

# FOR SALE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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## **±6,264 SF** **Retail Building with Parking Lot**

157-159 N E St, San Bernardino, CA 92401



Lee & Associates® - #01125429  
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# 157-159 N E ST

## SAN BERNARDINO, CA 92401

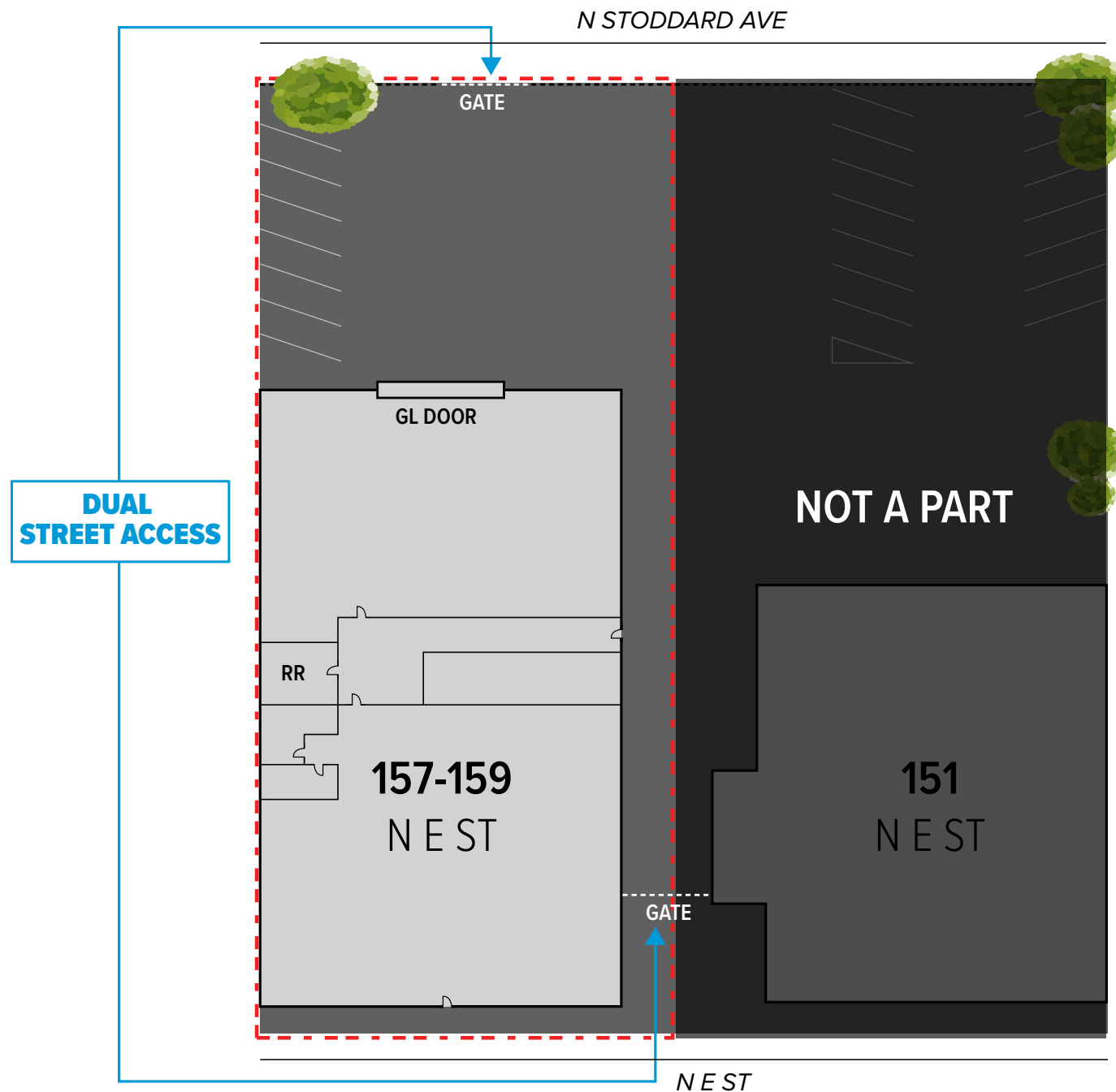
<b>List Price</b>	\$695,000.00 (\$110.95 PSF)
<b>Total Building Size</b>	±6,264 SF
<b>Total Land Size</b>	±14,750 SF (0.34 AC)
<b>Zoned</b>	Commercial General (CG-1)
<b>Year Built</b>	1942
<b>APN</b>	0134-381-09-0000



## PROPERTY HIGHLIGHTS

- Versatile retail or commercial asset suitable for both investors and owner-users.
- Functional storefront layout with the ability to separate into two units.
- Large private parking lot with gated access. Dual gate access from N E Street and N Stoddard Avenue.
- Strong visibility along N E St with nearby traffic counts exceeding 8,000 vehicles per day.
- Flexible CG-1 zoning that allows a wide range of retail, office, and service commercial uses.
- Centrally located near Downtown San Bernardino, the Civic Center, and major commercial corridors.
- Convenient access to both the I-215 and I-210 freeways.
- Attractive value-add opportunity for renovation or repositioning.

## PROPERTY SUMMARY



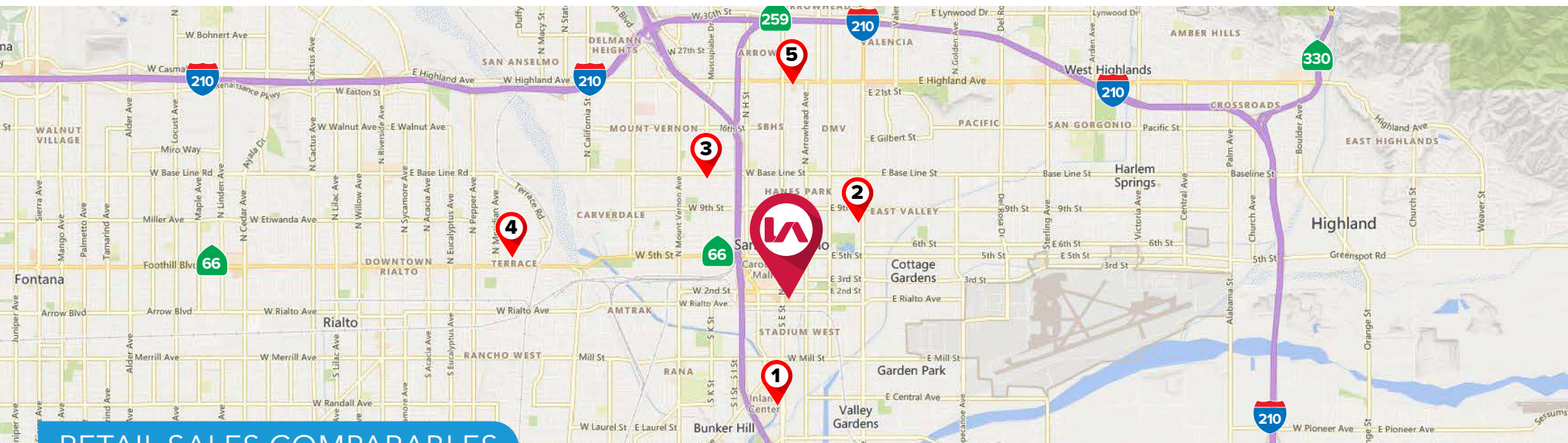
\* SIZE NOT TO SCALE







#	Property	Year Built	SF	Price	Price/SF	Sale Date
	 774 S E St San Bernadino, CA	1968	8,216	\$1,100,000	\$127.80	Aug-25
	 780-802 N Waterman Ave San Bernadino, CA	1955	8,932	\$1,600,000	\$179.13	Aug-25
	 1121 W Base Line St San Bernadino, CA	1950	5,371	\$665,000	\$123.81	Aug-25
	 2618 Foothill Blvd San Bernadino, CA	1975	4,968	\$1,050,000	\$211.35	Jun-25
	 357 W Highland Ave San Bernadino, CA	1945	5,533	\$665,000	\$120.19	May-25



RETAIL SALES COMPARABLES



POPULATION

<b>2024</b>	1 Mile	3 Miles	5 Miles
	11,211	135,149	373,482
<b>2029</b> <small>PROJECTED</small>	1 Mile	3 Miles	5 Miles
	11,378	136,791	379,855



DAYTIME EMPLOYMENT

<b>BUSINESSES</b>	1 Mile	3 Miles	5 Miles
	1,650	7,495	16,788
<b>EMPLOYEES</b>	1 Mile	3 Miles	5 Miles
	16,536	73,197	150,708



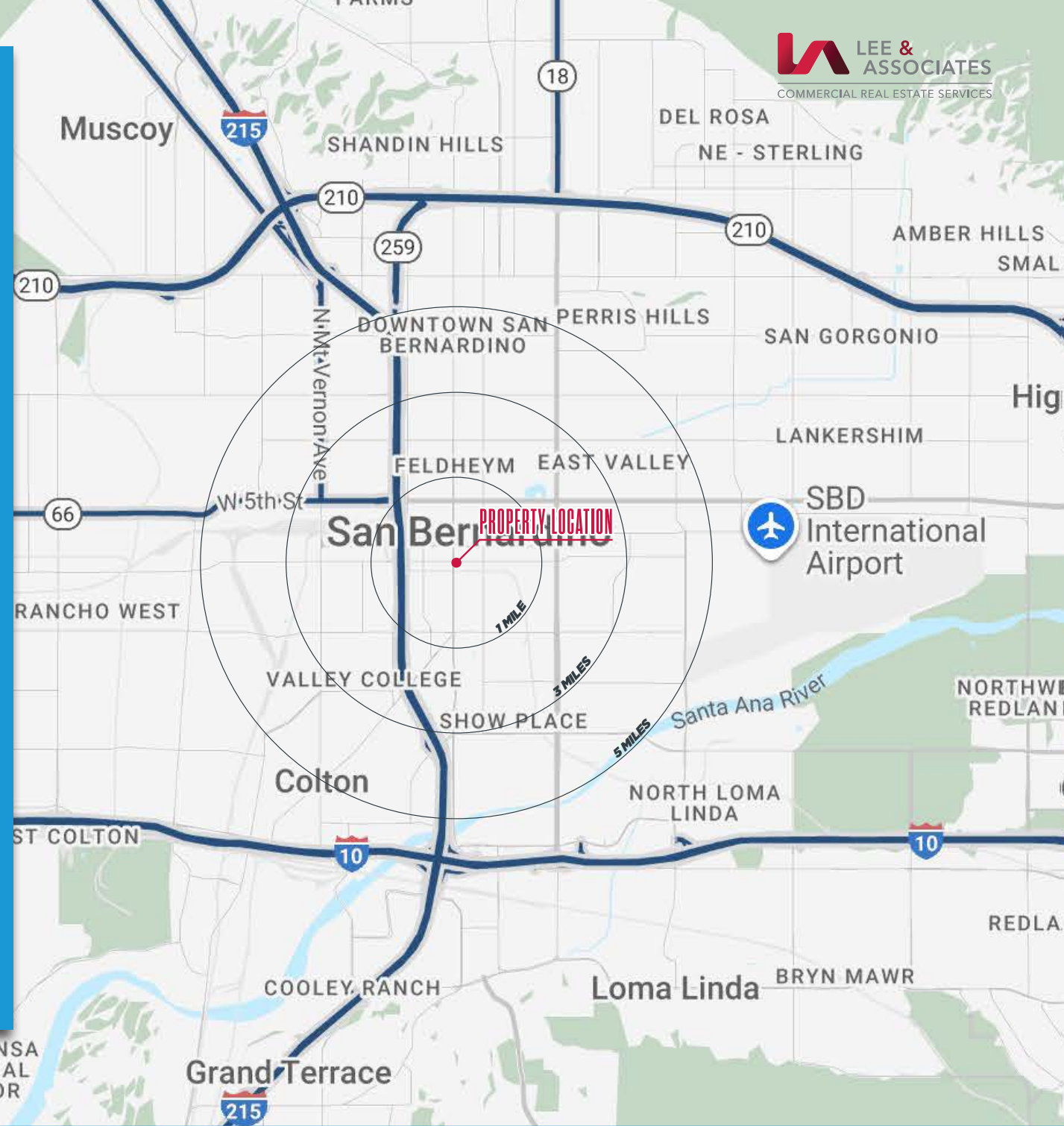
HOUSEHOLDS

<b>2024</b>	1 Mile	3 Miles	5 Miles
	3,965	36,974	107,401
<b>2029</b> <small>PROJECTED</small>	1 Mile	3 Miles	5 Miles
	3,771	37,460	109,358
<b>AVERAGE INCOME</b>	1 Mile	3 Miles	5 Miles
	\$44,068	\$62,024	\$73,544



AVERAGE DAILY TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Volume	Distance From Property
N E St	W Rialto Ave	8,851	0.03 Miles
W 2nd St	N Stoddard Ave	14,179	0.08 Miles
W 2nd St	N E St	17,814	0.09 Miles
San Bernadino Freeway		128,420	0.46 Miles







For more information, please contact \_\_\_\_\_

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