TO I-215 AND GREAT VISIBILITY

With close access to Interstate-215 and excellent visibility from key commuter routes, the site enjoys unmatched connectivity. This prime positioning supports strong daytime and evening traffic flows, making it an ideal stop for both local customers and freeway travelers.

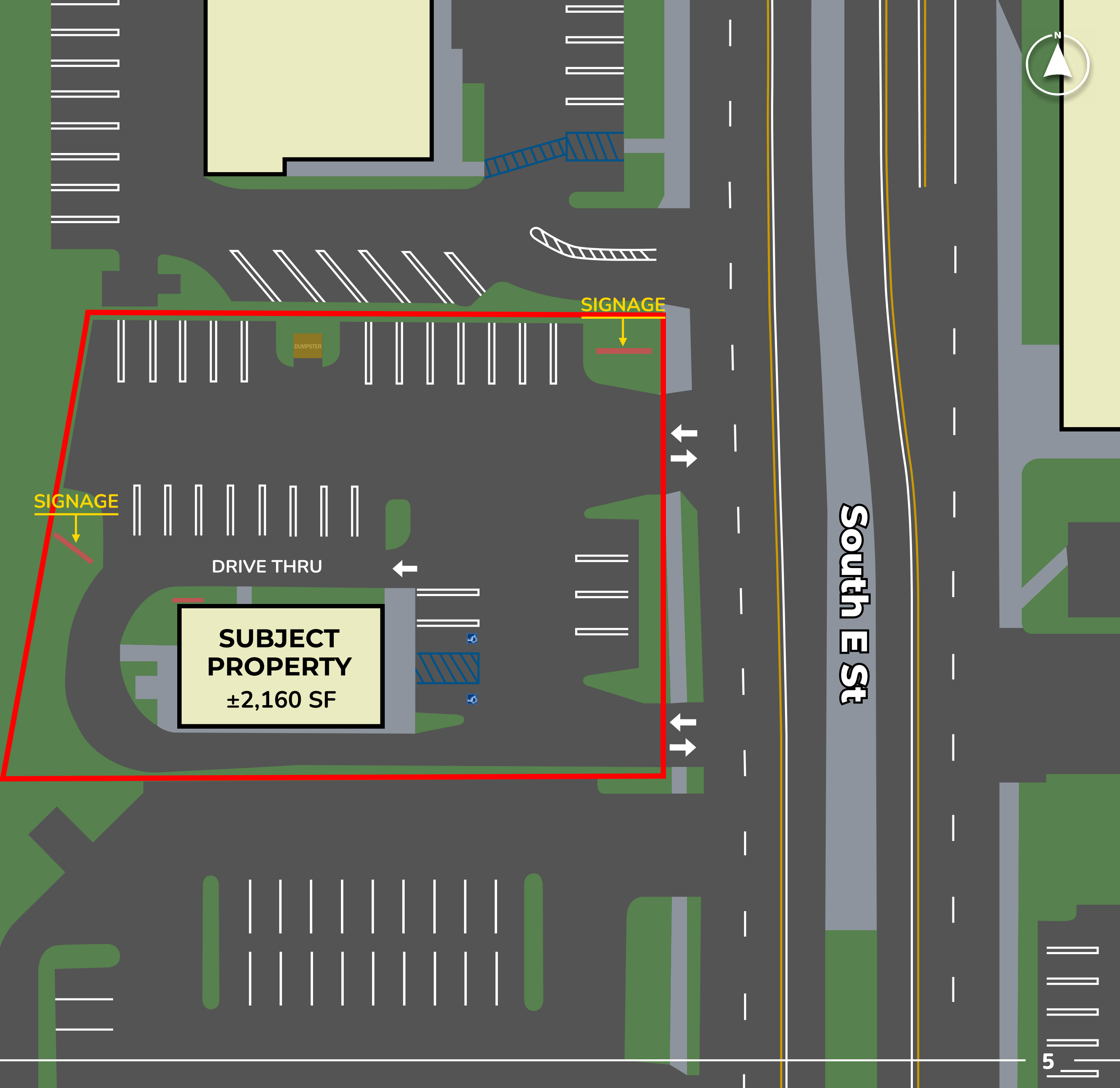
## STRONG DEMOGRAPHICS & POPULATION DENSITY

Located within a densely populated trade area of over 330,000 residents within a 5-mile radius, the site benefits from strong local demand and consistent traffic.





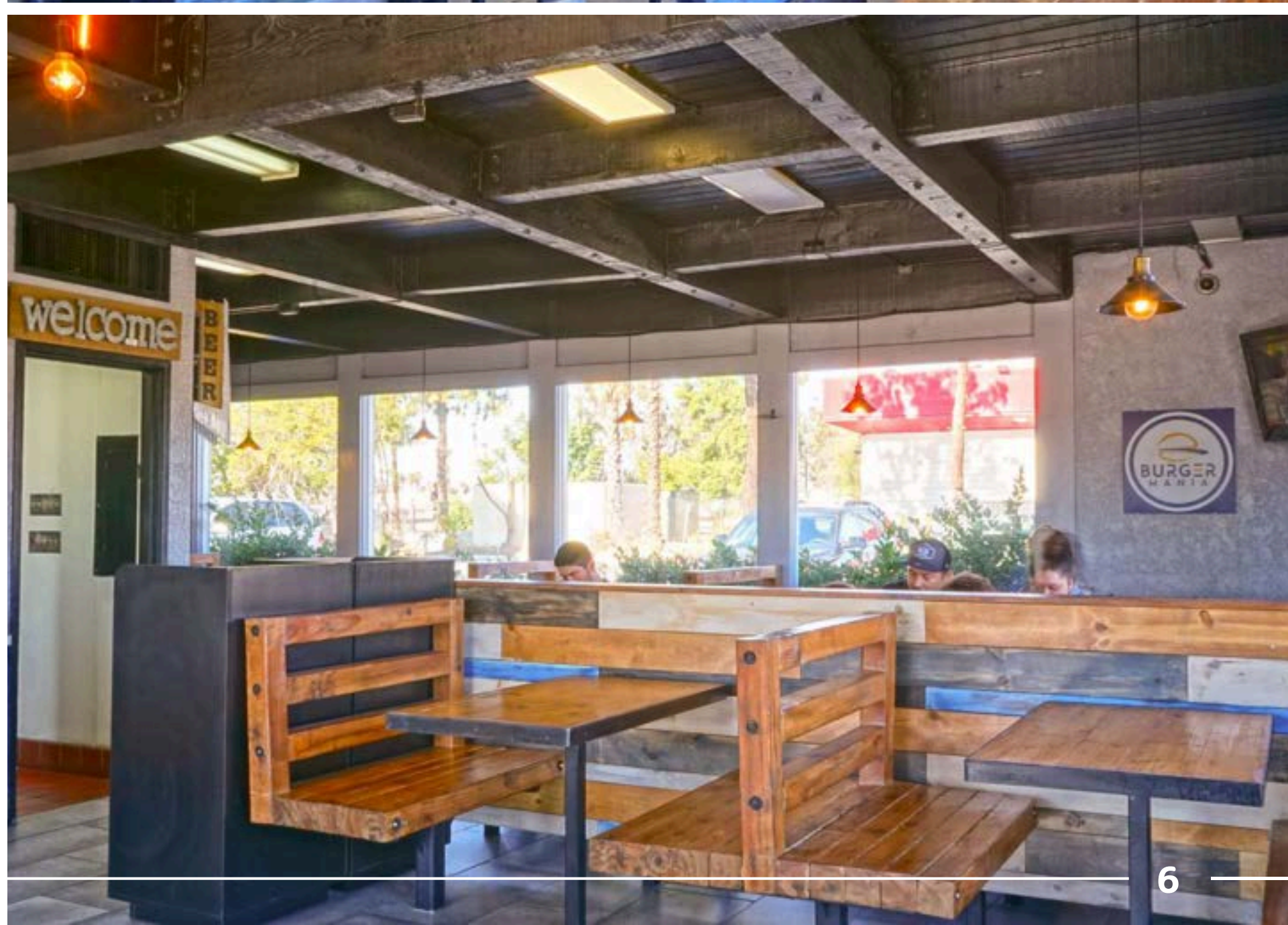
SITE PLAN



Not to scale\*



# INTERIOR PHOTOS





# AERIAL PHOTO

INLAND CENTER  
±870,000 SF | 2.9M ANNUAL VISITS | TOP 13%  
JCPenney ★ macy's  
H&M Foot Locker SHELL SHOEPALACE  
claire's HOLLISTER HOT TOPIC  
CHARLEY'S VANS VICTORIA'S SECRET  
FOREVER 21 zumiez



SUBJECT  
PROPERTY



South E St



# AERIAL PHOTO





# AERIAL PHOTO



**KOHLER**



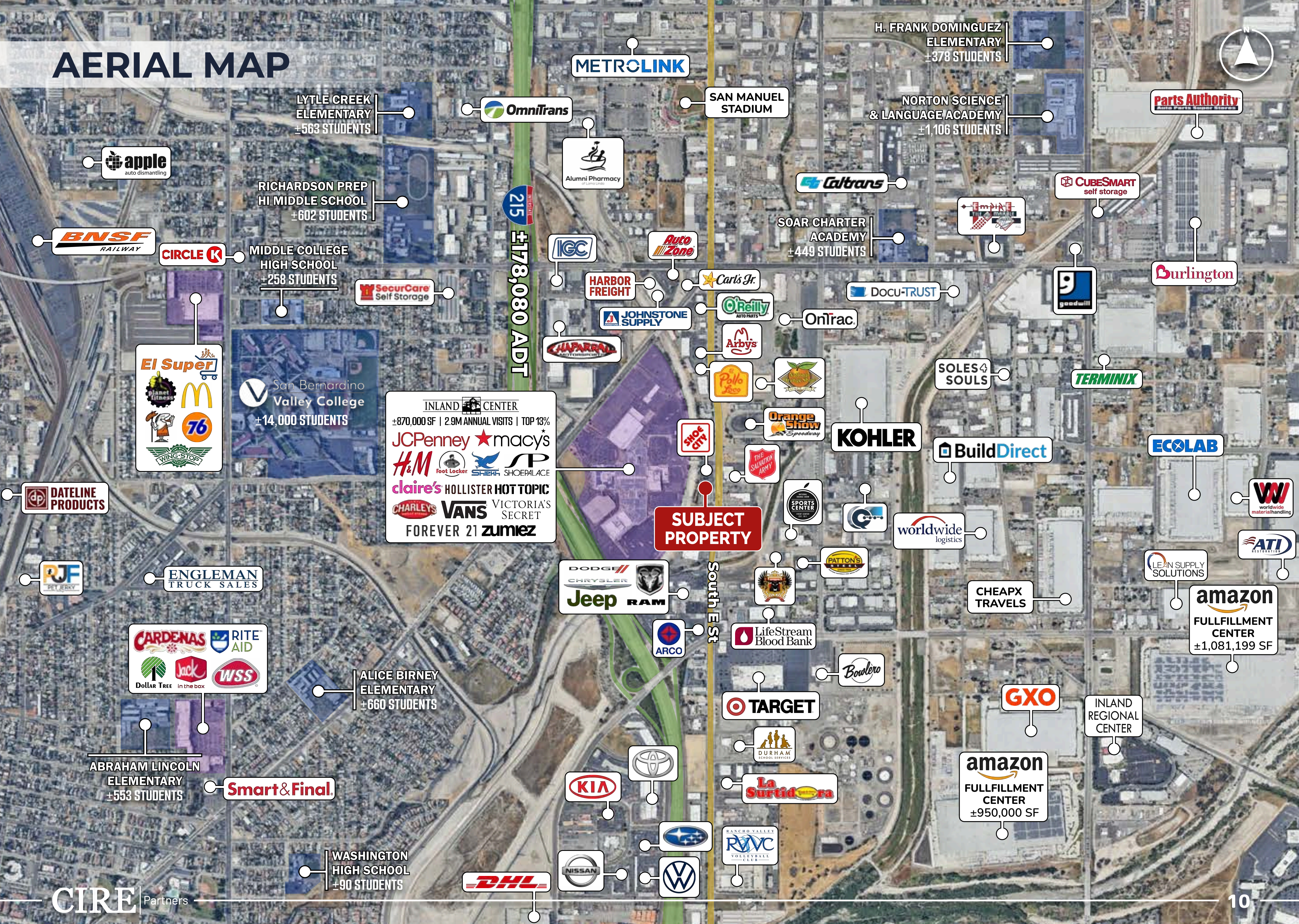
*South E St*

**SUBJECT  
PROPERTY**





# AERIAL MAP





# REGIONAL MAP





# DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	4,757	124,425	330,929
Projected Population (2029)	4,803	125,093	333,018
Projected Annual Growth (2024-2029)	0.42%	0.17%	0.55%
Median Age (2024)	33.4	32.7	33.2

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	\$73,797	\$72,315	\$82,262
Projected Average Household Income (2029)	\$83,394	\$84,368	\$96,085
Projected Annual Growth (2024-2029)	2.48%	3.13%	3.16%
Wealth Index (2024)	43	46	56

Households	1 Mile	3 Miles	5 Miles
Households (2024)	1,299	36,765	96,755
Projected Households (2029)	1,320	37,461	98,911
Annual Growth (2020-2024)	0.20%	0.24%	0.50%
Projected Annual Growth (2024-2029)	0.32%	0.38%	0.44%
Average Household Size (2024)	3.53	3.33	3.38

**Young and Vibrant Population** – Millennials, Gen Z and Alpha make up approx. **66% of the population**, creating a dynamic and engaged consumer base with modern retail and dining preferences.

**Affluent Consumer Base** – The area boasts strong projected household incomes, with an **average of \$96,085 within a 5-mile radius** by 2029 and projected growth of **over 3.1% annually**, signaling increasing purchasing power.

**Growing Community** – The population continues to expand, with steady growth across all measured radii —outpacing broader metro trends.

**Densely Populated Trade Area** – Over **330,929 residents within 5 miles** and a **high household density**, the area provides a built-in, captive audience for retail, dining, and service-oriented businesses.



2.7%

**Greatest Gen**  
Born in 1945/Earlier



13.9%

**Baby Boomer**  
Born in 1946 to 1964



17.9%

**Generation X**  
Born in 1965 to 1980



26.3%

**Millennial**  
Born in 1981 to 1998



28.3%

**Generation Z**  
Born in 1999 to 2016



11.0%

**Alpha**  
Born in 2017 to Present



# MARKET OVERVIEW

## San Bernardino, CA

Situated in Southern California, San Bernardino is a vibrant city that combines rich history, diverse culture, and dynamic economic opportunities. As one of the largest cities in the region, San Bernardino offers residents a unique blend of urban amenities, natural beauty, and community spirit.

Encompassing approximately 81 square miles, San Bernardino is home to a diverse population of over 215,000 residents. Its strategic location near major highways, including Interstates 10 and 215, and the historic Route 66, provides convenient access to neighboring cities such as Riverside, Los Angeles, and Ontario, as well as to various regional attractions.

San Bernardino boasts a rich history dating back to its founding in the early 19th century. The city's commitment to preserving its heritage is evident in its historic buildings, landmarks, and museums. The iconic California Theatre of the Performing Arts and the San Bernardino History and Railroad Museum are testaments to the city's storied past and cultural legacy.

The economic landscape of San Bernardino is diverse and evolving, supported by a mix of industries including logistics, healthcare, education, and government services. The city is home to several major employers, including Amazon, Stater Bros. Markets, and the San Bernardino County Government. The presence of San Bernardino International Airport and the BNSF Railway intermodal facility underscores the city's role as a key logistics hub in the region.

The city is known for its strong sense of community and cultural diversity. San Bernardino hosts a variety of cultural and recreational events throughout the year, such as the National Orange Show Festival and the Route 66 Rendezvous, fostering a vibrant and inclusive community spirit. The San Bernardino County Museum and the Robert and Frances Fullerton Museum of Art further enhance the city's cultural landscape.



- Located ±60 miles east of Los Angeles, providing convenient access to major freeways
- Home to California State University, San Bernardino, known for its diverse academic programs
- Part of the historic Route 66, with attractions and landmarks celebrating the iconic highway
- Hosts the historic California Theatre of the Performing Arts and the San Bernardino Museum





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