

**1255 E. HIGHLAND AVE.
SAN BERNARDINO, CA 92404**

FOR SALE



E. Highland Ave.

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1255 E. Highland Ave.
San Bernardino, CA 92404

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KW Commercial - Inland Empire
3595-1 Inland Empire Blvd.,
Suite 1250 Ontario, CA, 91764
DRE# 02120868 | kwcie.com
(909) 980-6868

THE OFFERING

**1255 E. Highland Ave.
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KW Commercial - Inland Empire is pleased to present the offering of 1255 E. Highland Ave., an opportunity to acquire a well-positioned office investment in the established San Bernardino submarket. The property is strategically located along Highland Avenue, providing excellent visibility and convenient access to major transportation routes, retail, dining, medical, and professional services throughout the surrounding area.

Tenants benefit from convenient access to nearby amenities, major employment centers, and the I-210 and I-215 freeways, while investors can capitalize on the property's prominent location, ample parking, and accessibility within the Inland Empire. Positioned along a well-traveled commercial corridor, 1255 E. Highland Ave. offers an attractive opportunity for investors seeking a functional office asset in the growing San Bernardino market.

Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Jacob B. Bernardy
909.935.0935
Jacob.Bernardy@kwcommercial.com
CalDRE Lic. #02039512

Daniel W. Richards
909.980.6868
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803211

INVESTMENT HIGHLIGHTS

- Surrounded by established retail, dining, medical, and professional services along the Highland Avenue corridor
- Conveniently located near major transportation routes, including I-210 and I-215, providing easy access throughout the Inland Empire
- Situated in a growing San Bernardino market with strong population growth, expanding employment opportunities, and increasing commercial demand

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 **POWER BROKER**

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PROPERTY FEATURES

1255 E. Highland Ave.
San Bernardino, CA 92404



Address: 1255 E. Highland Ave., San Bernardino, CA 92404



Building Size: ±21,936 Sq.Ft.



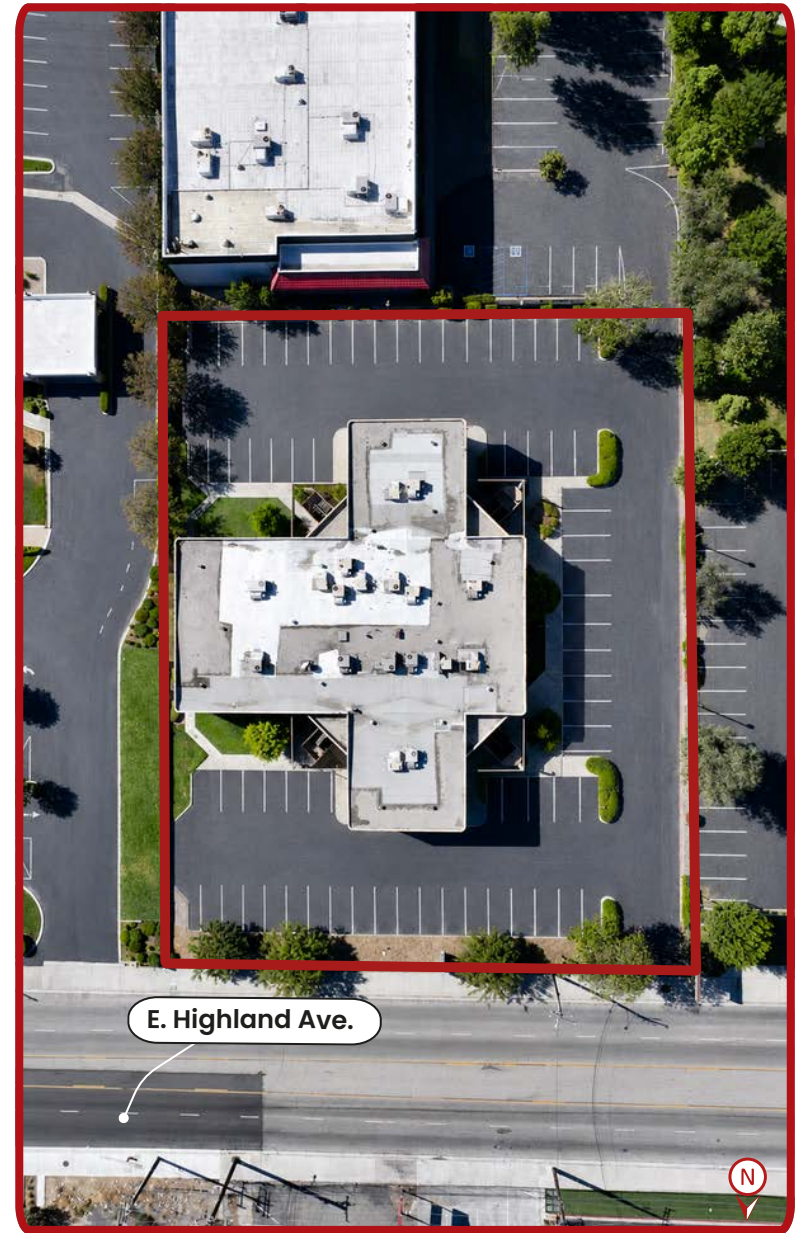
Lot Size: ±51,836 Sq.Ft. (± 1.19 - Acres)



APN: 0147-251-15-0000

PROPERTY HIGHLIGHTS

- Existing Tenant's Average ±12 Years of Occupancy
- Below Market Rents
- ±3.29/1,000 Parking Ratio
- Pylon Signage Along Highland Ave.



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CoStar
POWER BROKER

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FINANCIAL SUMMARY

1255 E. Highland Ave.
San Bernardino, CA 92404

\$2,995,000.00

± 6.68 %

± \$199,815.00

ASKING PRICE

ADJUSTED CAP RATE

PROJECTED NOI

VITAL DATA

NUMBER OF UNITS **WEIGHTED AVG. RENT/SQ.FT.** **ASKING PRICE PER SQ.FT.** **CURRENT OCCUPANCY**

FIFTEEN (15)

±\$0.97

± \$131.15

100%



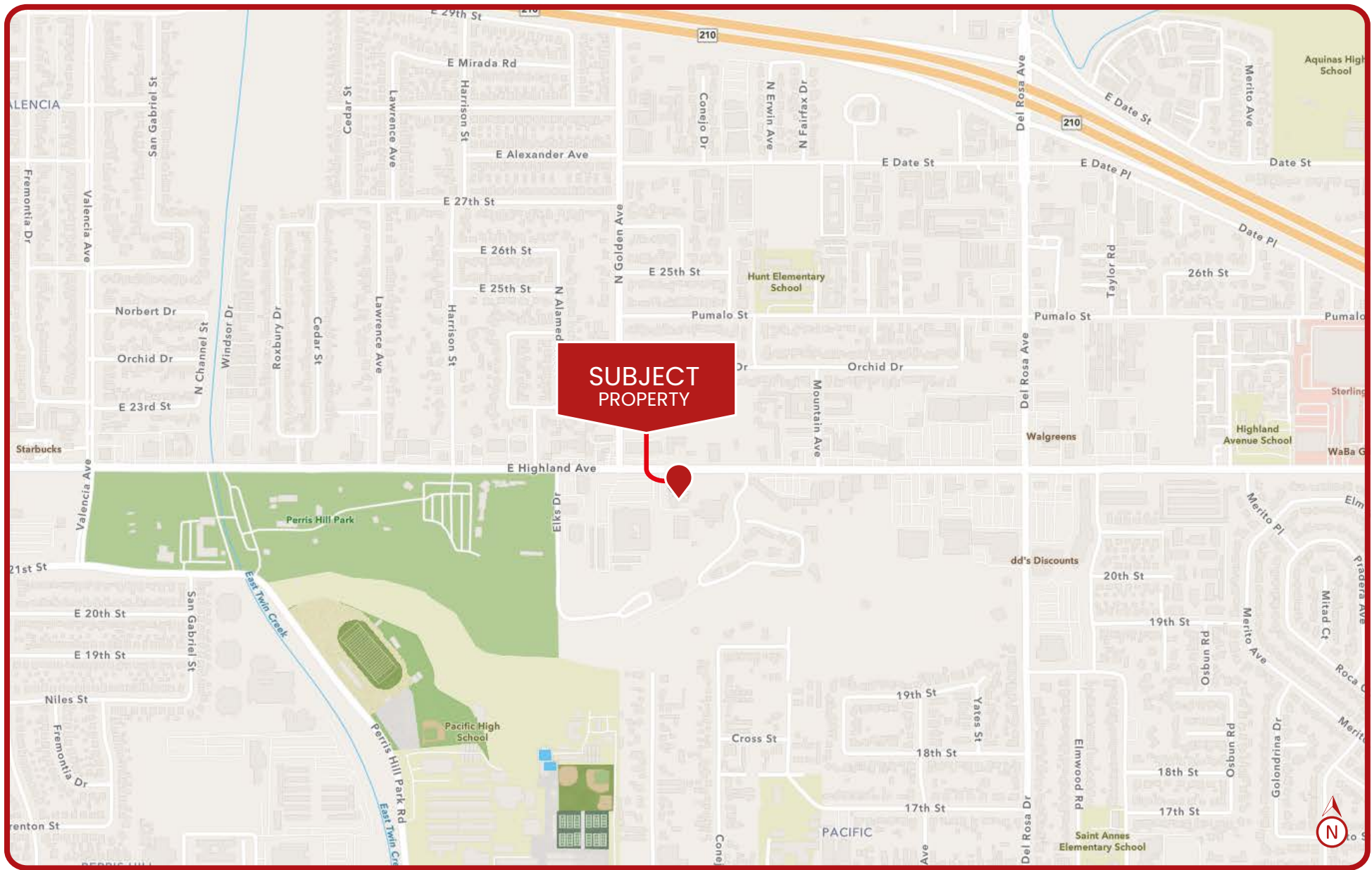
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LOCAL MAP

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San Bernardino, CA 92404**



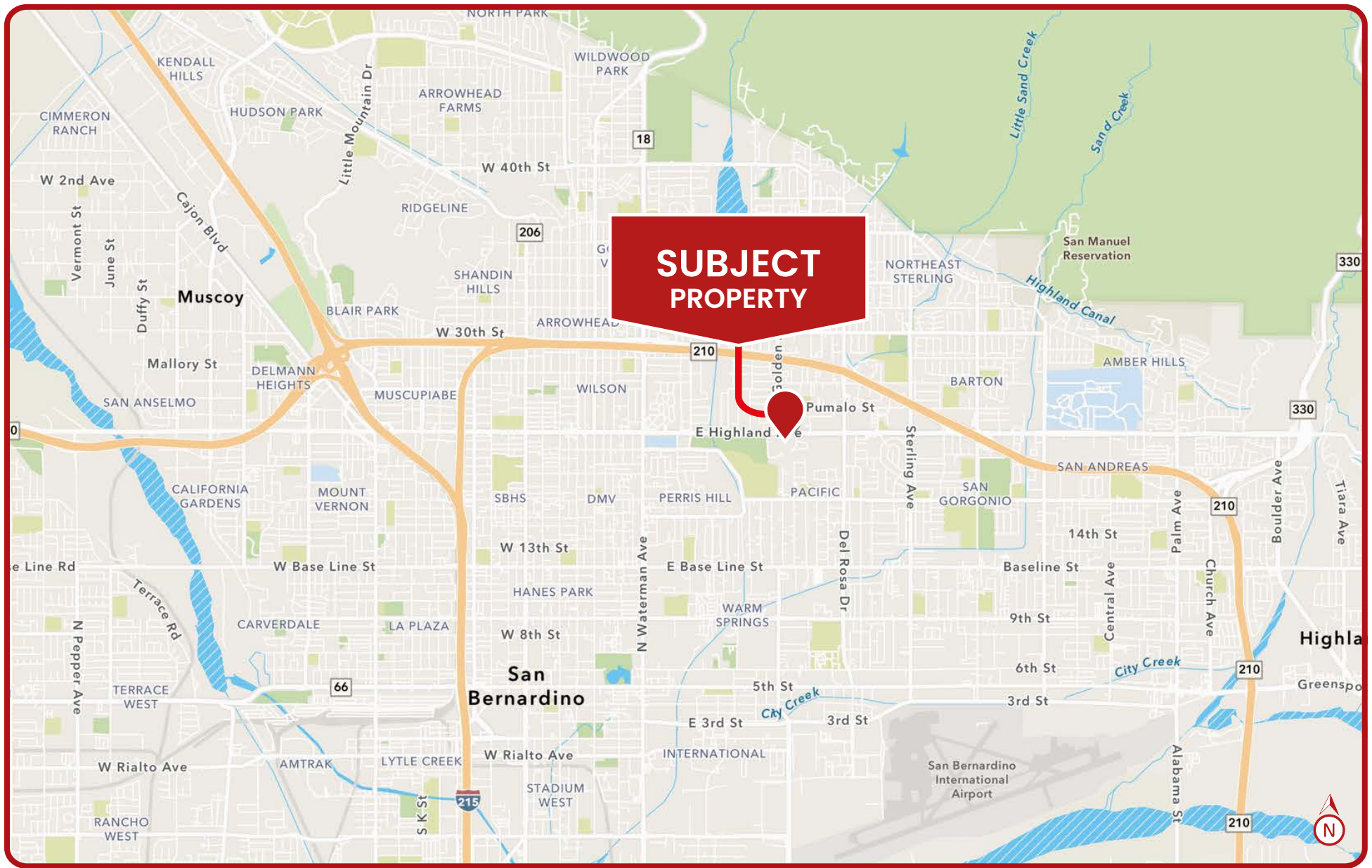
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REGIONAL MAP

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RETAILERS AND AMENITIES

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CITY OF SAN BERNARDINO., CA

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This multi-tenant retail opportunity is strategically positioned along a high-traffic corridor in San Bernardino, California, offering excellent visibility, accessibility, and strong consumer exposure within one of the Inland Empire's established and rapidly evolving submarkets. Benefiting from proximity to major transportation routes including Interstate 215, Interstate 10, and State Route 210, the property provides convenient access for local residents, commuters, and regional traffic while being surrounded by established retailers, residential neighborhoods, and ongoing commercial development.

With stable occupancy and a strong tenant presence, this offering presents investors with an attractive opportunity to acquire a well-located, income-producing retail asset in a strategically positioned Inland Empire market.



City of
San Bernardino
CALIFORNIA



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**INLAND
EMPIRE**

CAL DRE # 02120868



Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

Jacob B. Bernardy
909.935.0935
Jacob.Bernardy@kwcommercial.com
CalDRE Lic. #02039512

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.980.6868
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221



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