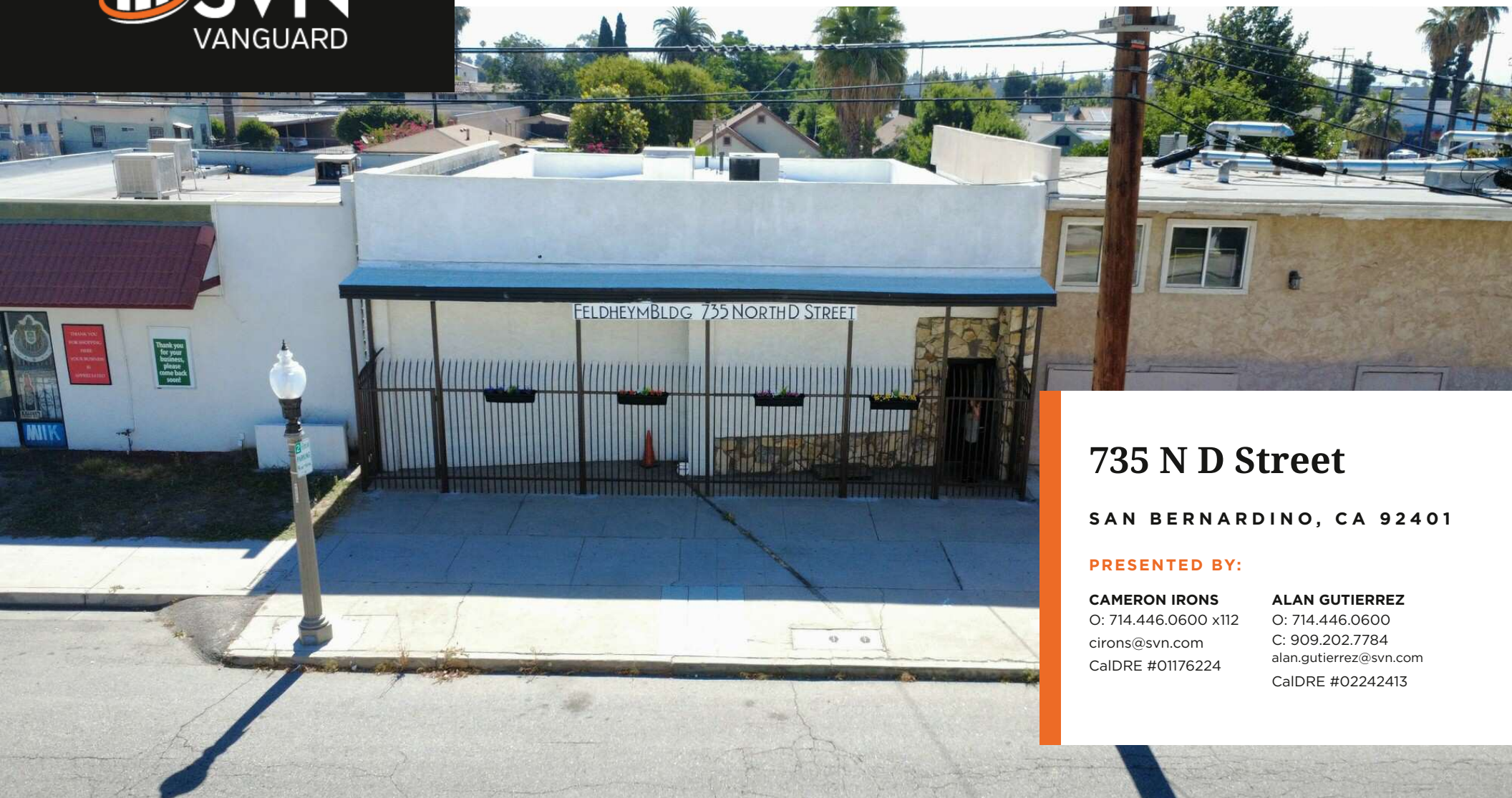




Offering Memorandum



735 N D Street

SAN BERNARDINO, CA 92401

PRESENTED BY:

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

735 N D STREET,
SAN BERNARDINO, CA 92401

OFFERING SUMMARY	
SALE PRICE:	Call for Pricing
BUILDING SIZE:	2,400 SF
LOT SIZE:	3,575 SF
YEAR BUILT	1960
ZONING	CR-2

PROPERTY SUMMARY

Discover an exceptional opportunity for office building investment with this 2,400 SF property, ideally situated in the Inland Empire area of San Bernardino, CA. Built in 1960 and zoned CR-2, this property offers versatile potential for various business uses. Boasting a strategic location and a solid foundation, it presents an excellent canvas for customization and expansion to suit diverse commercial needs. With its prime positioning in the thriving Inland Empire area, this property is primed to offer a strong return on investment and enduring value for discerning investors in the competitive office real estate market.

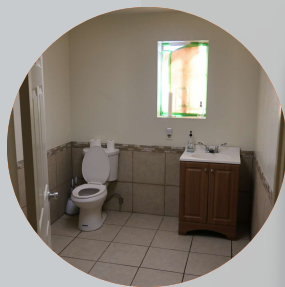


PROPERTY HIGHLIGHTS

- **CONSTRUCTION:** SOLID FOUNDATION IDEAL FOR FUTURE CUSTOMIZATION OR EXPANSION
- **LOCATION:** CENTRALLY LOCATED IN SAN BERNARDINO, WITHIN THE DYNAMIC INLAND EMPIRE REGION
- **INVESTMENT POTENTIAL:** STRONG OPPORTUNITY FOR VALUE APPRECIATION AND RETURN ON INVESTMENT
- **VISIBILITY & ACCESS:** STRATEGICALLY POSITIONED WITH EASY ACCESS TO MAJOR TRANSPORTATION ROUTES
- **SURROUNDING AMENITIES:** CLOSE TO CULTURAL VENUES, SPORTS FACILITIES, DINING, AND RETAIL



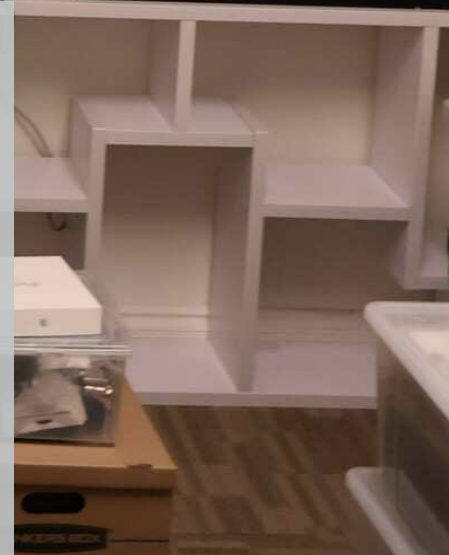
4 OFFICES



2 RESTROOMS



1 CONFERENCE ROOM



LOCATION DESCRIPTION

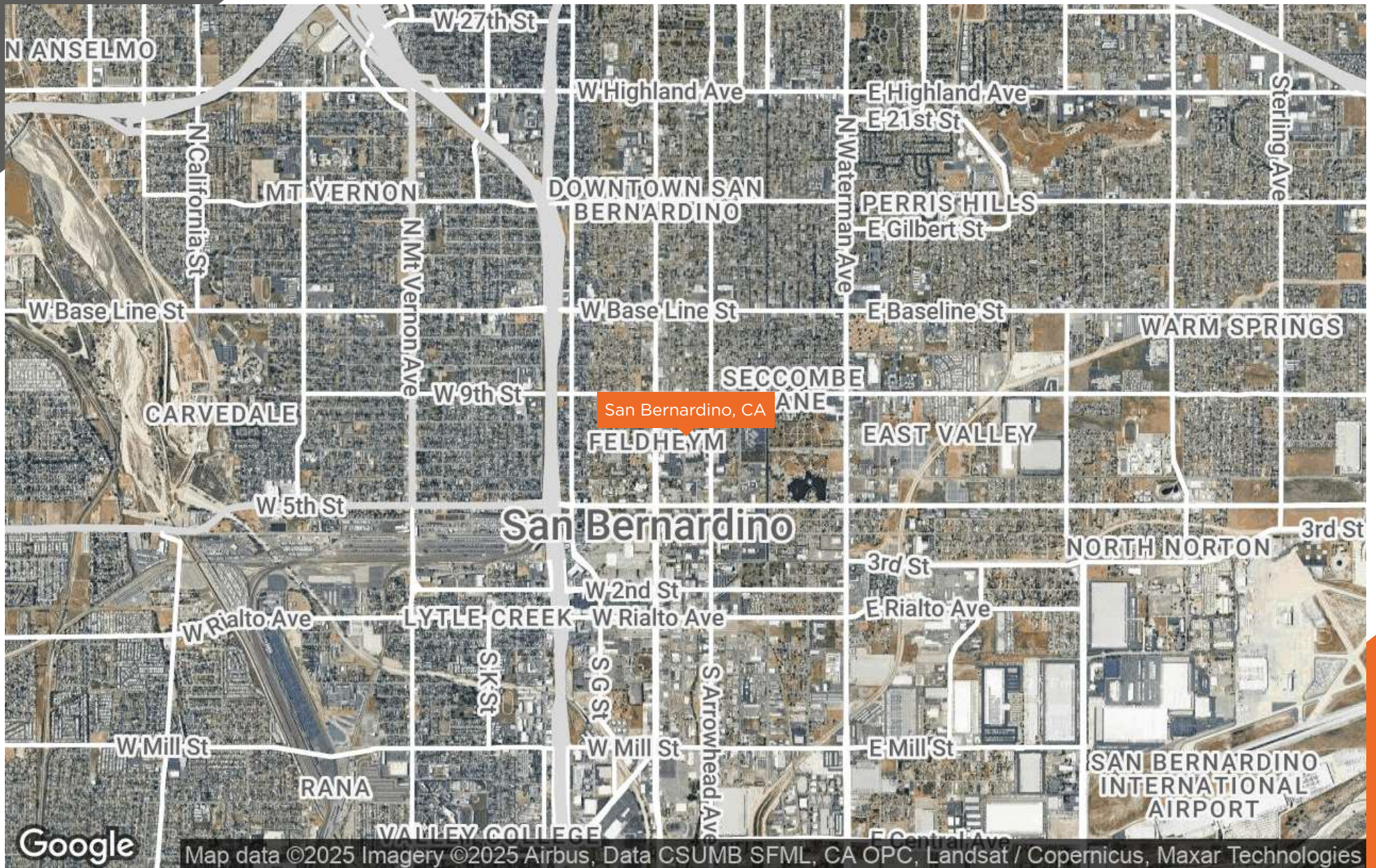
Situated in the heart of San Bernardino, the surrounding area offers a prime location for prospective office building investors. The vibrant community provides convenient access to a multitude of amenities and attractions, including the historic California Theatre of Performing Arts, renowned for hosting a variety of cultural events. Nearby, the iconic San Manuel Stadium, home to the Inland Empire 66ers baseball team, provides entertainment for sports enthusiasts. The area is also in close proximity to various dining and shopping options, as well as easy access to major transportation routes. With its bustling atmosphere and diverse offerings, the location presents an exciting opportunity for office investment in the dynamic city of San Bernardino.

PROPERTY PHOTOS

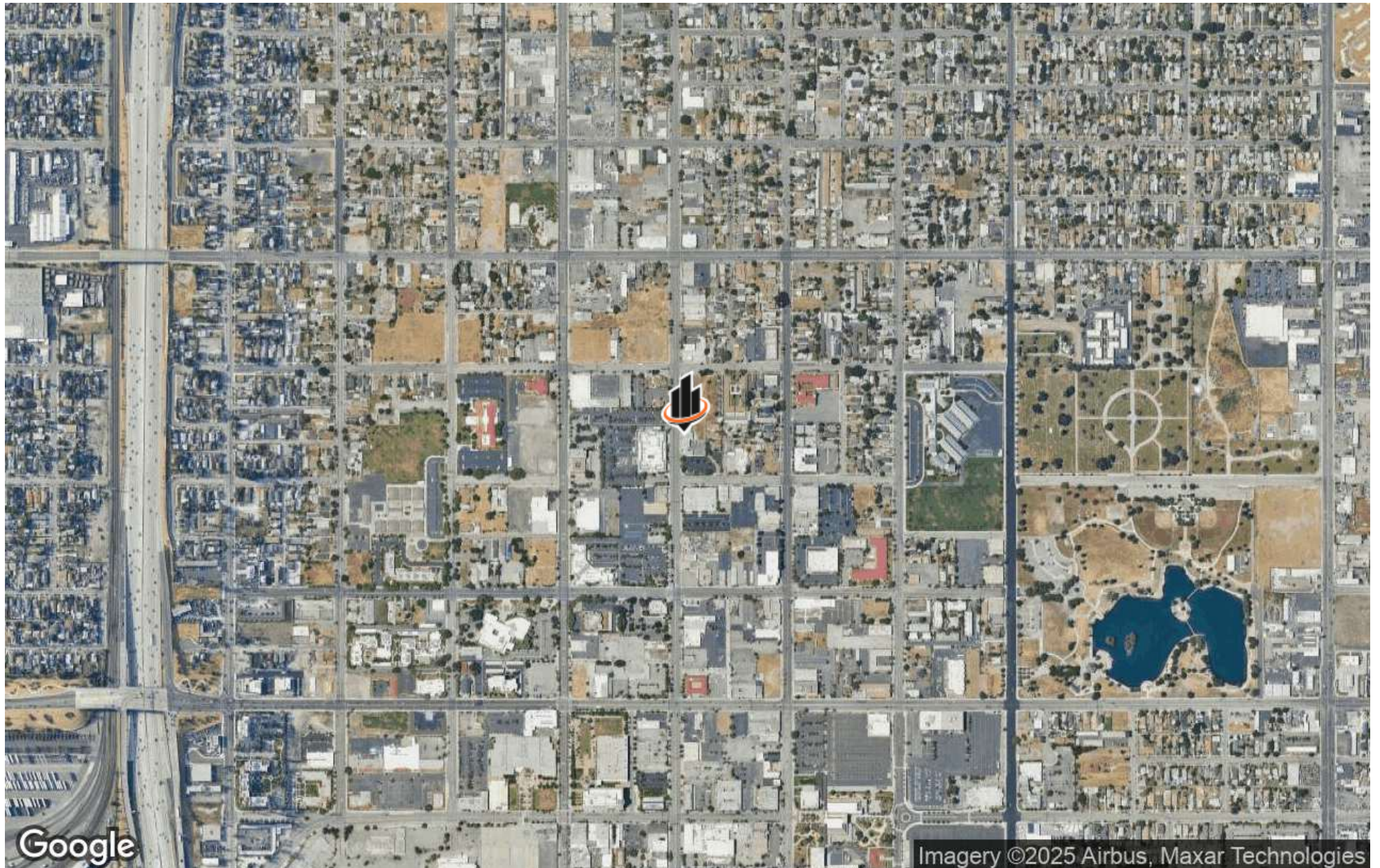


M BLDG 735 NORTH D STREET

REGIONAL MAP



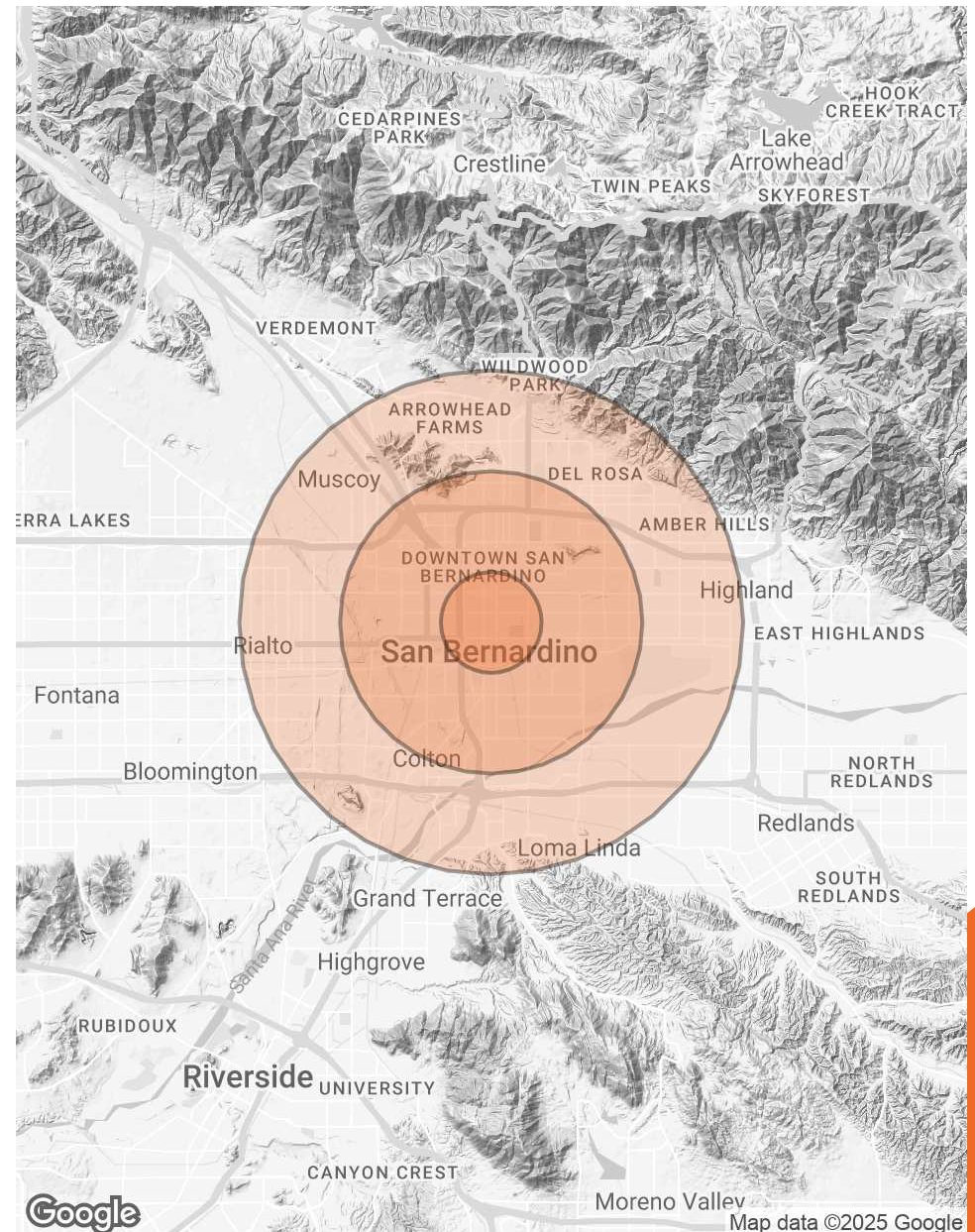
AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,438	154,216	376,394
AVERAGE AGE	34	34	35
AVERAGE AGE (MALE)	33	34	34
AVERAGE AGE (FEMALE)	35	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,705	42,469	107,281
# OF PERSONS PER HH	3.3	3.6	3.5
AVERAGE HH INCOME	\$54,555	\$69,439	\$80,738
AVERAGE HOUSE VALUE	\$334,862	\$361,178	\$404,699

Demographics data derived from AlphaMap





Collective Strength, Accelerated Growth

17551 GILLETTE AVENUE
IRVINE, CA 92614



[HTTP:SVNVANGUARD.COM](http://SVNVANGUARD.COM)