

RARE SOUTHERN CALIFORNIA DEVELOPMENT OPPORTUNITY

Two (2) Parcels Totaling ~1.63 Acres

Ostrem's Way, San Bernardino, CA 92407



 **83,100**
Vehicles Per Day

 **29,987**
Vehicles Per Day

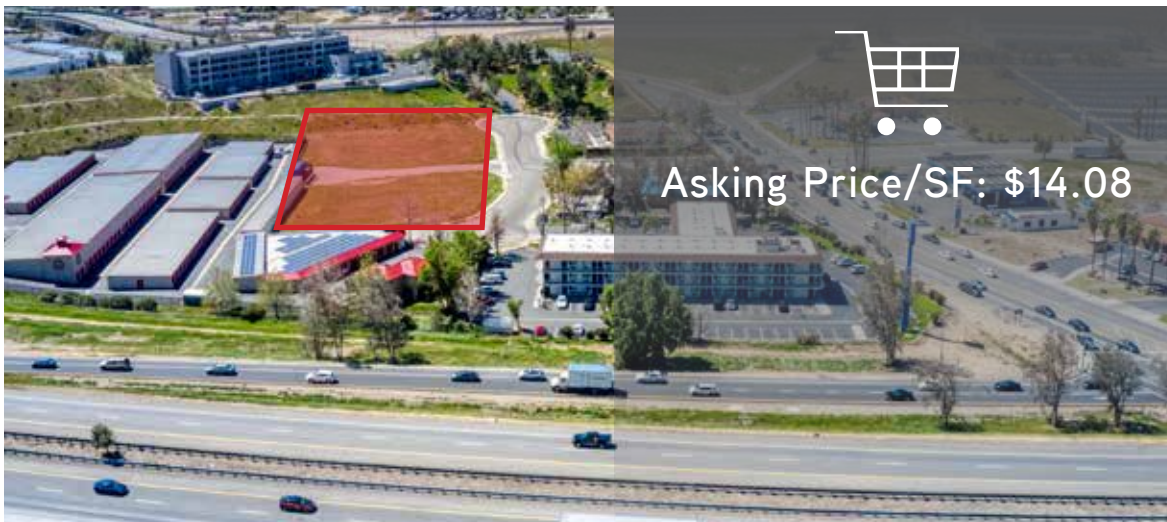
LAND FOR SALE
OSTREM'S WAY
SAN BERNARDINO, CA

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DEVELOPMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

- **Rare Southern California Development Opportunity** – Two (2) Parcels Totaling ~1.63 Acres
- **Zoned Commercial** – Multiple Use Types Permitted – Inquire for Additional Details
- **0.67 Acre Site & 0.61 Acre Site** – Across from Walmart Supercenter & Lowe's Home Improvement
- **Directly off Interstate 215** – Over 83,100 VPD at I-215 & University Pkwy
- **Heavily Trafficked Location** – 1.5 Miles from the Intersection of I-215 & Highway 210
- **Nearby Retailers Include** Walmart, Lowe's, Taco Bell, Jack in the Box, Verizon, Valvoline, McDonald's, Ralphs, Del Taco, Jiffy Lube, Bank of America
- **Nearby Major Distribution and Warehouse/Industrial Facilities** for Dollar Tree, San Bernardino Steel, DSC Logistics, McLane Company, Inc. (Owned by Berkshire Hathaway, Inc.)
- **Demographics** – Over 270,000 Residents within a 5 Mile Radius
- **Average Household Income** of Over \$69,078 within a 3 Mile Radius



AERIAL MAP



DEVELOPMENT OPPORTUNITY

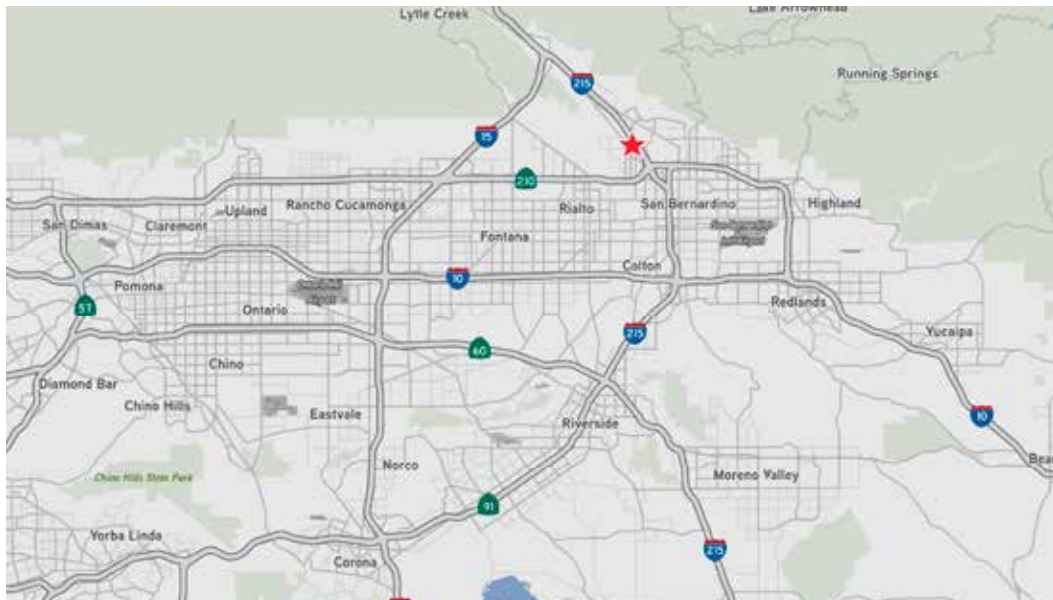


San Bernardino – nestled south of the San Bernardino Mountains and west of the lower desert – has been recognized for its scenic beauty and strategic location. Today, the City of San Bernardino serves as the county seat and is the largest city in the County of San Bernardino with a population of over 213,000.

LOCATION/TRANSPORT

San Bernardino is located approximately 60 miles east of Los Angeles, 120 miles northeast of metropolitan San Diego, and 55 miles northwest of Palm Springs.

For more than 100 years, the City of San Bernardino has been a major transportation link between the east and west coasts. With rail, freeway, two nearby International Airports and the Port of Los Angeles within an hour's drive, San Bernardino is the link to national markets, Mexico, and the Pacific Rim. In 2015, a new Transit Center opened further connecting the City to more than ten cities in a two county area and provides access to transcontinental bus connections.



EMPLOYMENT

The City of San Bernardino has a labor force of 84,400 with 77,500 employed. For the past five years, the City has seen a steady 2 percent annual decrease in unemployment. Below is table showing the major employers within the city.

Major Employer (1,000-4,999)	Industry
BNSF Railway Company	Railroads
California State University, San Bernardino	Schools-Universities & Colleges
Community Hospital – San Bernardino	Hospitals
San Bernardino County Superintendent of Schools	Schools
San Bernardino County Sheriff	County Government General Offices
California Department of Transportation	Government Offices – State



SCHOOLS

Many schools in the San Bernardino Unified School District have been named California Distinguished Schools. San Bernardino Valley College (SBVC), now in its 90th year, is a comprehensive community college offering a full range of degrees, transfer programs to four-year institutions, and certificates in a wide range of careers. As the original and largest of two colleges in the San Bernardino Community College District, SBVC is a regional leader in career and technical education with programs in nursing, human services, computer information technology, welding, electrical and dozens more. San Bernardino Valley College serves 12,000 students every semester.

California State University, San Bernardino is a preeminent center of intellectual and cultural activity in inland Southern California. Opened in 1965 and set at the foothills of the beautiful San Bernardino Mountains, the university serves more than 20,000 students each year and graduates about 4,000 students annually. The university

offers more than 70 traditional baccalaureate and master's degree programs, education credential and certificate programs, and a doctoral program. In recent years, CSUSB added its first doctorate (educational leadership), engineering program (computer science and engineering) and M.F.A. programs in creative writing and studio art/design.

New to the City is the multi-faceted 150,000 square foot Loma Linda University Health – San Bernardino complex. The campus is home to San Manuel Gateway College, a multi-specialty medical clinic operated by Social Action Community Health System (SACHS) and a vegetarian restaurant designed to showcase the longevity-enhancing benefits of a plant-based diet. The facility also features a downtown pharmacy. As a first of its kind, San Manuel Gateway College integrates training programs in health careers with clinical experience, allowing students to benefit from hands-on training and mentoring by Loma Linda University Health faculty and students.



RECREATION, SPORTS & CULTURE

San Bernardino has a wide variety of recreational and entertainment attractions. From playing golf at one of San Bernardino's three public and private golf courses, to a 30 to 45 minute drive to mountains, skiing, deserts, beaches, resorts, and world-class cultural and sporting events, a variety of activities for all ages is available to residents and visitors.

San Bernardino is home to the Inland Empire 66ers, a Class A-Advanced Minor League affiliate of the Los Angeles Angels of Anaheim competing in the California League. The Inland Empire 66ers, named after historic Route 66, play at the multi-use San Manuel Stadium which regularly seats 5,000 people and can be expanded to seat 10,000.

Another sports venue is the San Bernardino Soccer Complex, one of only a few premier soccer facilities in Southern California. Currently under a million dollar renovation, the 50-acre complex offers 17 full sized soccer fields including 4 lighted championship fields.

The arts and entertainment scene continues to thrive in San Bernardino. There are multiple art, performing art and concert venues in the City such as, the historic California Theater, Sturges Center for the Arts,

Roosevelt Bowl, National Orange Show Events Center, Glen Helen Amphitheater and the Garcia Center for the Arts. The City's historic California Theater, which opened its doors in 1928, hosts Broadway plays and musicals that light up the stage each year.

One of the city's most popular events is the annual Return to the Route 66 Rendezvous. In the 1930s, Historic Route 66, which runs through downtown San Bernardino, was the first highway to link Chicago and the Midwest to Southern California. Today, the event coordinated by the San Bernardino Area Chamber of Commerce, unites the region's car culture community and draws thousands of people. This event is complete with exhibits, vendors, food booths and live entertainment.

Entering its third year SBD Fest, coordinated by the San Bernardino International Airport, offers a thrilling airshow, nationally known music performers, large aircraft displays, a nostalgic car show, and a variety of food trucks, beverage and merchants. The event attracts more than 10,000 attendees to the city annually.



POPULATION

1-MILE

3-MILE

5-MILE

Estimated Population (2020) 10,837 96,998 270,199

Projected Population (2025) 11,075 99,310 276,863

HOUSEHOLDS

1-MILE

3-MILE

5-MILE

Estimated Households (2020) 2,954 26,940 72,527

Projected Households (2025) 3,003 27,490 74,056

LAND FOR SALE

OSTREMS WAY
SAN BERNARDINO, CA

Daytime Population people per block group

- 5,000 or more
- 3,500 to 5,000
- 2,000 to 3,500
- 1,000 to 2,000
- 500 to 1,000
- Fewer than 500



INCOME 2020

	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$68,277	\$69,078	\$65,908
Median Household Income	\$68,277	\$55,070	\$51,204

BUSINESS FACTS 2020

	1-MILE	3-MILE	5-MILE
Total # of Businesses	215	1,406	4,908
Total # of Employees	2,311	15,469	54,743

LAND FOR SALE

OSTREMS WAY
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Average Household Income by block group

- \$150,000 or more
- \$125,000 to \$150,000
- \$100,000 to \$125,000
- \$75,000 to \$100,000
- \$50,000 to \$75,000
- Less than \$50,000

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Ostrems Way, San Bernardino, CA or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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INVESTMENT CONTACTS:

Spencer O'Donnell

Associate Vice President

License No. 01954051

714.400.6267

spencer.odonnell@colliers.com

Jereme Snyder

Executive Vice President

License No. 01360233

949.724.5552

Jereme.Snyder@colliers.com

Eric Carlton

Executive Vice President

License No. 01809955

949.724.5561

Eric.Carlton@colliers.com



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