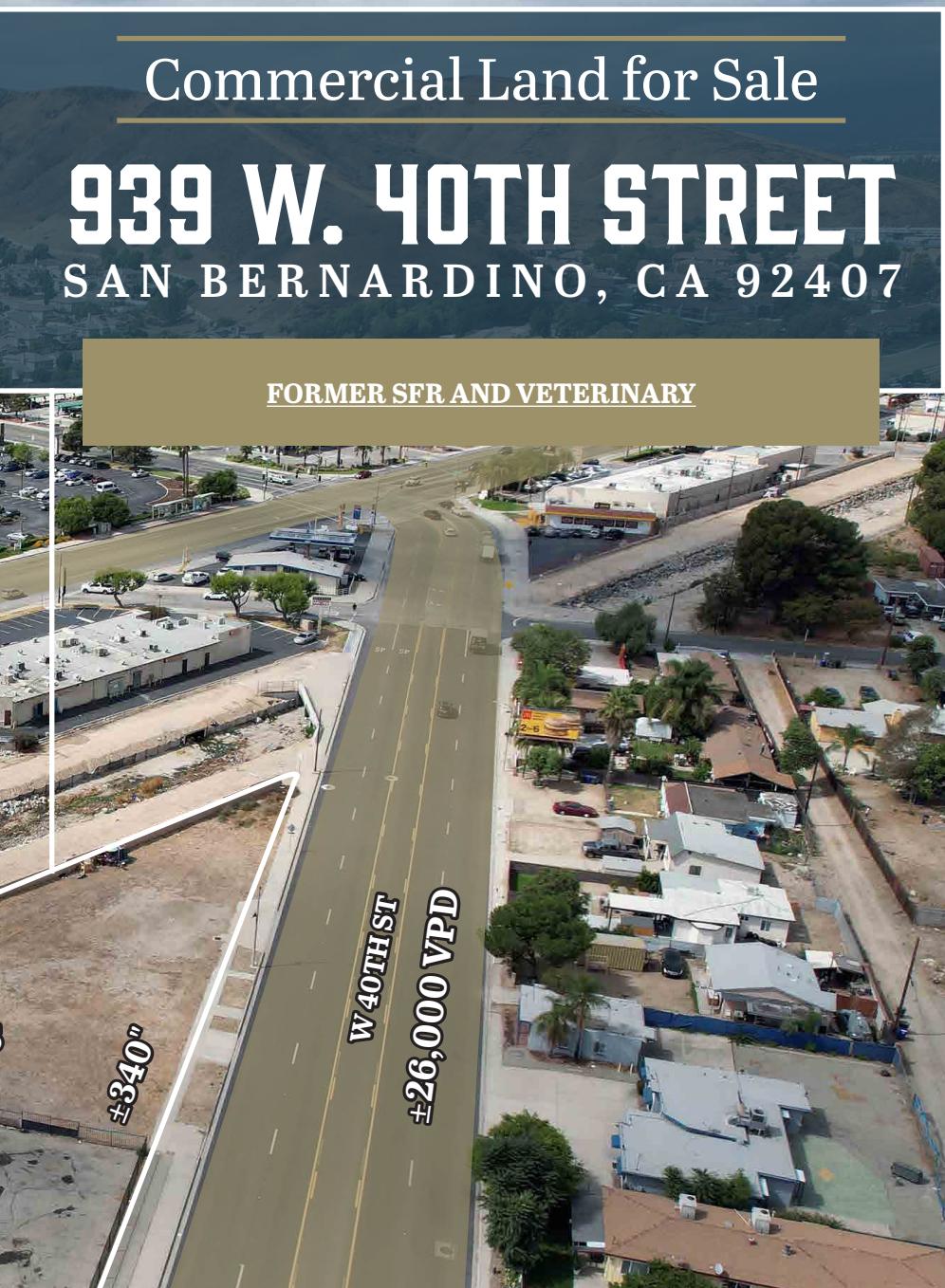


Commercial Land for Sale

# 939 W. 40TH STREET

SAN BERNARDINO, CA 92407

FORMER SFR AND VETERINARY



(0.87 ACRES - CG-1 COMMERCIAL ZONING)  
UNIVERSITY DISTRICT SPECIFIC PLAN AREA  
WIDE RANGE OF COMMERCIAL USES

## Affiliated Business Disclosure

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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CMPM 939 W 40th St.V01\_DZ 10/23/25

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**939 W. 40TH STREET**  
SAN BERNARDINO, CA 92407

## Contacts

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# EXECUTIVE SUMMARY

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**939 W. 40TH STREET**  
SAN BERNARDINO, CA 92407



**Offering Price: \$478,000(\$12.50/SF/Land)**

<b>Ownership</b>	Fee Simple		
<b>Land Area</b>	0.87 Acres (38,223 SF on 4 Parcels)		
<b>APN</b>	0266-221-01	7,960 SF	0.18 Acres
	0151-191-07	4,550 SF	0.10 Acres
	0151-191-08	5,160 SF	0.12 Acres
	0151-191-09	20,553 SF	0.47
<b>Total</b>	<b>38,223 SF</b>		<b>0.87</b>
<b>Zoning</b>	CG-1 Commercial Zoning - University District Specific Plan Area Wide Range of Commercial Uses		
<b>Occupancy</b>	Vacant land - former Veterinary Clinic and SFR		
<b>Traffic Counts</b>	±26,000 VPD (W. 40th St. & Kendall Dr.) * Source City of San Bernardino		
<b>Frontage</b>	±340' x 216' (W. 40th St. & F St/Luezinger Dr.)		

## PROPERTY HIGHLIGHTS



### "BITE SIZE" COMMERCIAL LAND PURCHASE OPPORTUNITY:

Offered at just \$478,000 (\$12.50/SF/Land), this CG-1 Commercial Zoned property with existing stubbed utilities and multiple curb cuts, offers a low entry point for a future owner/user or developer.



### DESIRABLE EASE OF ACCESS DEVELOPMENT PROPERTY:

Access points from both W. 40th Street and F Street, this corner land property offers various configuration options for a future commercial development.



### WELL LOCATED SUBURBAN COMMERCIAL LAND PROPERTY IN SAN BERNARDINO, CA:

Well positioned between the moderate income Suburban Neighborhoods of Ridgeline and Arrowhead Farms, the property benefits from convenient proximity to Cal State San Bernardino University as well as downtown San Bernardino.



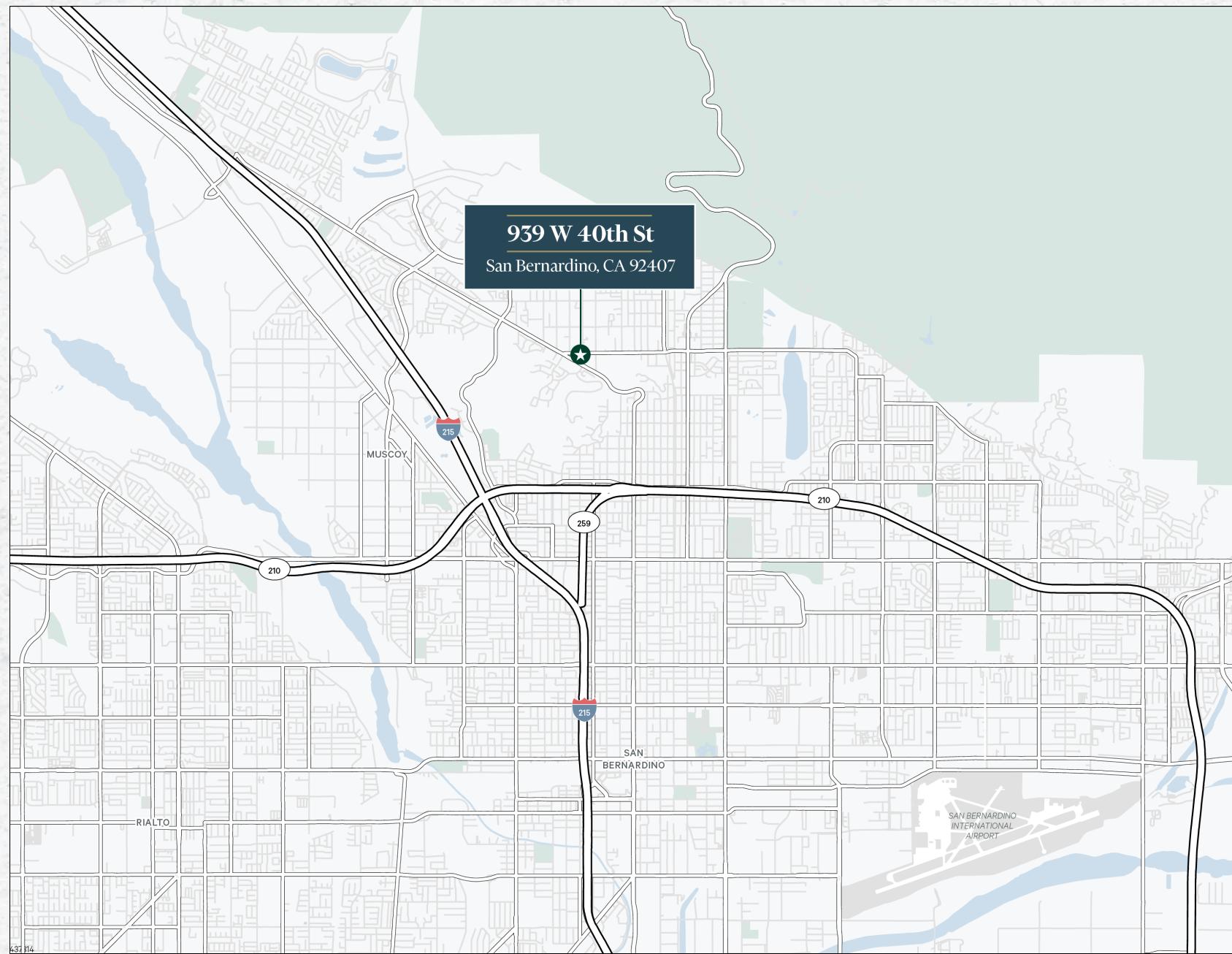
**FLEXIBLE CG-1 COMMERCIAL ZONING:** CG-1 Zoning offers a wide range of Allowed / Permitted uses, Minor Use Permitted uses and CUP uses. including General retail, Professional Office, Vehicle Servicing, Non-D/T Food Users.

### Trade Area Snapshot Demo Summary

	1 MILE	2 MILES	3 MILES
<b>Population</b>	16,466	55,699	117,830
<b>Daytime population</b>	11,778	43,092	195,333
<b>Avg. HH Income</b>	\$88,804	\$95,064	\$88,995

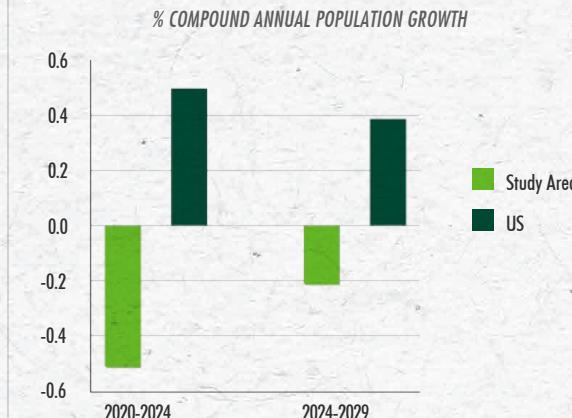
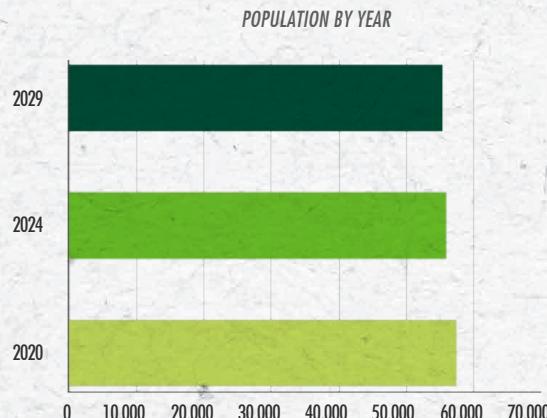
Source: Esri

# REGIONAL MAP



# 2 MILE INFOGRAPHIC

## POPULATION



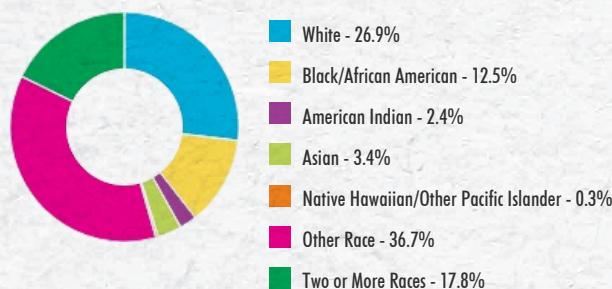
## EMPLOYMENT

**9,211** EMPLOYEES

**745** BUSINESSES

**9.0%** RESIDENTIAL UNEMPLOYMENT RATE

## RACE & ETHNICITY



**65.9%** HISPANIC/LATINO POPULATION (ALL RACES)

## INCOME

**\$78,296**

MEDIAN HOUSEHOLD INCOME

**\$29,629**

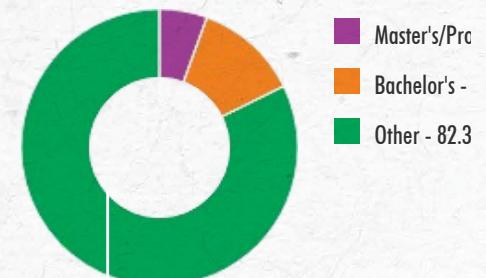
PER CAPITA INCOME

## HOME OWNERSHIP

**53.0%**

OWNER-OCCUPIED UNITS

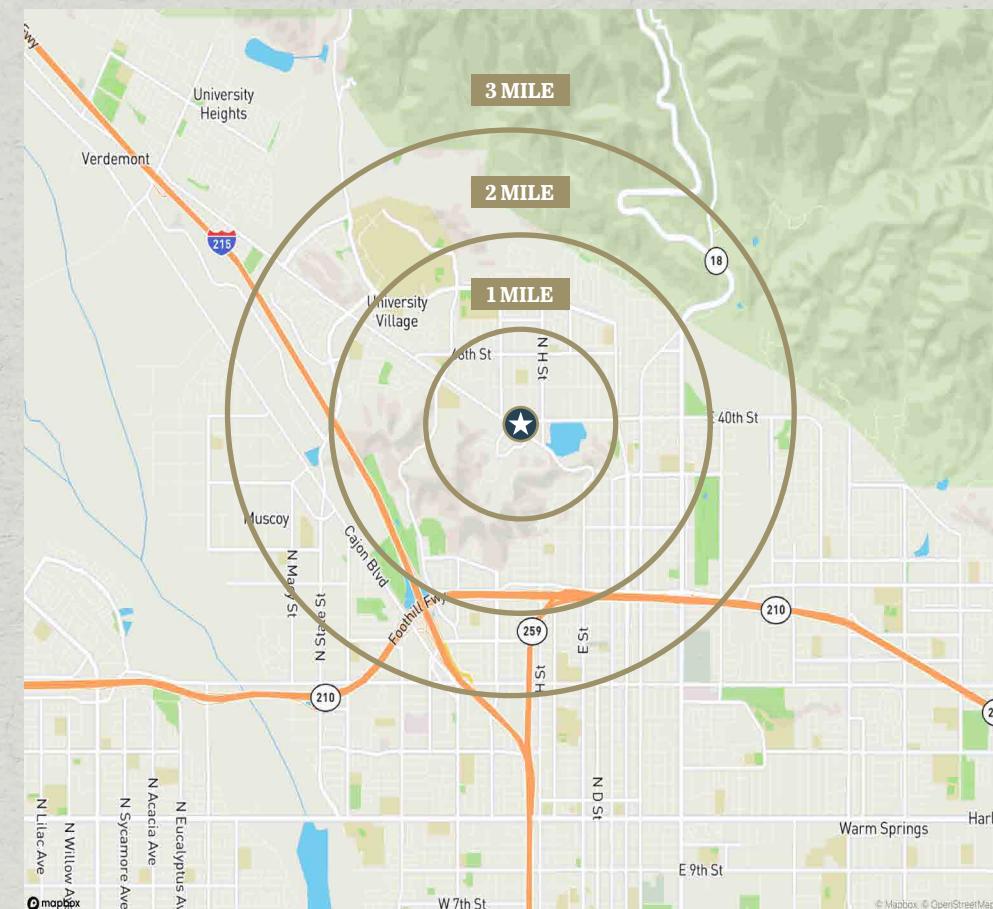
## EDUCATION



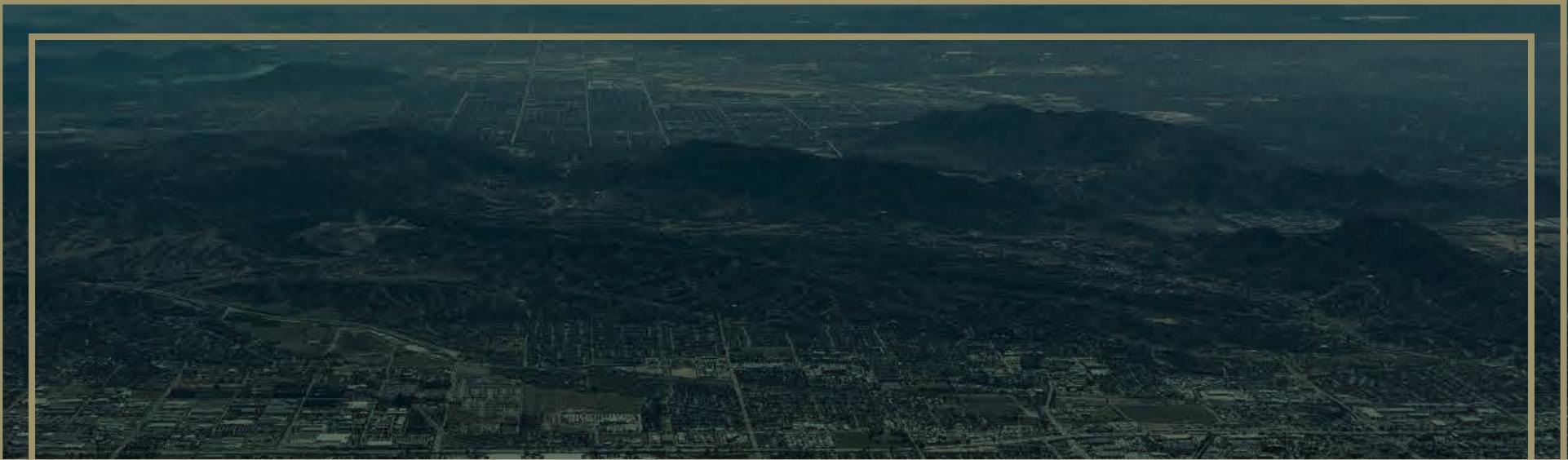
# DEMOGRAPHIC COMPREHENSIVE

POPULATION	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	16,466	55,699	117,830
2029 Population - Five Year Projection	16,254	55,109	116,845
2020 Population - Census	16,948	57,207	120,657
2010 Population - Census	14,926	52,180	110,871
2020-2024 Annual Population Growth Rate	-0.55%	-0.51%	-0.45%
2024-2029 Annual Population Growth Rate	-0.26%	-0.21%	-0.17%

HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
2024 Average Household Income	\$88,804	\$95,064	\$88,995
2029 Average Household Income	\$97,013	\$103,771	\$97,477
2024 Median Household Income	\$72,771	\$78,296	\$73,251
2029 Median Household Income	\$79,092	\$85,051	\$80,308
2024 Per Capita Income	\$28,529	\$29,629	\$26,083
2029 Per Capita Income	\$31,532	\$32,703	\$28,931



Source: Esri



# PROPERTY PHOTOS

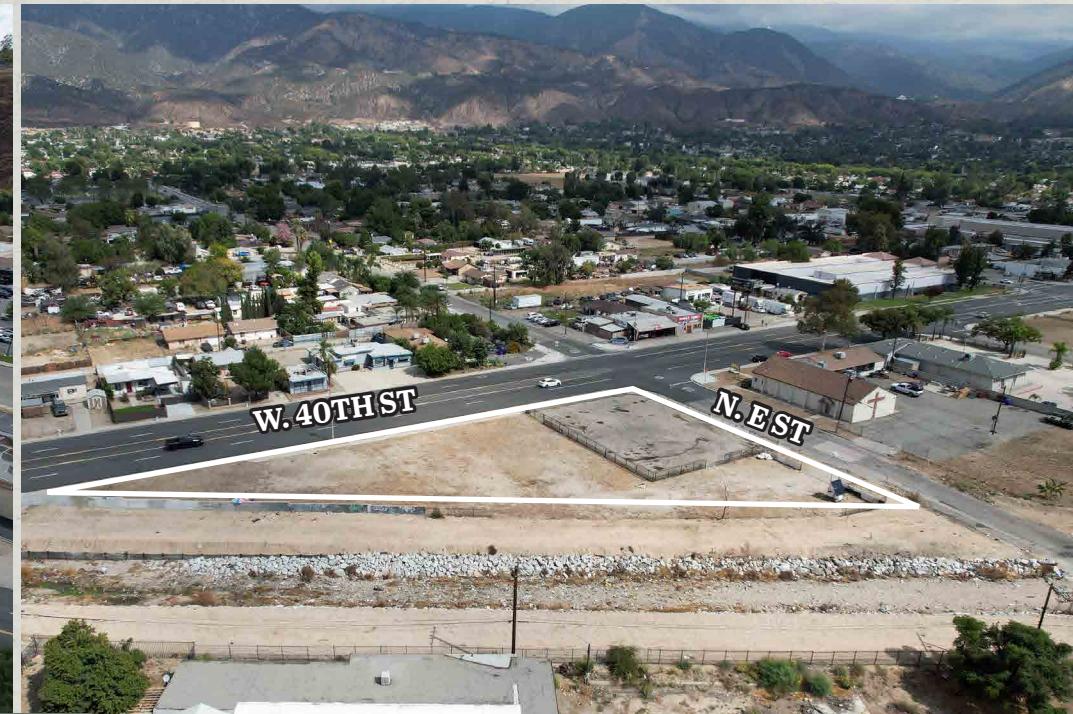
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**939 W. 40TH STREET**  
SAN BERNARDINO, CA 92407

## FORMER VETERINARIAN CLINIC & SFR

(CLICK ON ABOVE FOR PHOTO)





# AREA OVERVIEW

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**939 W. 40TH  
STREET**  
SAN BERNARDINO, CA

# CITY OF SAN BERNARDINO

The City of San Bernardino, a central component of Southern California's Inland Empire, continues to evolve as a significant urban area. The housing market shows a "balanced market" with a median listing home price of \$519.5K in August 2025, reflecting a 3.9% year-over-year increase, and homes selling for approximately the asking price. This economic stability is bolstered by a diversified economy spanning logistics, education, and healthcare sectors.

The area around W. 40th Street in San Bernardino benefits from its strategic location and accessibility. W. 40th Street itself is identified as a major arterial thoroughfare along with nearby cross street Kendal Dr. / N. E. Street which connects to downtown San Bernardino, Cal State San Bernardino University as well as to Interstate 210 Fwy.



San Bernardino is a significant stop along the legendary Route 66. You can find the iconic Wigwam Motel, where you can stay in a concrete teepee, and the site of the first McDonald's, which now houses an unofficial museum with early memorabilia.



# SAN BERNARDINO AREA OVERVIEW

## Location/History

San Bernardino is a city in Southern California, serving as the county seat of San Bernardino County. It's situated in the Inland Empire region, approximately 60 miles east of Los Angeles, 120 miles northeast of metropolitan San Diego, and 55 miles northwest of Palm Springs. The city lies at an elevation of 1,049 feet above sea level and covers an area of about 62.24 square miles.

San Bernardino continued to develop, establishing Norton Air Force Base during World War II, which later became San Bernardino International Airport in 1994.

## Attractions

Known by locals as the "The 'Dino" of Southern California has a complex and contrasting vibe and a strong rich history. San Bernardino offers a variety of cultural centers and organizations that enrich the community and highlight the region's diverse heritage such as the History and Railroad Museum, California Theatre of the Performing Arts, and the beautiful outdoors of the San Bernardino National Forest. San Bernardino provides a variety of shopping experiences and delicious eateries such as:

- » Inland Center Mall
- » Mitla Cafe (home of the hard-shell-taco and considered the oldest Mexican restaurant in the Inland Empire)

San Bernardino's Key city amenities include:



25 Minutes from  
Ontario International  
Airport



Located in an area  
rich with diverse  
bodies of water



2.7 Million  
Square Feet of  
"Shopping Bliss"



400 +  
Eateries



9  
Craft Breweries



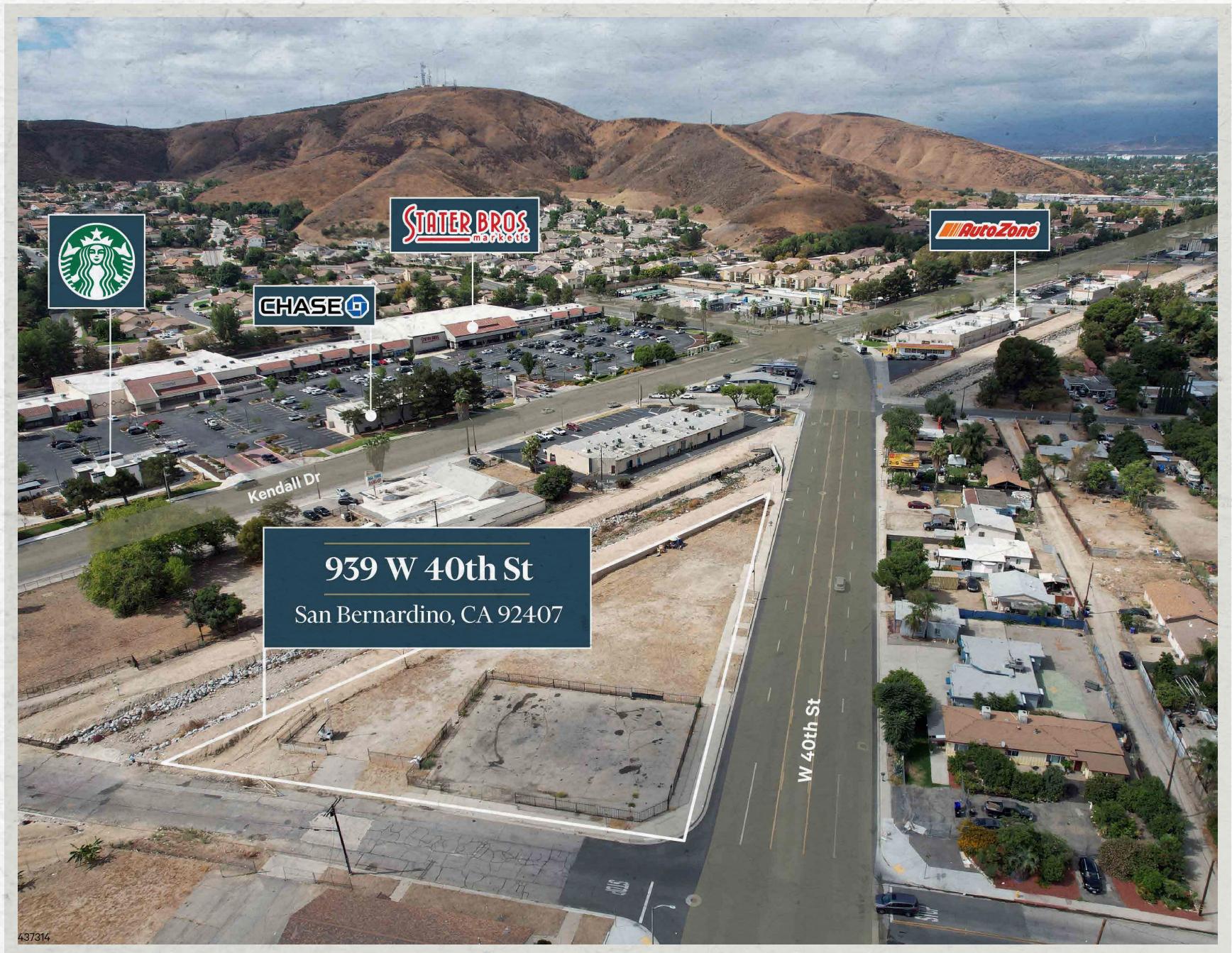
823k+  
Acres of Natural  
Space to Explore



30+ Hotels  
to choose from



# PROPERTY AERIAL





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# 939 W. 40TH STREET

SAN BERNARDINO, CA

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**CBRE**

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