

FOR SALE



# Turn-Key Church / Religious Facility

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San Bernardino, CA 92410

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Section 1

# Property Information



# Property Summary

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## PROPERTY DESCRIPTION

Turn-Key Church / Assembly Property with Excess Land – Corner Location | San Bernardino, CA

Rare opportunity to acquire a fully functional church property with additional land, positioned on a signalized corner in San Bernardino.

The property consists of a ±14,028 SF two-story building currently configured and operating as a place of worship, featuring a large assembly area, multiple offices/classrooms, and support spaces. The existing layout provides immediate usability for religious organizations or other assembly-type users. The sanctuary area can accommodate 200 congregants.

In addition to the main structure, the offering includes contiguous parcels providing parking, outdoor gathering areas, and future expansion potential, making this a highly functional campus-style property. Ability to build an additional structure such as a school

The site offers excellent visibility and accessibility, located at the intersection of N D Street and W 9th Street. with consistent daily traffic and proximity to major transportation corridors.

## OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	0.7 Acres
Building Size:	14,028 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	517	1,898	7,583
Total Population	1,832	6,255	25,679
Average HH Income	\$56,761	\$58,617	\$57,417

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# Property Description

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## LOCATION DESCRIPTION

The property is located in the San Bernardino submarket of the Inland Empire, a region experiencing sustained growth driven by logistics, infrastructure, and population expansion.

Positioned just north of Downtown San Bernardino, the site offers:

- Prime corner frontage along N D Street & W 9th Street
- Strong visibility with traffic counts ranging from approximately 5,000 to 14,000+ vehicles per day
- Convenient access to I-215, I-10, and SR-210 freeways
- Close proximity to San Bernardino Transit Center (~2 miles)
- Approximately 32 minutes to Ontario International Airport

The surrounding area is a blend of residential neighborhoods and neighborhood-serving commercial uses, making it well-suited for community-oriented facilities such as religious institutions, schools, and service organizations.

With a population exceeding 157,000 within a 3-mile radius, the property is strategically positioned to serve a large and growing community.

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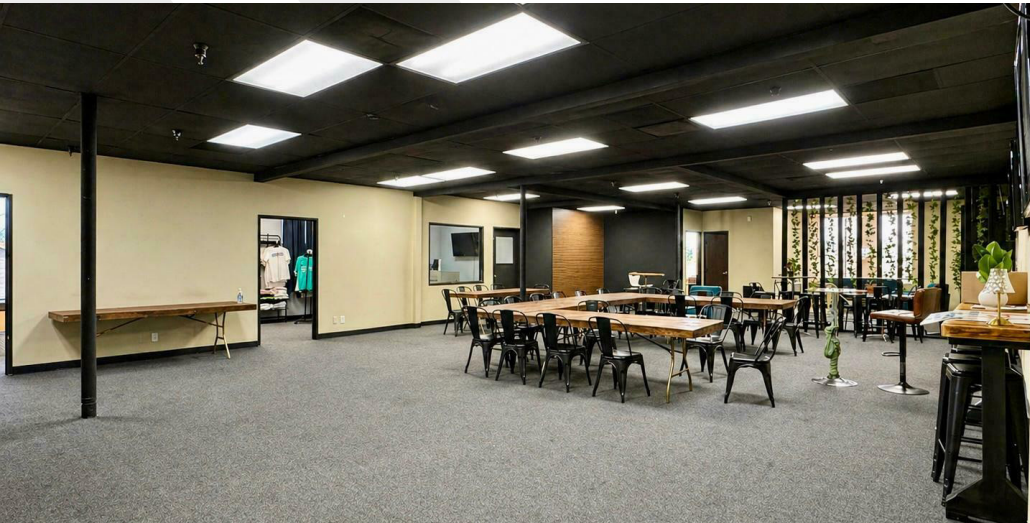
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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- Turn-key church / religious facility (currently in use)
- ±14,028 SF two-story building
- ±0.70-acre site (30,492 SF)
- Fully functioning kitchen and cafeteria
- Additional contiguous parcels included (parking + usable land)
- Functional campus-style layout with outdoor gathering space
- Large assembly area suitable for congregation use
- Multiple classrooms / offices / support rooms
- Signalized corner location (N D St & W 9th St)
- Strong visibility and street frontage
- 40 Available parking spaces
- Located within an Opportunity Zone
- Flexible use: church, school, nonprofit, office, or redevelopment
- Close proximity to Downtown San Bernardino
- Easy freeway access (I-215, I-10, SR-210)



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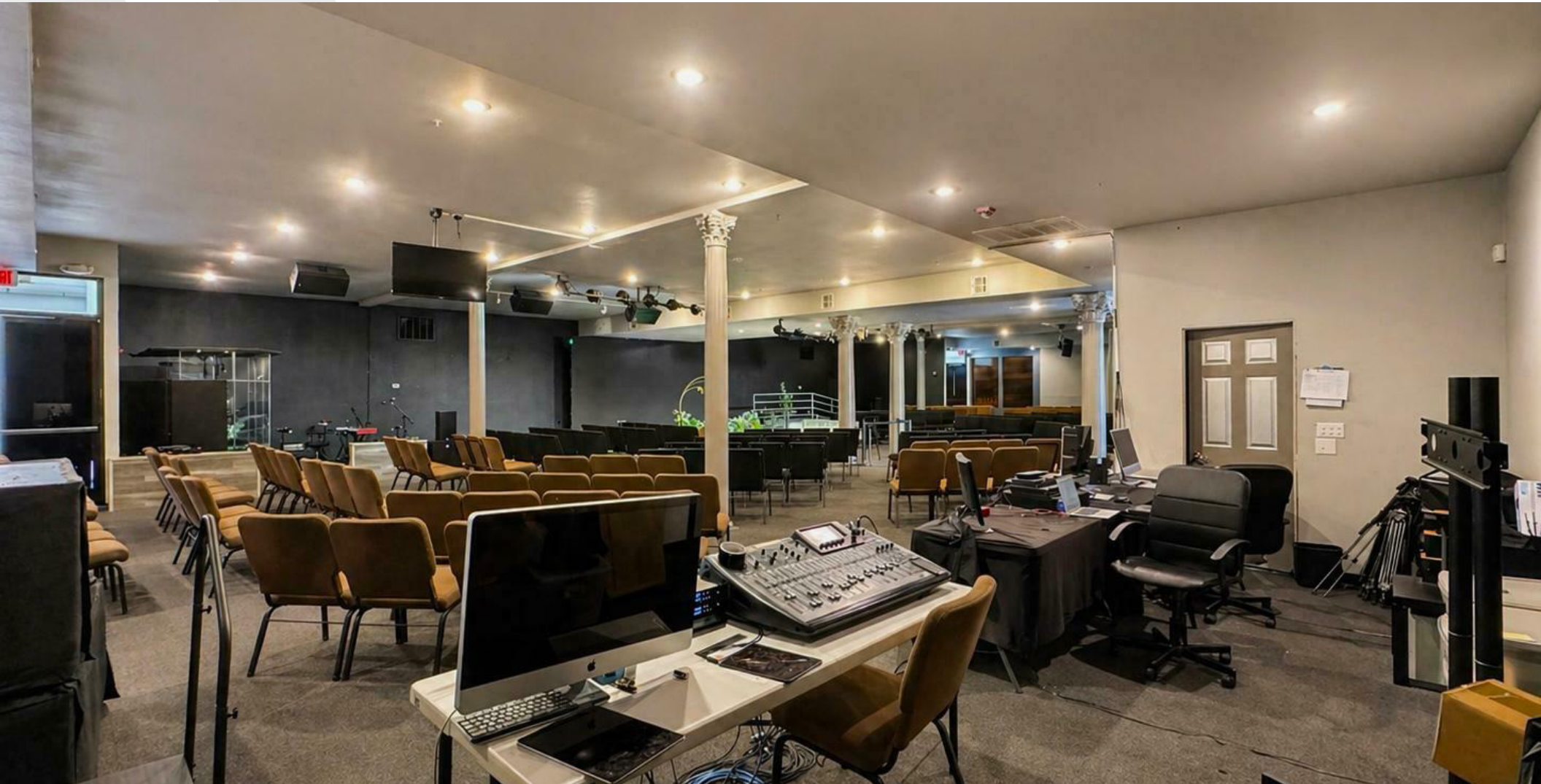
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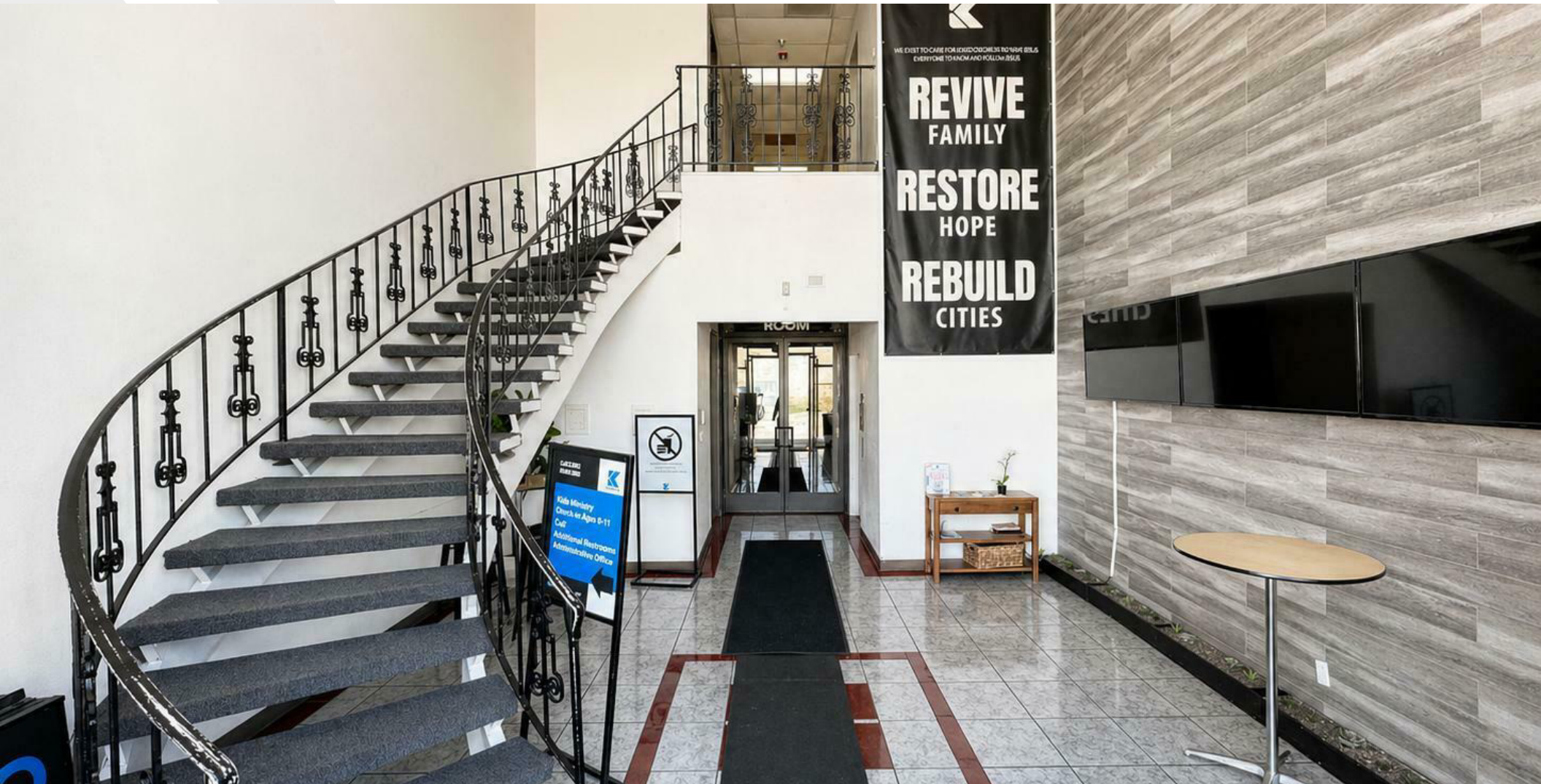
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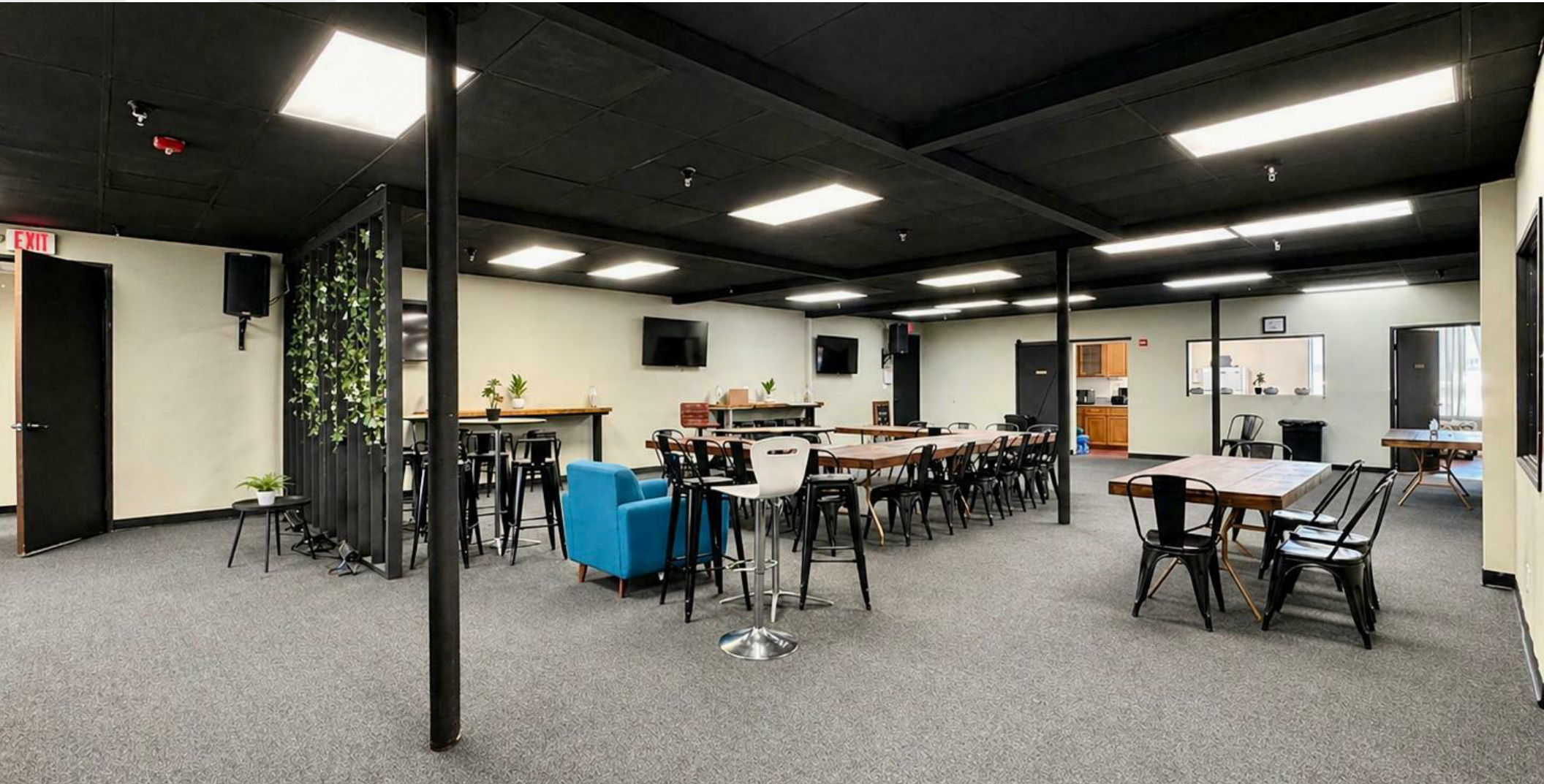
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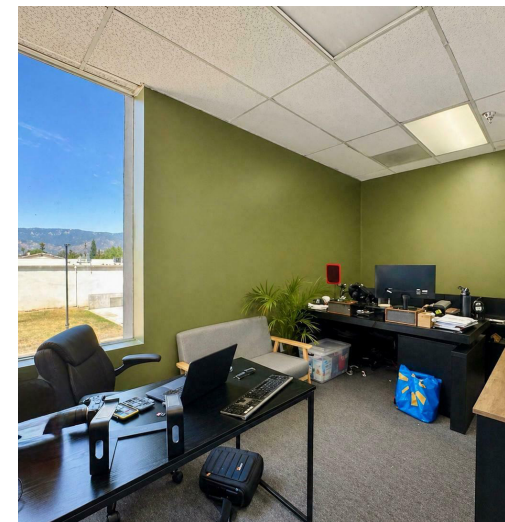
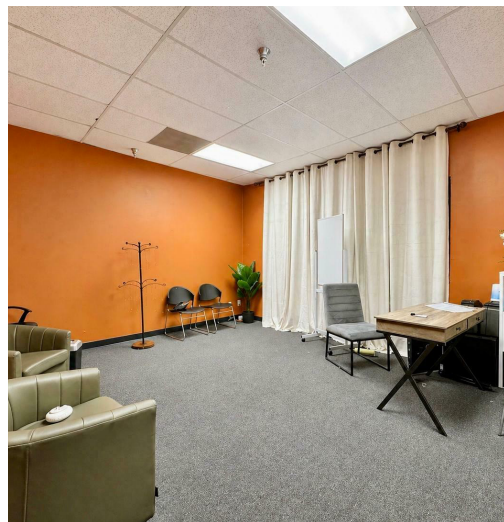
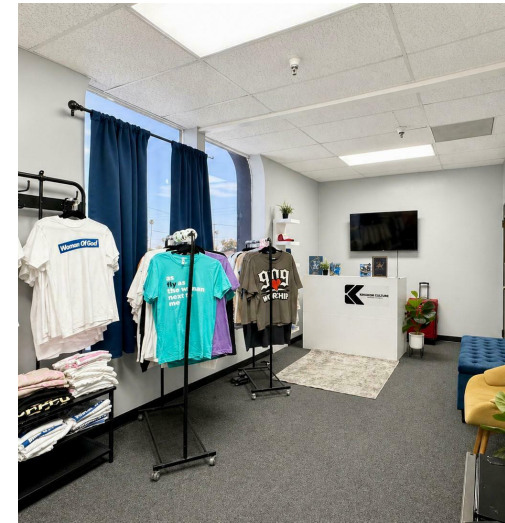
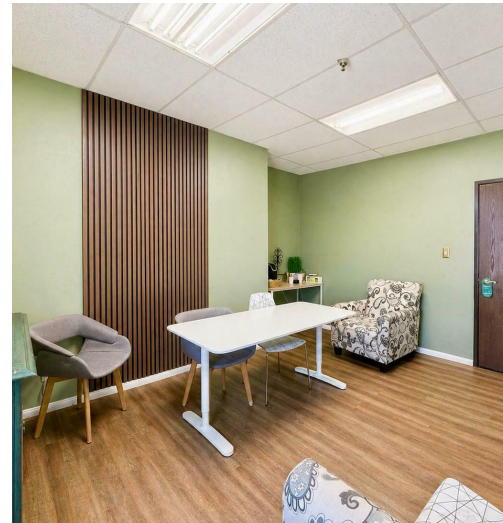
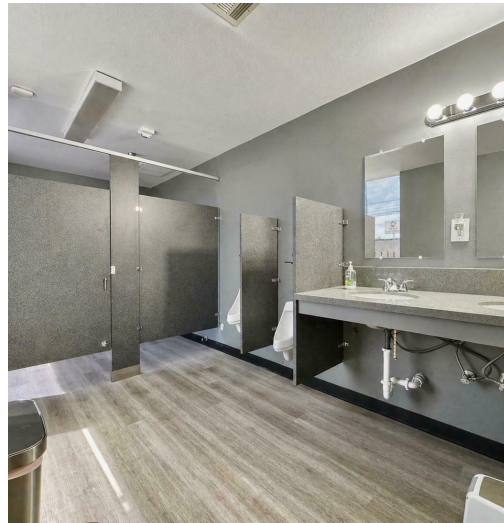
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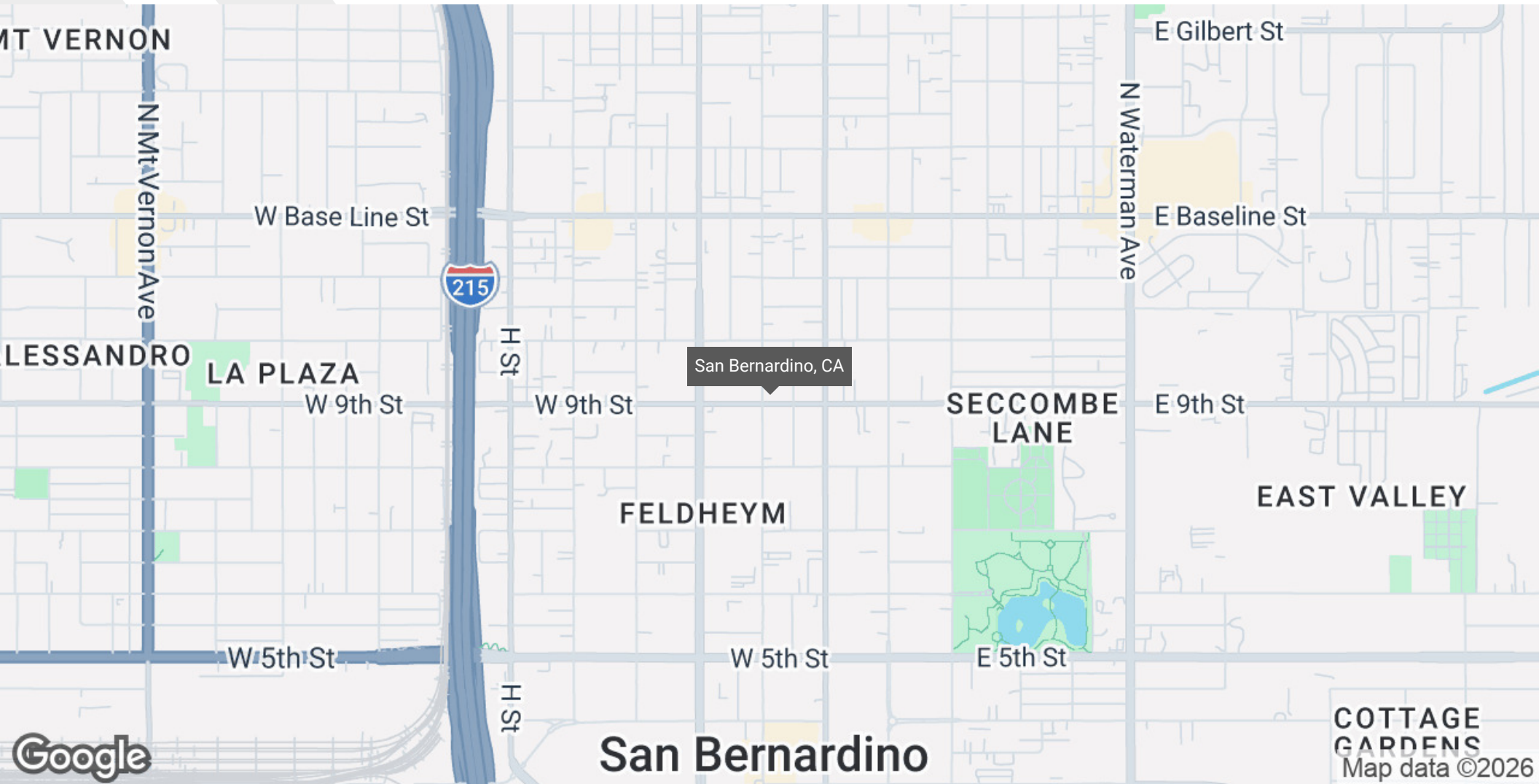


Section 2

# Location Information

# Regional Map

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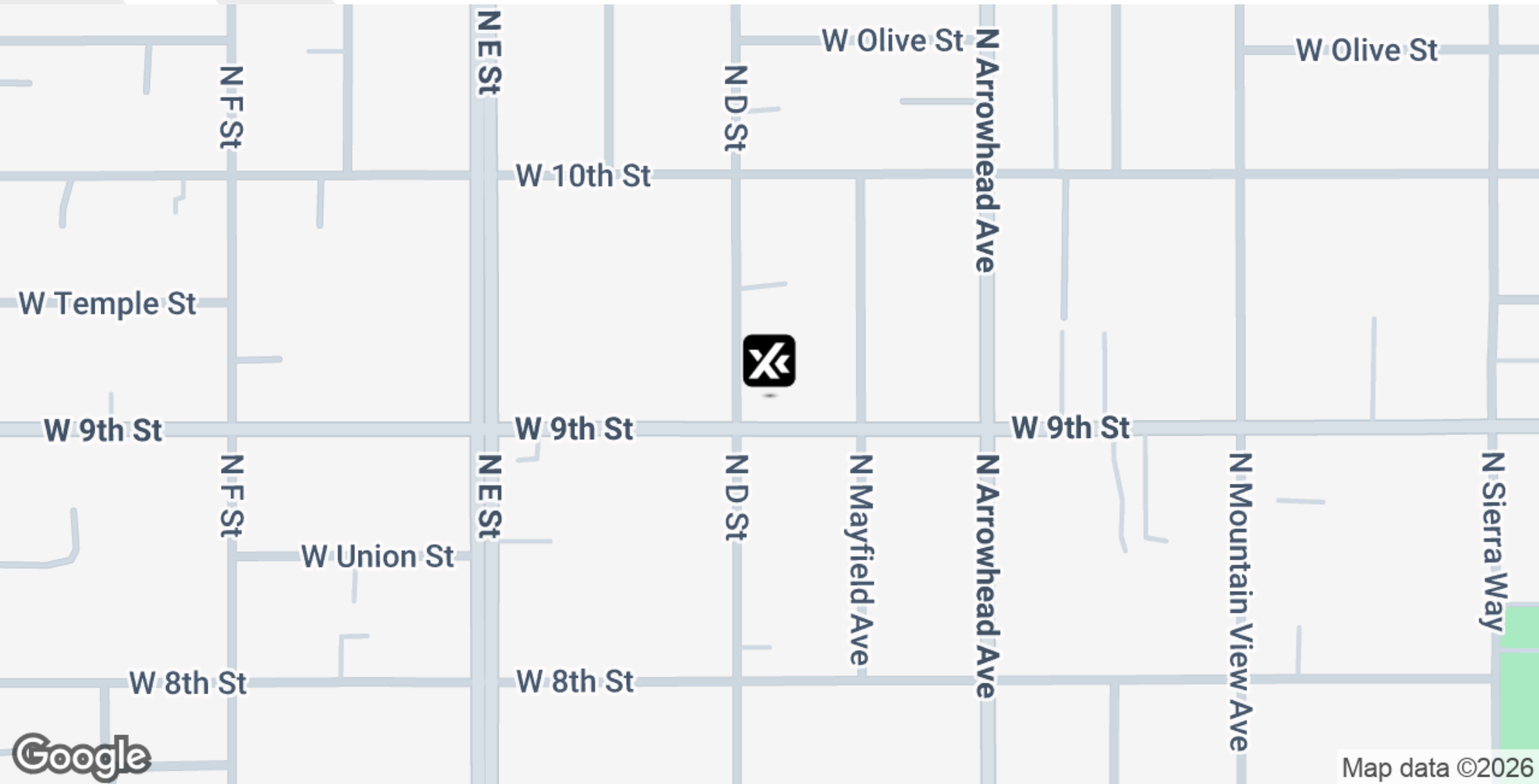
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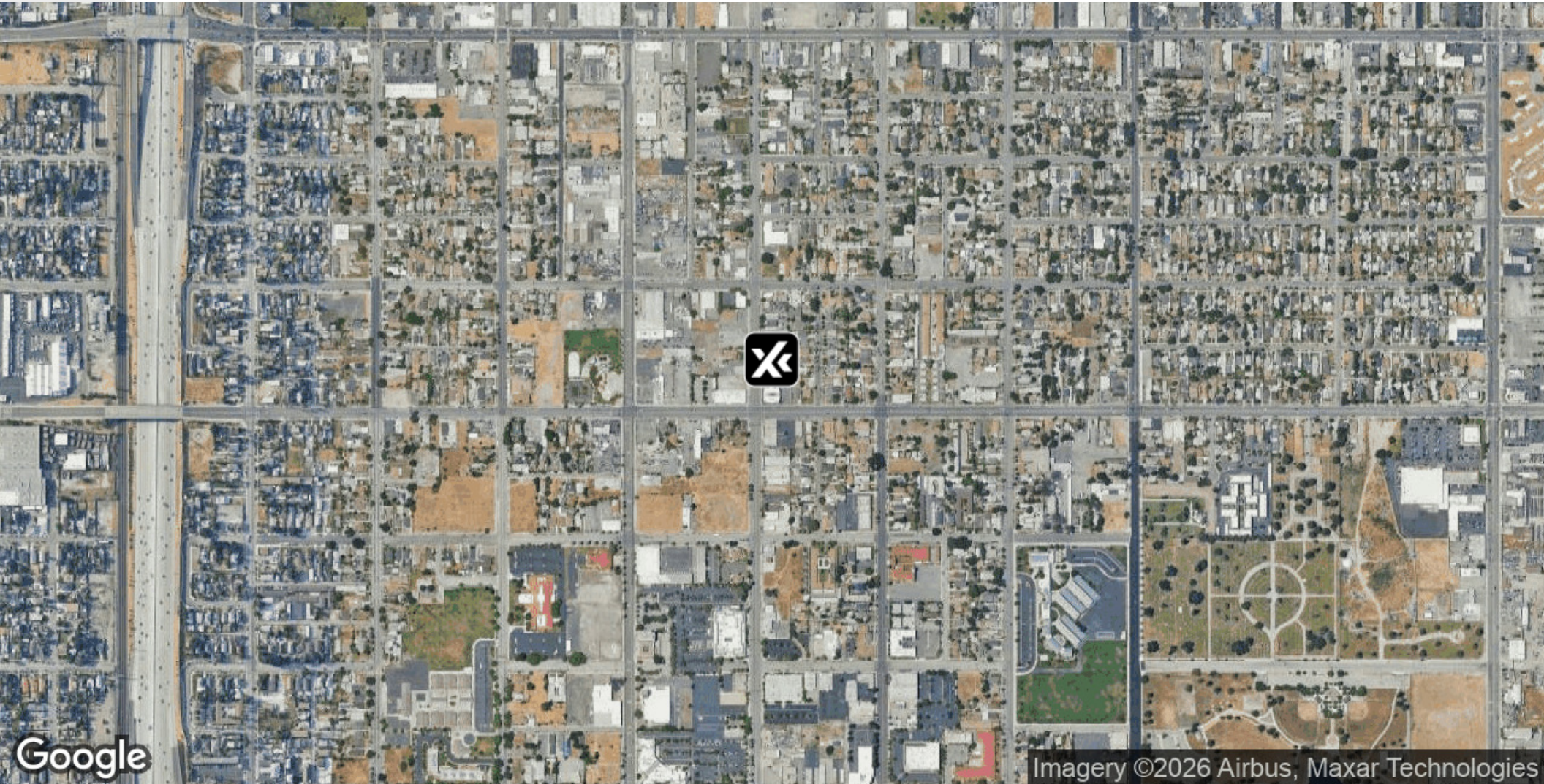
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# Aerial Map

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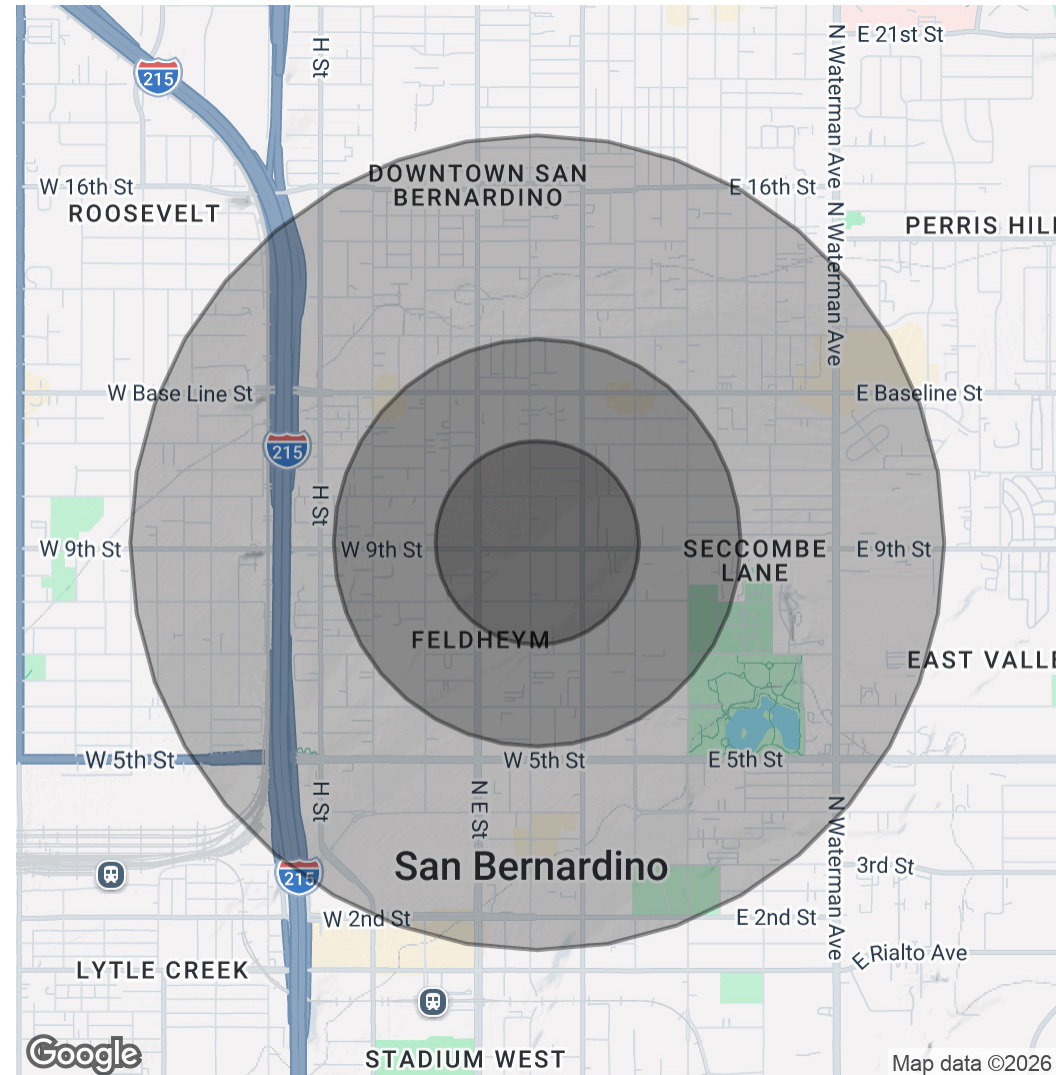
# Demographics

# Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,832	6,255	25,679
Average Age	31.9	32.6	31.0
Average Age (Male)	30.3	30.4	29.0
Average Age (Female)	33.6	33.9	32.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	517	1,898	7,583
# of Persons per HH	3.5	3.3	3.4
Average HH Income	\$56,761	\$58,617	\$57,417
Average House Value	\$309,059	\$311,483	\$299,328

2023 American Community Survey (ACS)



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