

OFFERING MEMORANDUM

4352 N SIERRA WAY

5,483 SF investment/owner-user opportunity in San Bernardino
\$400K PRICE REDUCTION / MOTIVATED SELLER

SUBJECT
PROPERTY

N SIERRA WAY

SAN BERNARDINO, CA 92407

km Kidder
Mathews

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OVERVIEW

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INVESTMENT SUMMARY

PREMIER OFFERING IN SAN BERNARDINO

Kidder Mathews is pleased to present 4352 N Sierra Way for sale. The offering consists of 5,483 SF on a 13,500 SF Lot on the main North/South corridor, Sierra Way. The existing building operates with an active CUP/Type 47 Liquor License

The asset sits a block north of the main-on-main intersection of N Sierra Way and W 40th Street experiencing up to 20K cars per day.

4352 N Sierra way provides the investor or owner-user with a tremendous building/investment opportunity with its rare in-place full liquor license versatile for restaurant, bar, or nightclub.

ADDRESS	4352 N Sierra Way San Bernardino, CA 92407
BUILDING SIZE	5,483 SF
GROSS LAND SIZE	13,500 SF
PARCEL NO.	0154-221-33 & 0154-22-34
LICENSE	CUP & Type 47 liquor license

TYPE 47

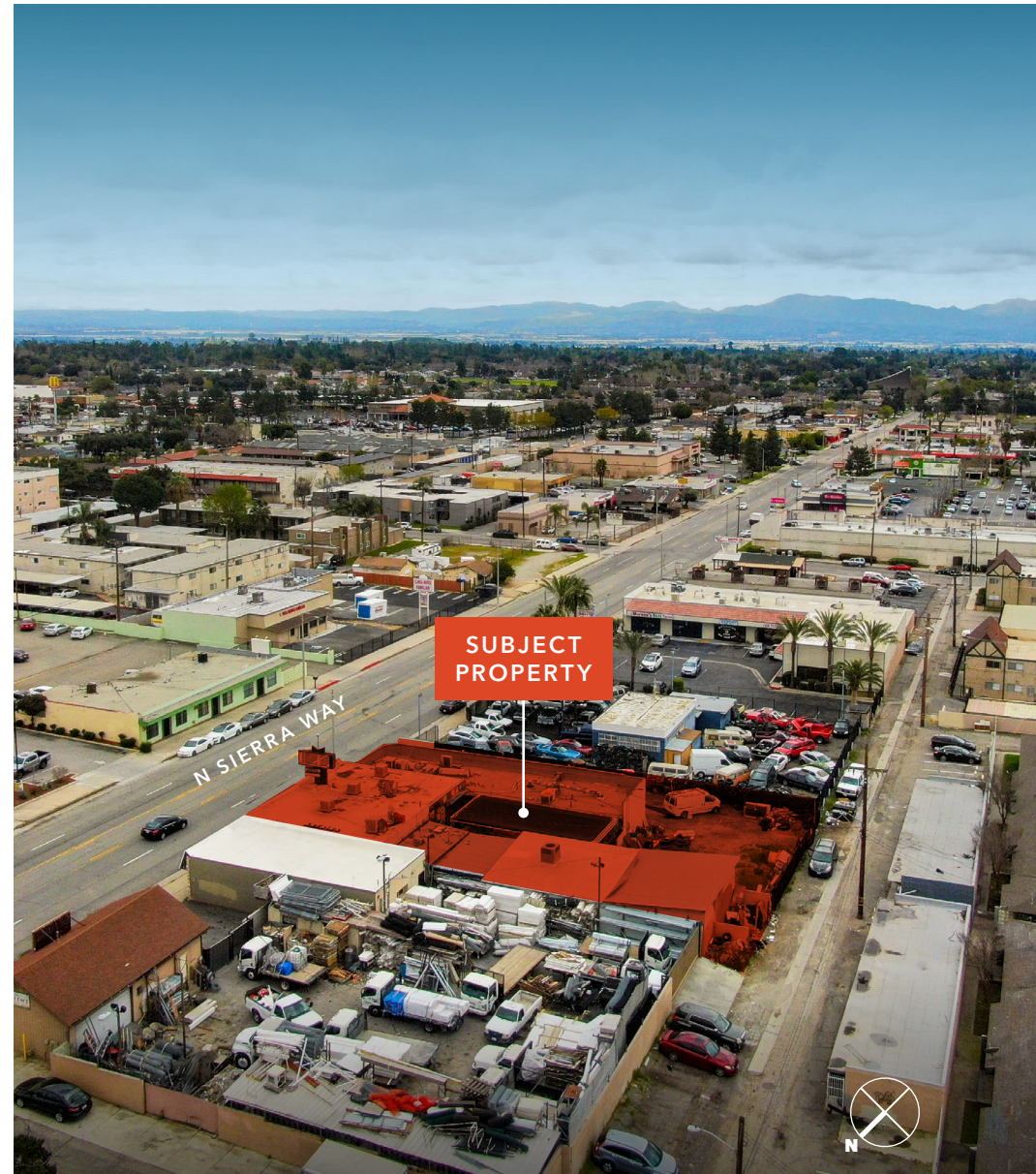
LIQUOR LICENSE
AVAILABLE

VACANT

DELIVERY

\$1.5M

REDUCED
PRICE



INVESTMENT HIGHLIGHTS

Significant Upside or Owner-User Opportunity

In-place bar/restaurant/lounge for investor or owner-user to utilize

Street frontage, signage, & access directly on main corridor of N Sierra Way

Type 47 allows for full liquor allowable for all uses including restaurant/bar/nightclub, can be purchased with the property

Current CUP in-place allowing for Dine & Dance / Live Entertainment

Value-add opportunity with lease-up of space to be delivered vacant

Easy ingress/egress into surface parking lot of customers and tenants

Potential retail, office, industrial, restaurant/bar uses

Location in an established and convenient retail area with major surrounding retailers including Cardenas Market, Stater Brothers, TJ Maxx, and many popular fast food options

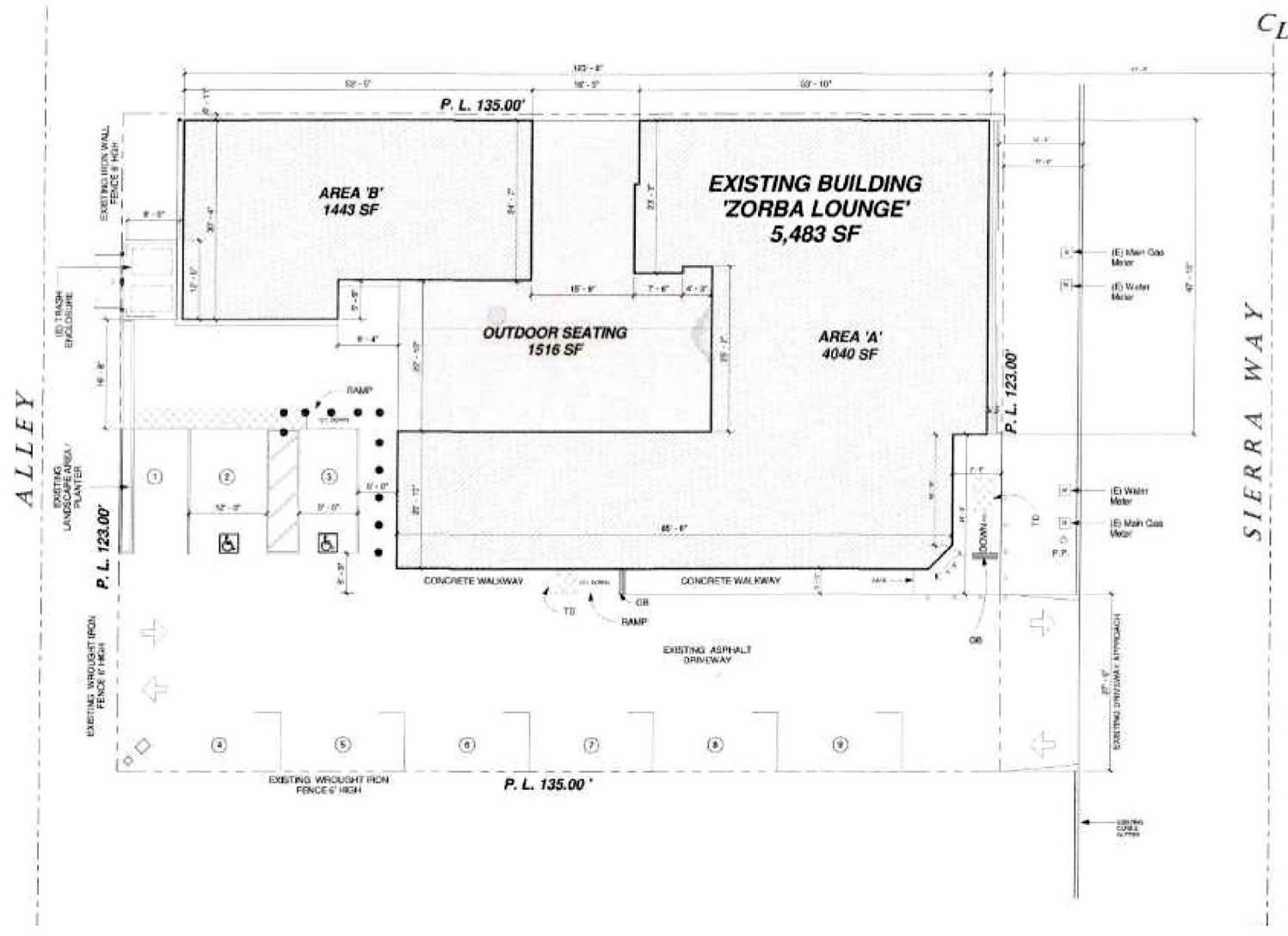
Gated parking lot/yard

Less than 2 miles from California State University, San Bernardino

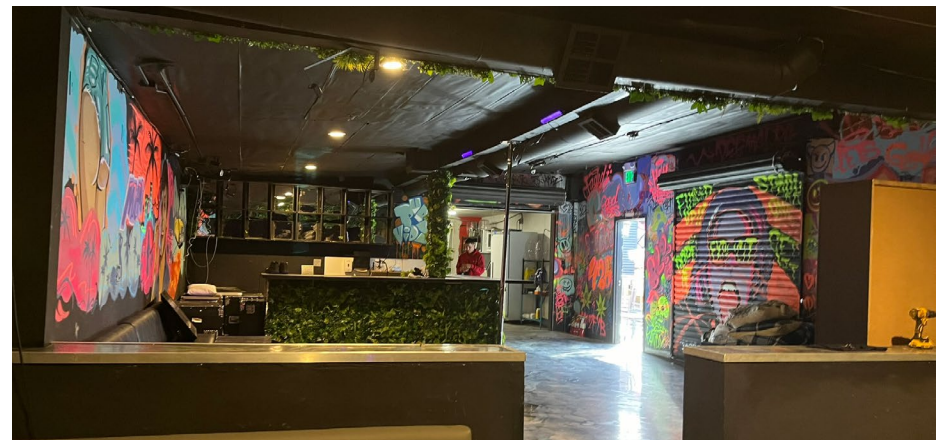
Dense neighborhood demographics with +100k in a 3 mile radius



SITE PLAN



INTERIOR



INVESTMENT SUMMARY



T.J. Maxx



Jack
in the box

STATER BROS.
markets

Walgreens

WaBa

CARDENAS



T-Mobile

BANK OF AMERICA

SUBJECT
PROPERTY

N SIERRA WAY



INVESTMENT SUMMARY



**SUBJECT
PROPERTY**



T Mobile

BANK OF AMERICA

CARDENAS

Walgreens



DEL TACO



Rally's

**Jack
in the box**

Carls Jr.

W 40TH ST

Waba

AutoZone

T.J. MAXX

**STATER BROS.
markets**

KIDDER MATHEWS





AREA OVERVIEW

Section 02



SAN BERNARDINO

San Bernardino is the economic, cultural, and political hub of the San Bernardino Valley and the Inland Empire.

Nestled south of the San Bernardino Mountains and west of the lower desert - the city 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. Furthermore, the city's University District serves as a college town, as home to California State University, San Bernardino.

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.

San Bernardino is, now more than ever, a city of opportunity. As the City rests in the heart of inland Southern California it offers affordable housing, a pathways-focused public education system, an innovative Cal-State university, low-cost of doing business, a large labor force, and a multifaceted transportation hub.

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MILES TO
LOS ANGELES, CA

56

MILES TO
PALM SPRINGS, CA

16

MILES TO
RIVERSIDE, CA

DEMOGRAPHICS



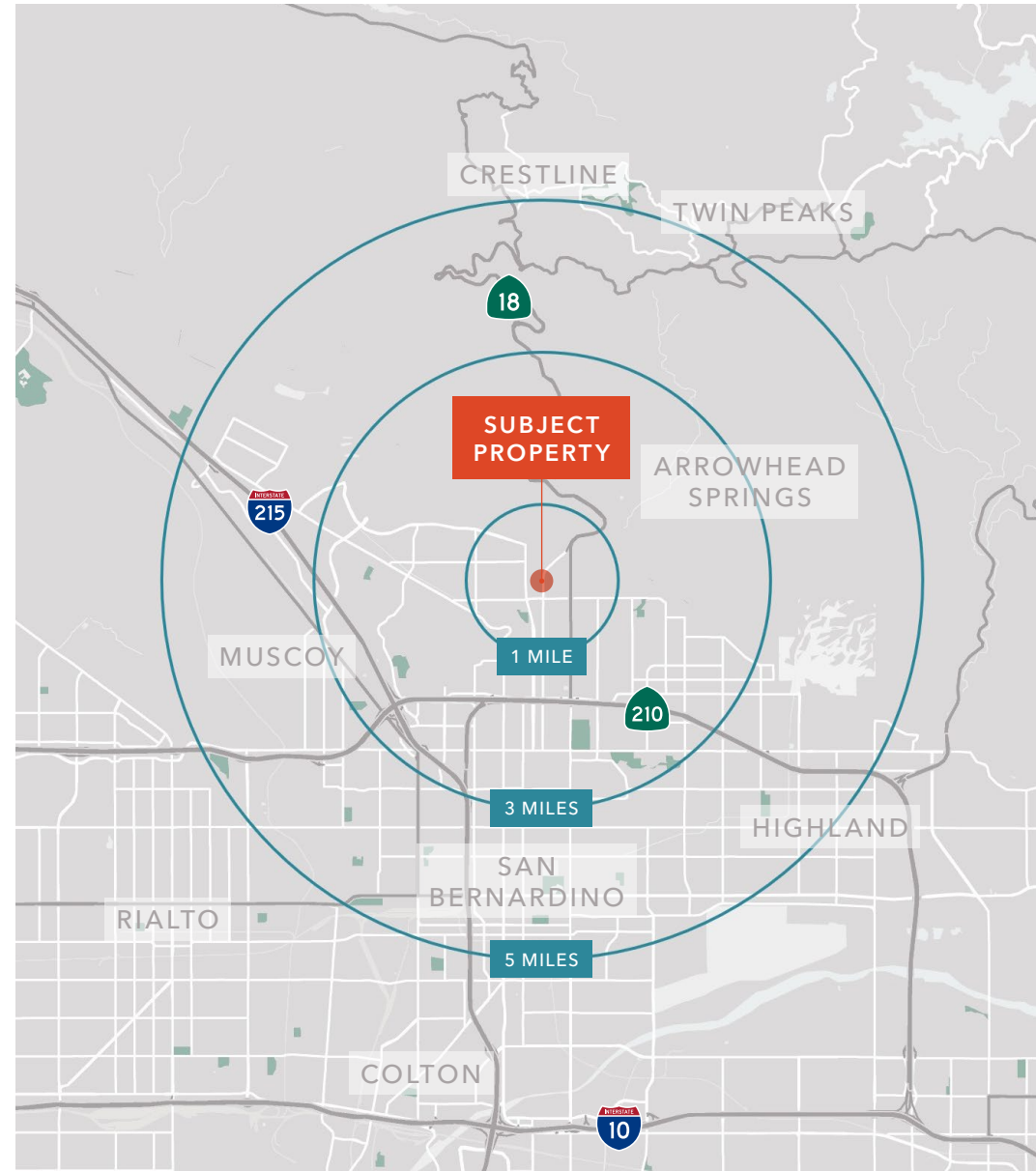
Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	15,243	96,429	229,697
2020 CENSUS	16,074	101,616	241,873
2023 ESTIMATED	15,824	99,824	238,386
2028 PROJECTED	15,002	95,873	230,145



Household Income

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$75,159	\$71,350	\$68,633
2028 MEDIAN PROJECTED	\$75,159	\$71,321	\$68,695
2023 AVERAGE	\$110,887	\$96,354	\$92,614
2028 AVG PROJECTED	\$126,547	\$108,770	\$103,816



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