

INDUSTRIAL PROPERTY FOR SALE OR LEASE

# 290 WEST ORANGE SHOW ROAD, SUITE 101--SUBMIT OFFERS

SAN BERNARDINO, CA 92408



9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // [alliedcommercialrealestate.com](http://alliedcommercialrealestate.com)



COMMERCIAL REAL ESTATE

Presented By:

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CalDRE #02068702

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$1.30 SF/yr (MG)
Building Size:	4,141 SF
Available SF:	
Lot Size:	
Year Built:	2005
Renovated:	2021
Zoning:	Light Industrial
Market:	Inland Empire
Submarket:	Inland Empire East

## PROPERTY OVERVIEW

3-5 year lease term at \$1.30 per square foot with 3% yearly increases. (Modified Gross Lease)

## PROPERTY HIGHLIGHTS

- Available in July
- Seven nice private offices
- Large professional conference room
- Two restrooms
- Kitchenette area
- With 18' clear height warehouse and plenty of lighting
- Easy access 14' ground level door
- Racking systems available
- Plenty of surplus parking
- Entire property is fully fenced
- Electric wrought iron gates closed at night

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# ADDITIONAL PHOTOS



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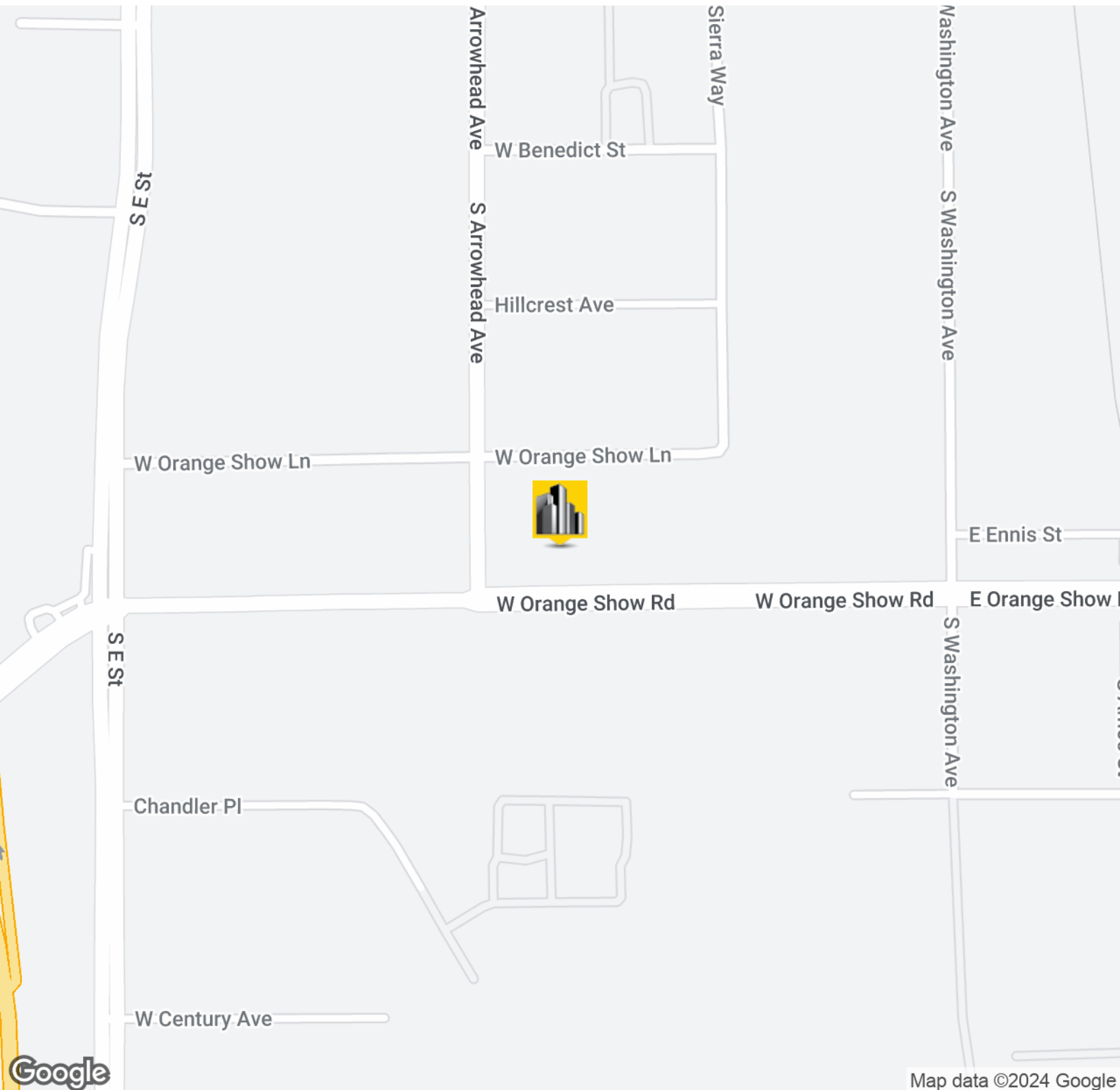
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# LOCATION MAP



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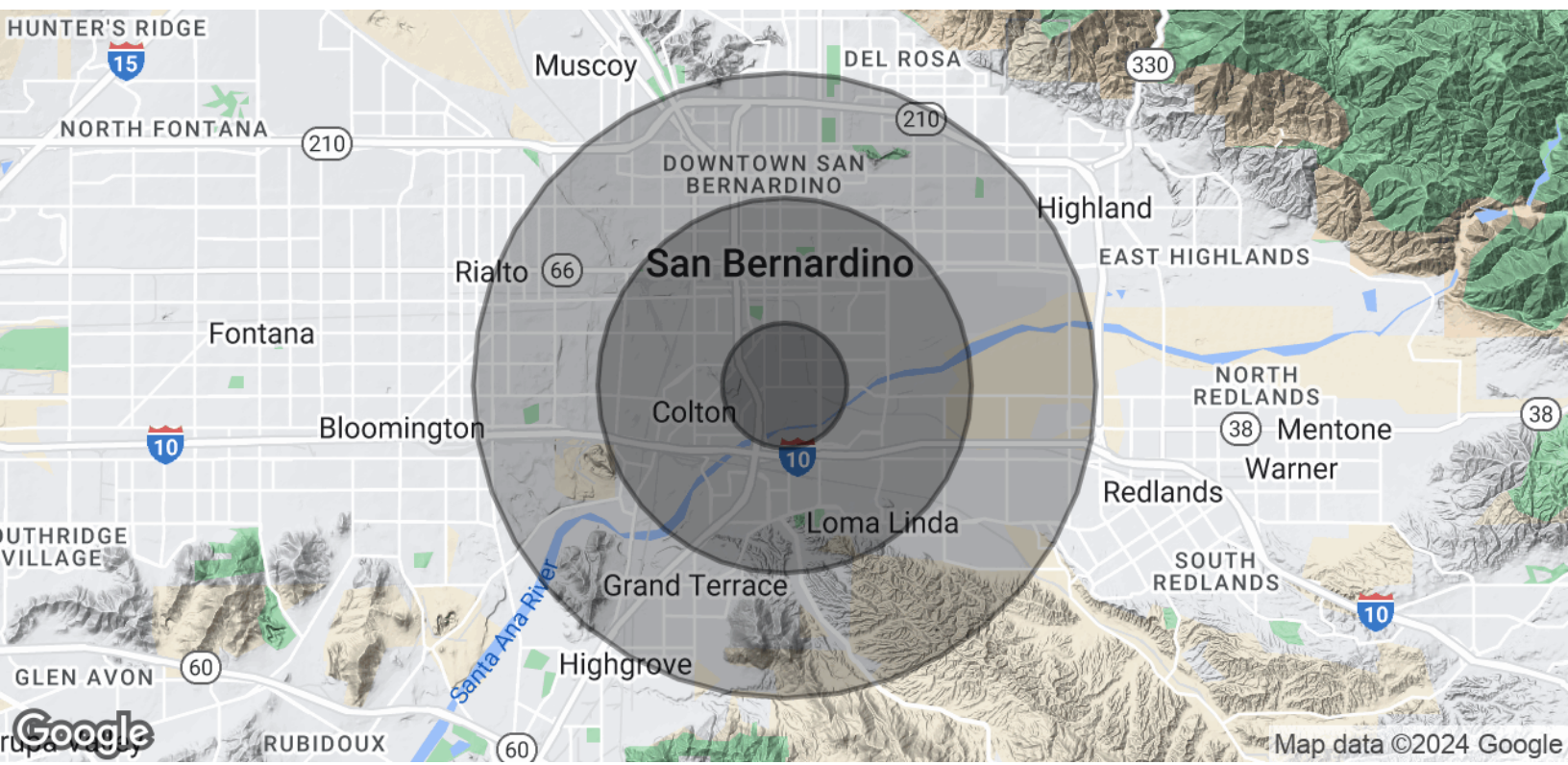
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,398	104,503	301,943
Average Age	38.8	32.1	31.8
Average Age (Male)	38.4	32.0	31.0
Average Age (Female)	38.7	32.5	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	471	34,309	94,212
# of Persons per HH	3.0	3.0	3.2
Average HH Income	\$53,394	\$53,584	\$59,841
Average House Value	\$228,897	\$215,864	\$239,061

2020 American Community Survey (ACS)

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