

210 freeway
on/off ramps



RETAIL PROPERTY FOR SALE

2535 DEL ROSA AVENUE

San Bernardino, CA 92346

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Drive-Thru Restaurant For Sale

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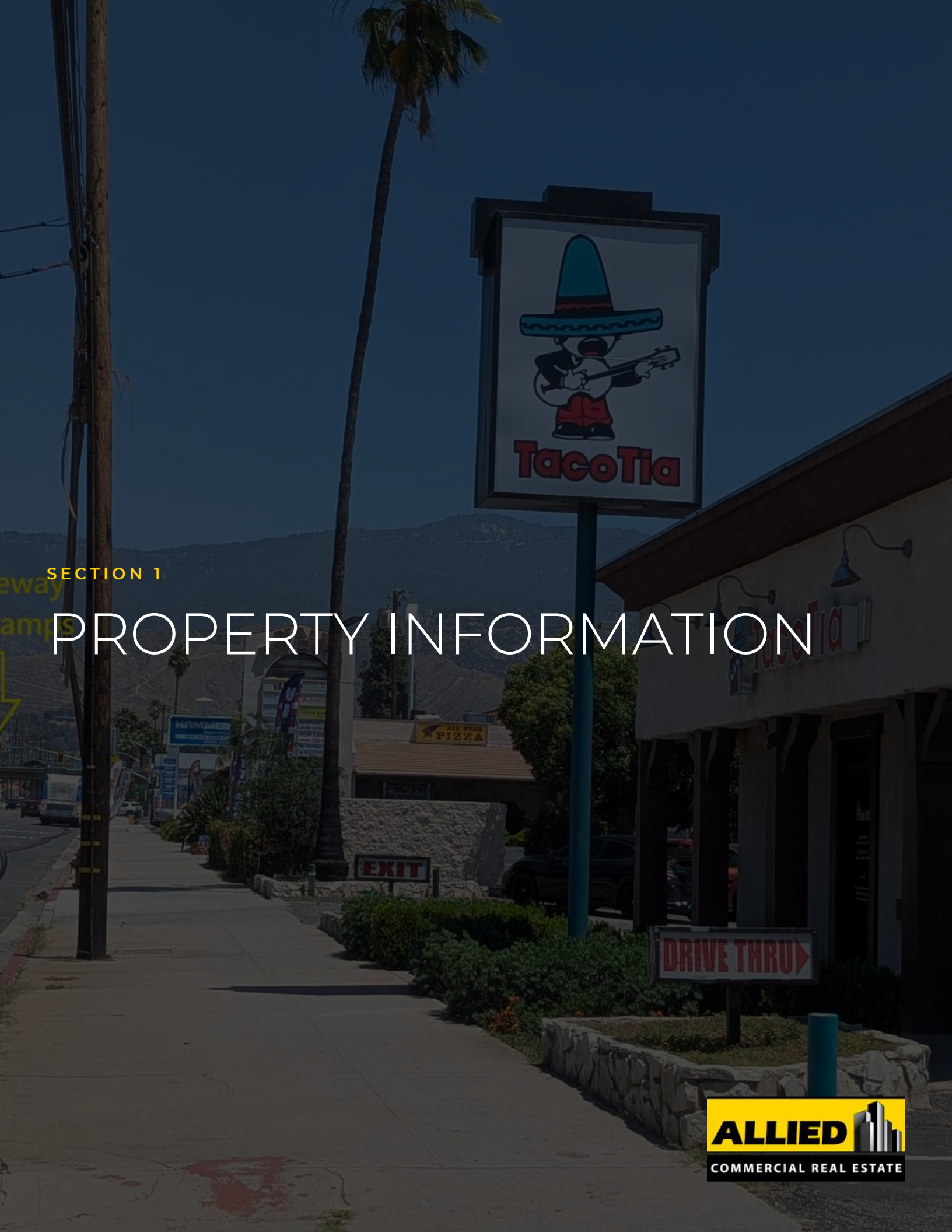
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SECTION 1

PROPERTY INFORMATION

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Exceptional drive-thru restaurant opportunity in San Bernardino. Ideal sized 1,660 SF building is well situated in a high-traffic area, offering excellent visibility and accessibility. Boasting a versatile layout and updated amenities, the property provides an opportunity for creating a captivating drive-thru restaurant venture. All furniture, fixtures, and equipment included. Taco Tia name not included. With its strategic location in the vibrant San Bernardino area, this property presents a compelling prospect for restaurateurs looking to establish a successful presence in a dynamic and growing market. Don't miss the chance to make your mark in this flourishing community.

PROPERTY HIGHLIGHTS

- Prime 1,660 SF Drive-Thru
- Operating Restaurant
- Please Do Not Disturb Occupants
- Building Signage
- Street Pole Signage
- Walk in Cooler
- Walk in Freezer

OFFERING SUMMARY

Sale Price:	\$890,000
Building Size:	1,660 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,515	74,537	200,294
Total Population	26,542	257,472	665,505
Average HH Income	\$73,464	\$82,081	\$97,434

PROPERTY DESCRIPTION

Exceptional drive-thru restaurant opportunity in San Bernardino. Ideal sized 1,660 SF building is well situated in a high-traffic area, offering excellent visibility and accessibility. Boasting a versatile layout and updated amenities, the property provides an opportunity for creating a captivating drive-thru restaurant venture. All furniture, fixtures, and equipment included. Taco Tia name not included. With its strategic location in the vibrant San Bernardino area, this property presents a compelling prospect for restaurateurs looking to establish a successful presence in a dynamic and growing market. Don't miss the chance to make your mark in this flourishing community.

LOCATION DESCRIPTION

Drive-thru restaurant only 1/4 mile from 210 freeway on/off ramps in San Bernardino. Located in the heart of the dynamic Inland Empire, this area offers a thriving blend of residential, commercial, and recreational activity. Close proximity to popular destinations ideal for attracting a steady flow of customers. Additionally, the growing Downtown district is just a short drive away, with a significant daily workforce population. Convenient access to major transportation routes and a diverse, growing population, the area presents an exciting opportunity for a drive-thru restaurant to establish a successful presence in this thriving community.



COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Prime 1,660 SF Drive-Thru
- Operating Restaurant
- Please Do Not Disturb Occupants
- Building Signage
- Street Pole Signage
- Walk in Cooler
- Walk in Freezer
- POS system
- Camera system
- Pots and pan and utensils included
- Dining room tables and chairs included
- 650 gallon grease separator
- Large fenced parking lot
- Taco Tia Brand Not Included
- Strategic Location South of 210 Freeway
- Outstanding Drive-Thru Opportunity

ADDITIONAL PHOTOS



drive-thru order menu



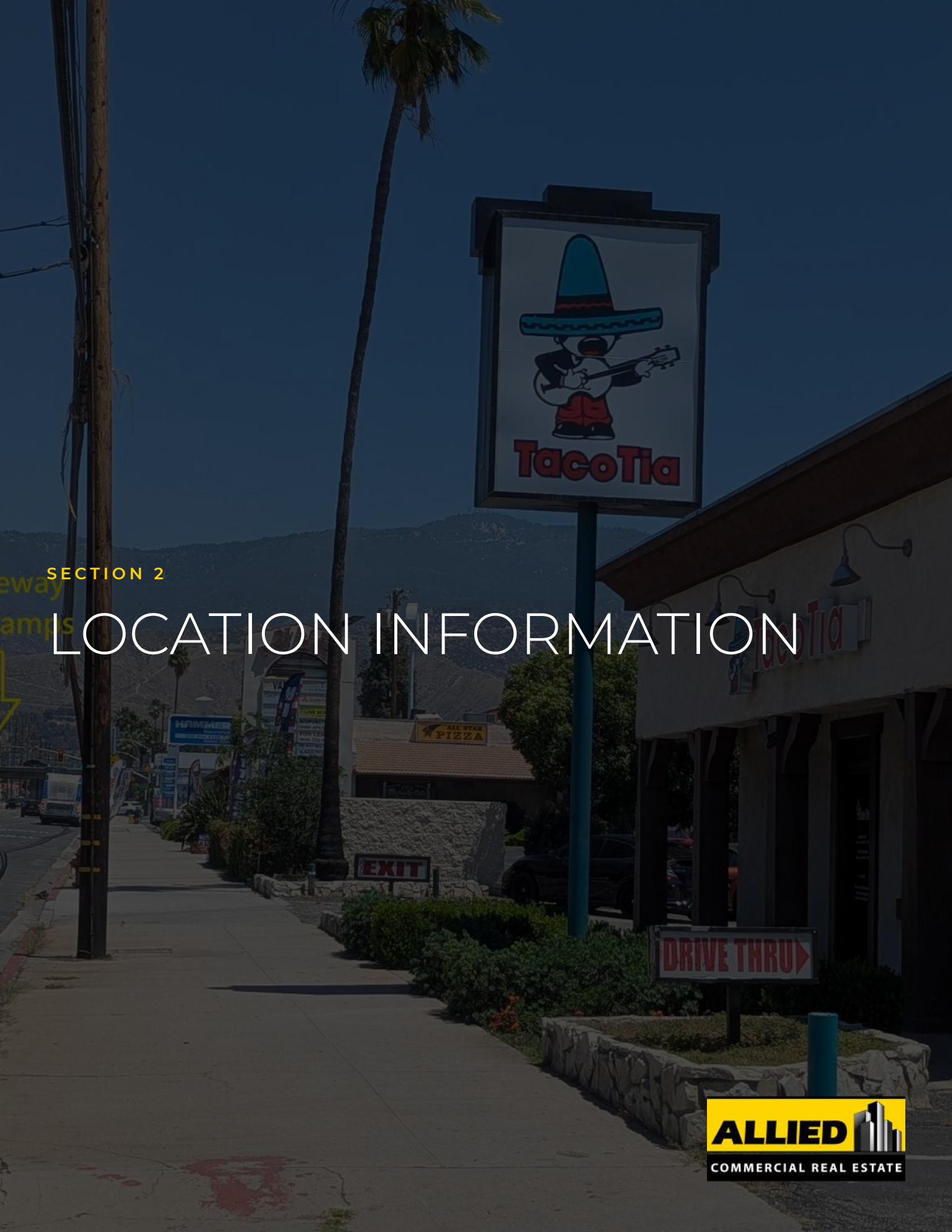
drive-thru pick up window



dining room



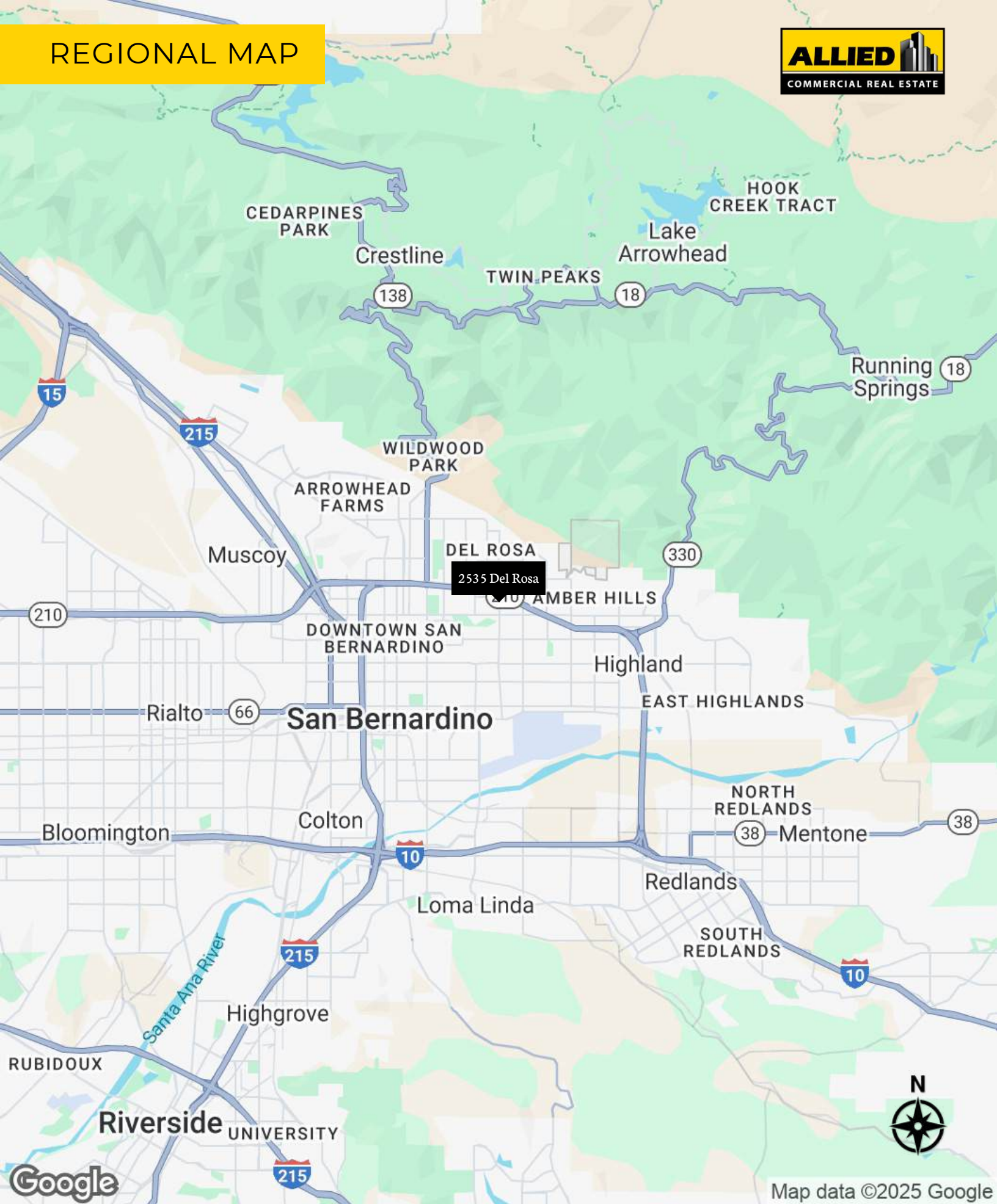
drive-thru



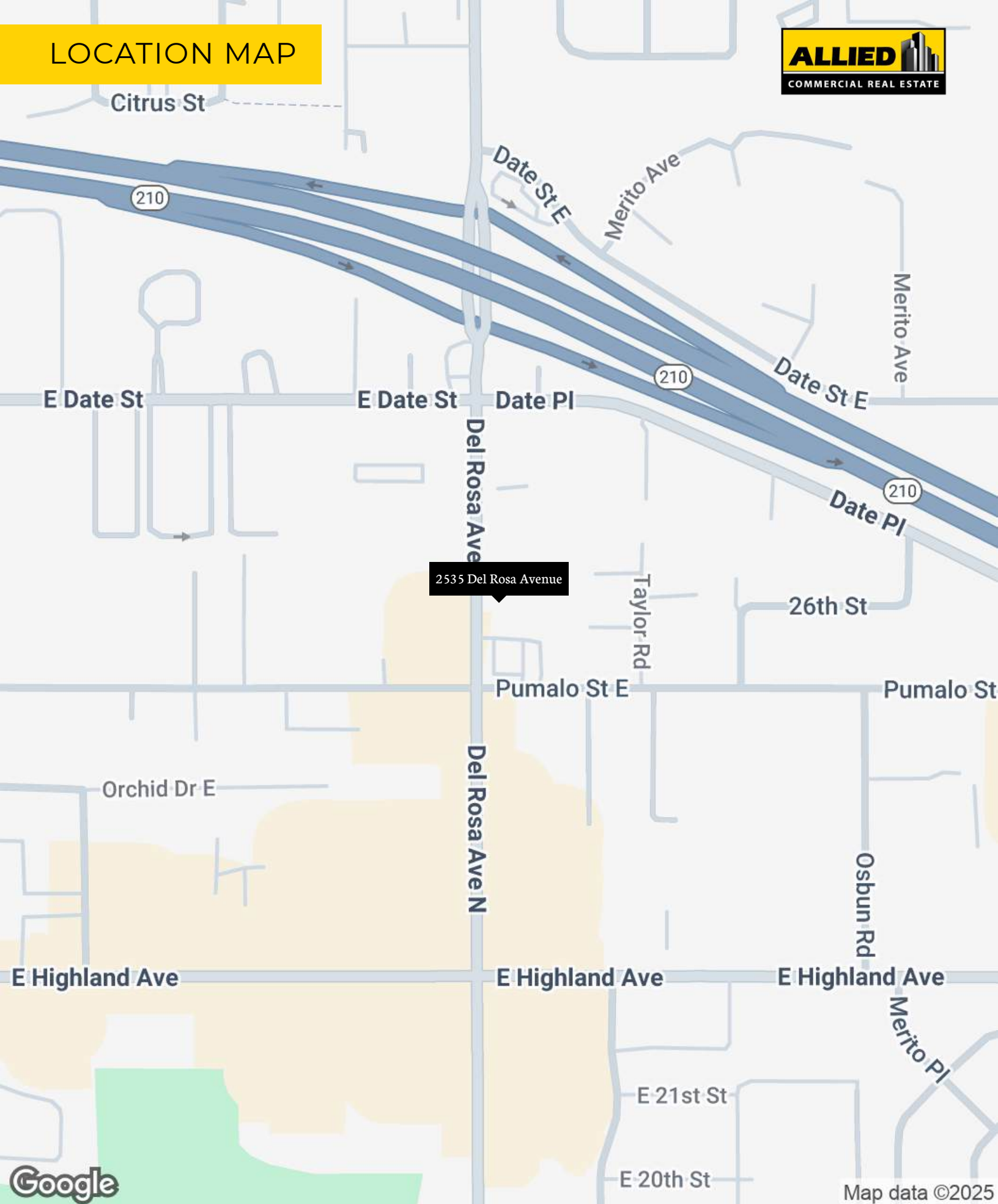
SECTION 2

LOCATION INFORMATION

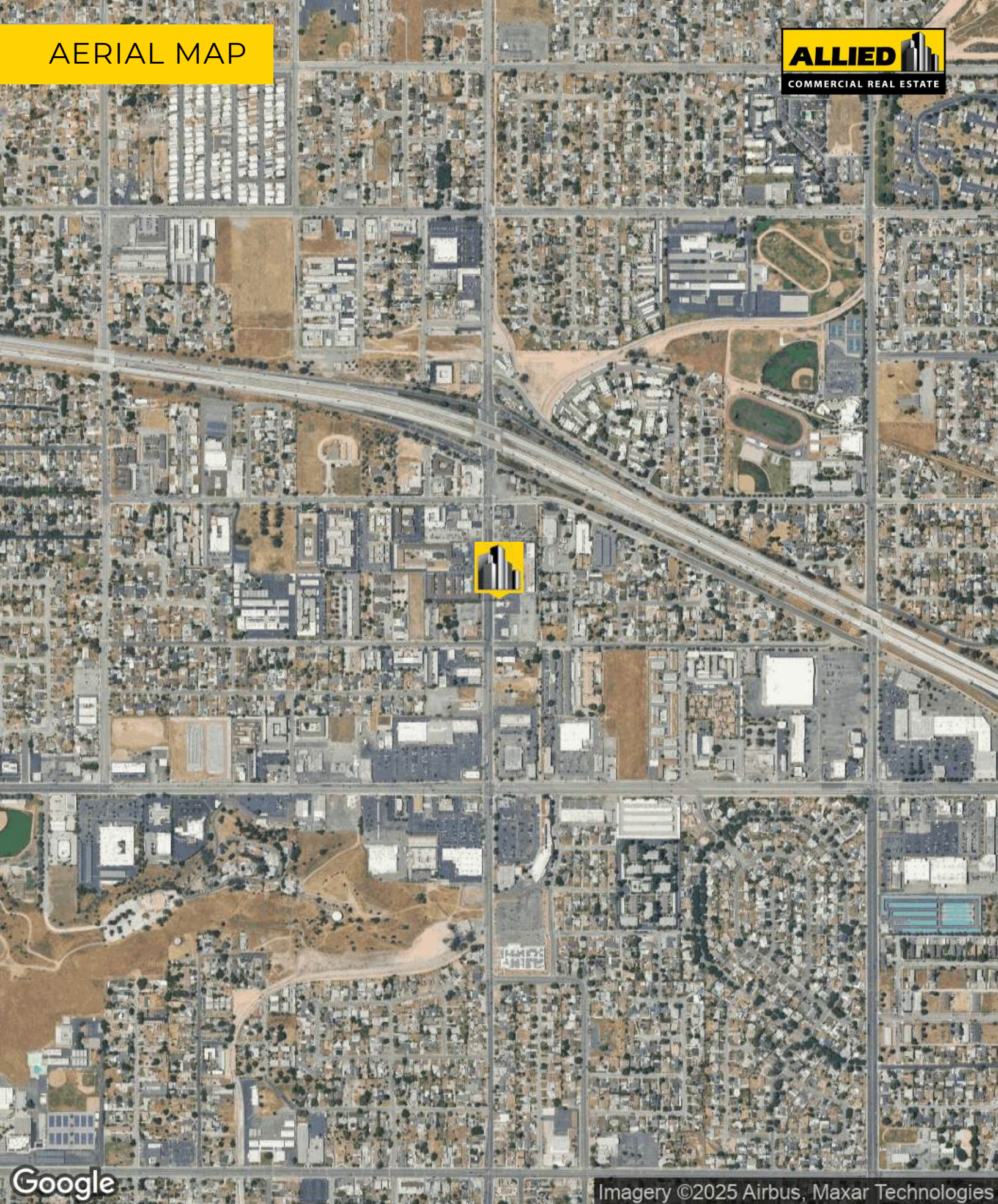
REGIONAL MAP



LOCATION MAP



AERIAL MAP



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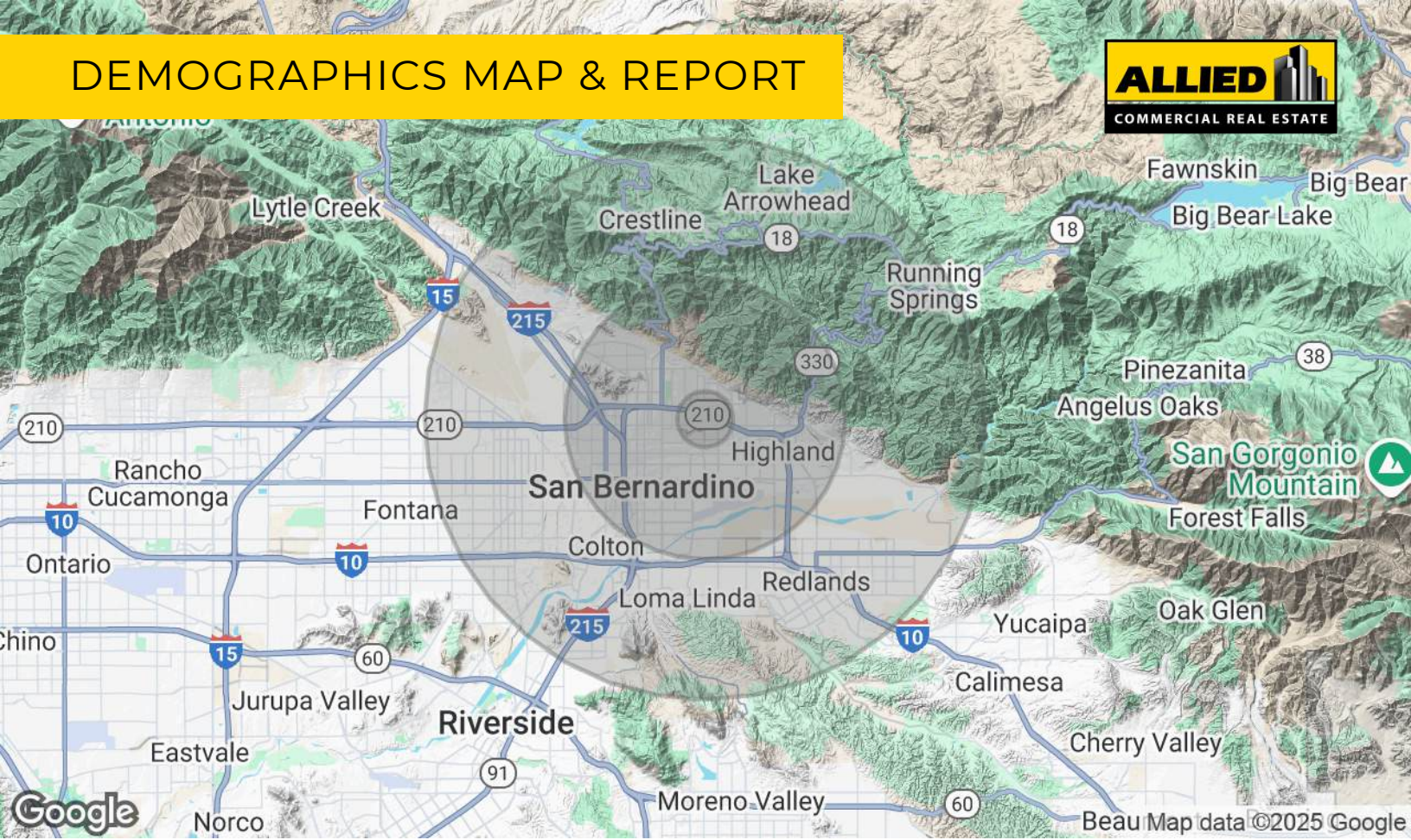
2535 DEL ROSA AVENUE · SAN BERNARDINO, CA 92346



SECTION 3

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	26,542	257,472	665,505
Average Age	34	36	37
Average Age (Male)	33	35	36
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,515	74,537	200,294
# of Persons per HH	3.5	3.5	3.3
Average HH Income	\$73,464	\$82,081	\$97,434
Average House Value	\$390,445	\$400,331	\$481,069

Demographics data derived from AlphaMap

SECTION 4

ADVISOR BIOS



STEVEN D. ROPPEL

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CalDRE #01151111

PROFESSIONAL BACKGROUND

Mr. Roppel is an accomplished commercial real estate professional with well regarded and proven skills to enthusiastically develop and implement real estate strategies for Clients in diverse situations, achieving financial objectives both independently and in team environments. He implements strategies that maximize property values and reduce expenses. He has a strong knowledge base of current real estate trends and best practices. His history of implementing cutting edge technology based real estate tools assists the velocity of transactions. An experienced real estate professional across a wide spectrum of property issues.

Diverse multi-dimensional experience perspectives as: Tenant/Landlord/Agent

EDUCATION

Cleveland State University, Cleveland, Ohio

B.B.A., Bachelor of Business Administration

Allied Commercial Real Estate

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