

Single/Multi-Tenant
Building

FOR SALE



INLAND
EMPIRE

457 W. HIGHLAND AVE.

SAN BERNARDINO, CA 92405

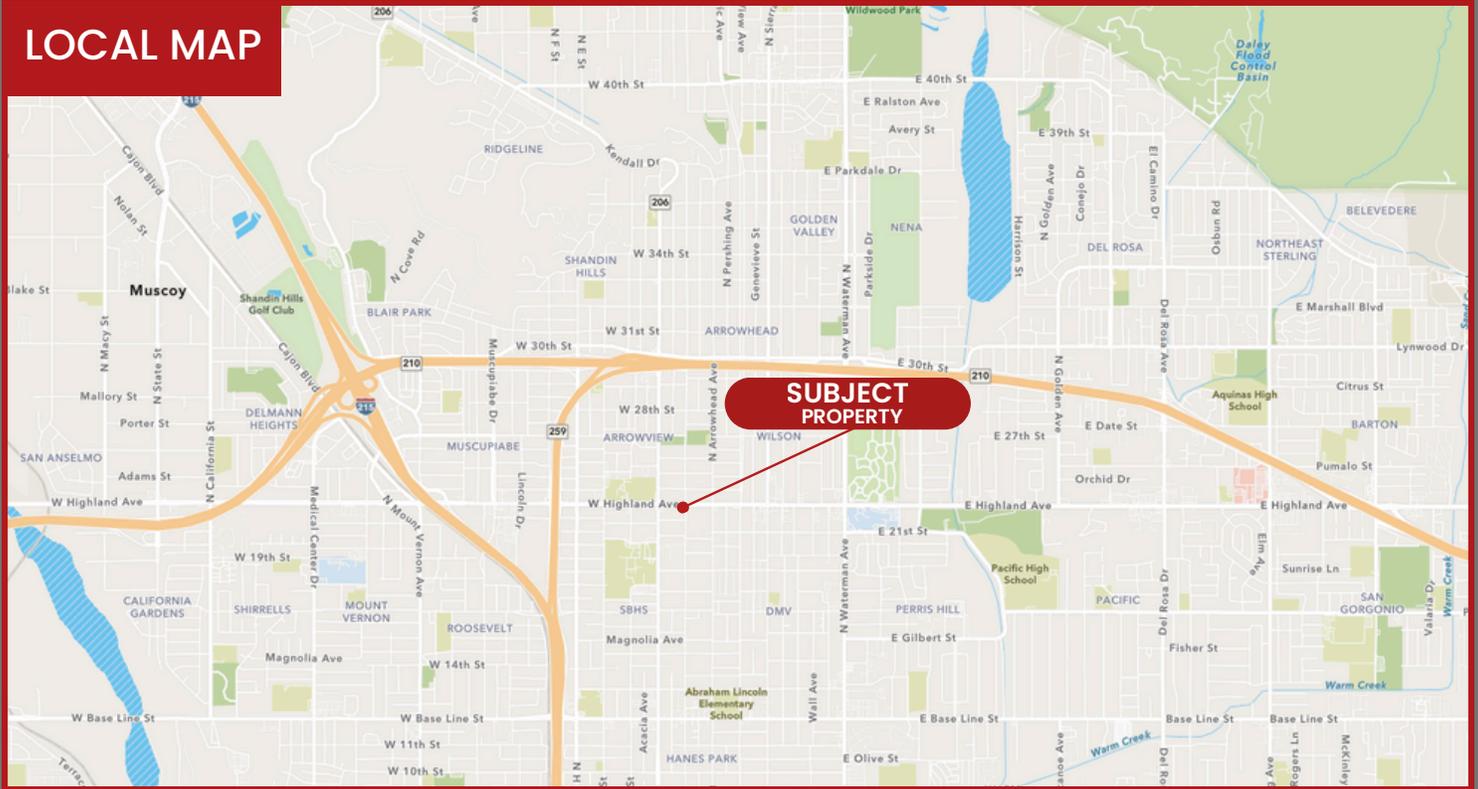


PROPERTY HIGHLIGHTS

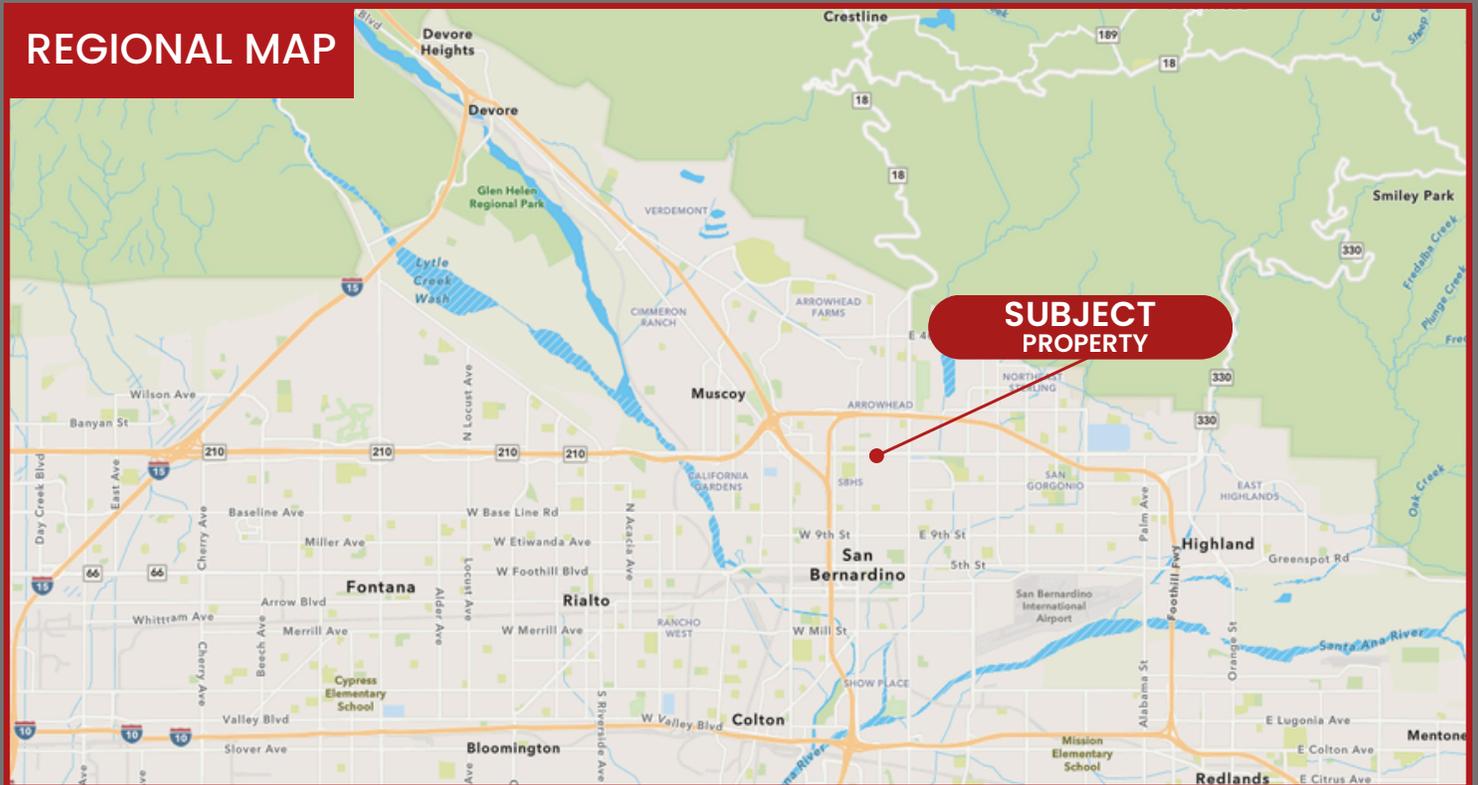
- ±6,400 sq.ft. Building
- ±12,197 sq.ft. (±0.28 Acres)
- Commercial General (CG-1), per the City of San Bernardino, CA
- Frontage on W. Highland Ave.
- ±26,955 Vehicles per Day
- Building and Pylon Signage
- Great Owner - User Opportunity
- Located blocks East of the I-215 Freeway, and minutes South of the I-210 Freeway.



LOCAL MAP



REGIONAL MAP



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DEMOGRAPHICS



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	29,335		170,693		334,444	
2024 Estimate	28,882		168,216		329,747	
2020 Census	28,895		169,125		332,319	
Growth 2024 - 2029	1.57%		1.47%		1.42%	
Growth 2020 - 2024	-0.04%		-0.54%		-0.77%	
2024 Population by Hispanic Origin	21,704		124,423		245,737	
2024 Population	28,882		168,216		329,747	
White	5,196	17.99%	30,952	18.40%	60,916	18.47%
Black	3,076	10.65%	18,313	10.89%	33,484	10.15%
Am. Indian & Alaskan	585	2.03%	3,015	1.79%	5,904	1.79%
Asian	518	1.79%	4,420	2.63%	10,270	3.11%
Hawaiian & Pacific Island	98	0.34%	644	0.38%	1,267	0.38%
Other	19,410	67.20%	110,872	65.91%	217,906	66.08%
U.S. Armed Forces	0		34		214	
Households						
2029 Projection	8,301		48,243		92,630	
2024 Estimate	8,175		47,505		91,274	
2020 Census	8,192		47,595		91,772	
Growth 2024 - 2029	1.54%		1.55%		1.49%	
Growth 2020 - 2024	-0.21%		-0.19%		-0.54%	
Owner Occupied	3,323	40.65%	20,411	42.97%	44,789	49.07%
Renter Occupied	4,852	59.35%	27,093	57.03%	46,485	50.93%
2024 Households by HH Income	8,174		47,505		91,274	
Income: <\$25,000	1,872	22.90%	11,931	25.12%	19,512	21.38%
Income: \$25,000 - \$50,000	2,277	27.86%	10,444	21.99%	19,066	20.89%
Income: \$50,000 - \$75,000	1,582	19.35%	8,974	18.89%	17,991	19.71%
Income: \$75,000 - \$100,000	1,316	16.10%	6,837	14.39%	13,464	14.75%
Income: \$100,000 - \$125,000	344	4.21%	3,793	7.98%	8,610	9.43%
Income: \$125,000 - \$150,000	421	5.15%	2,275	4.79%	5,271	5.77%
Income: \$150,000 - \$200,000	241	2.95%	1,968	4.14%	4,362	4.78%
Income: \$200,000+	121	1.48%	1,283	2.70%	2,998	3.28%
Household Growth						
Growth 2020 - 2024			-0.21%		1.18%	
Growth 2024 - 2029			1.54%		1.81%	
Renter Occupied	4,852	59.35%	268,084	39.67%		
Owner Occupied	3,323	40.65%	407,638	60.33%		

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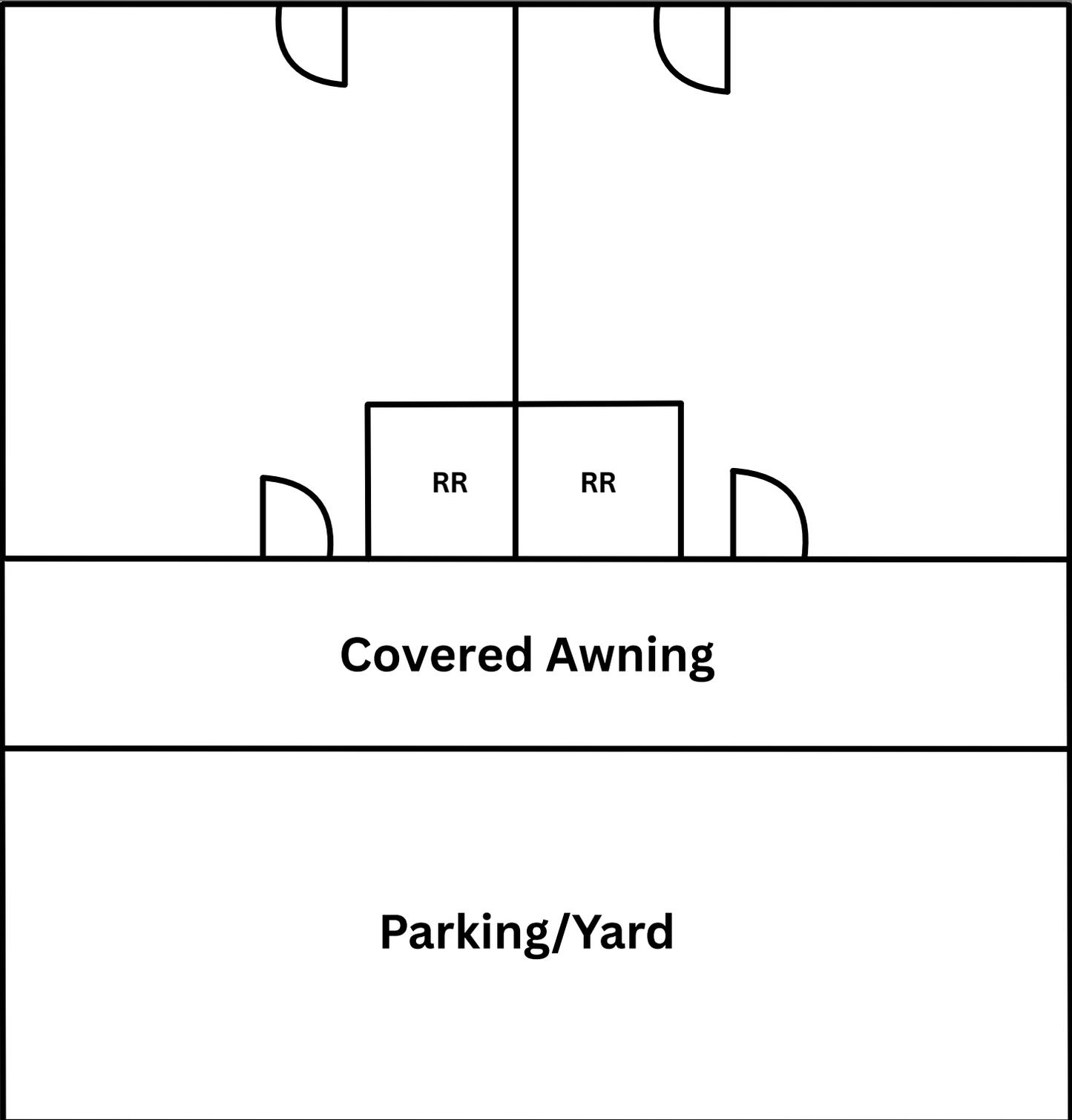
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CAL DRE # 02120868

SITE PLAN



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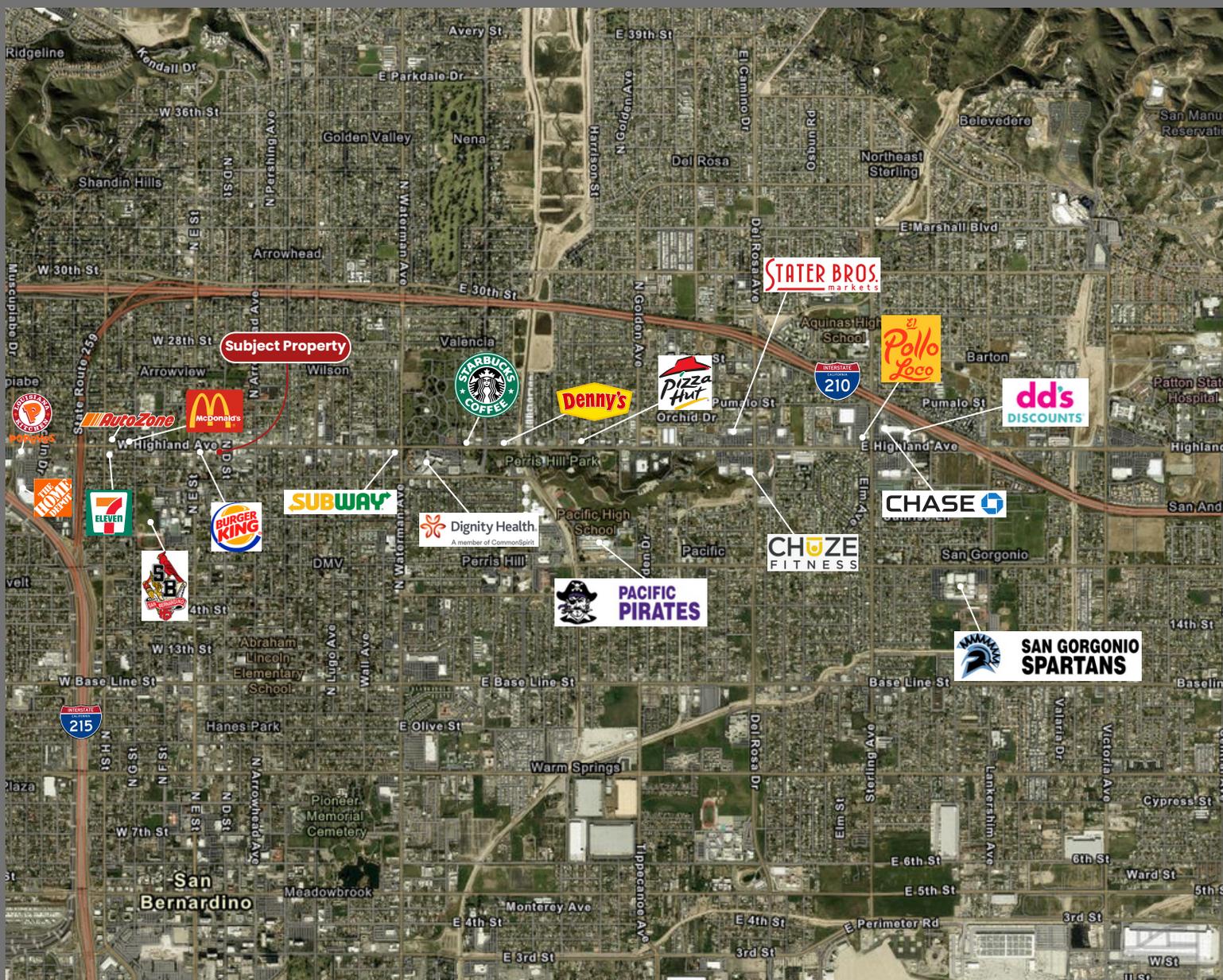
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