

OFFERING MEMORANDUM



PRIME SIGNALIZED CORNER LOT FOR SALE IN SAN BERNARDINO

E Highland Ave.
San Bernardino CA 92346



**COLDWELL BANKER
COMMERCIAL
REALTY**

PRIME SIGNALIZED CORNER LOT FOR SALE IN SAN BERNARDINO

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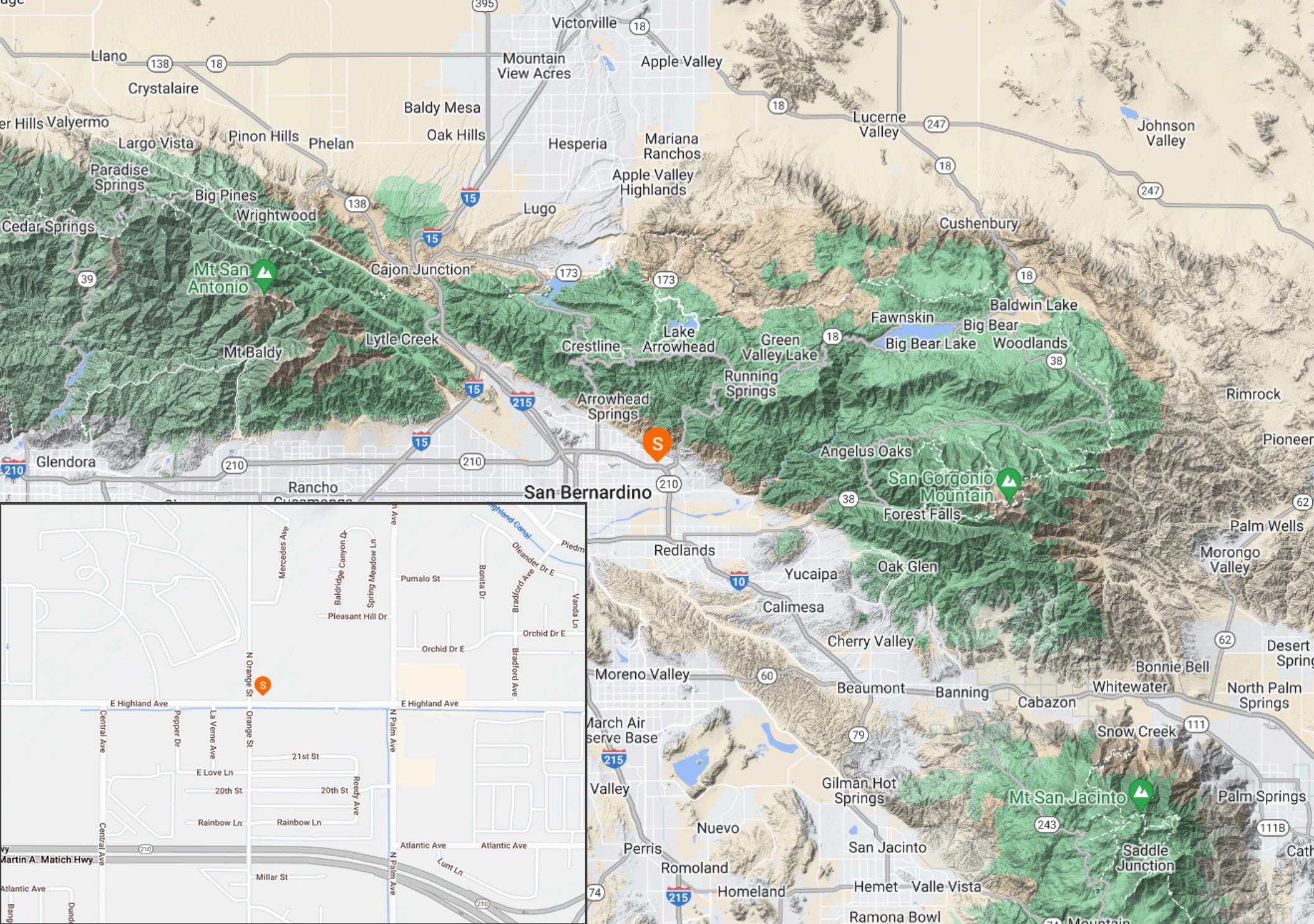
OFFERING SUMMARY

ADDRESS	E Highland Ave. San Bernardino CA 92346
PRICE	\$750,000
LOT SIZE	39,094 SF
APN	0285-211-40-0000

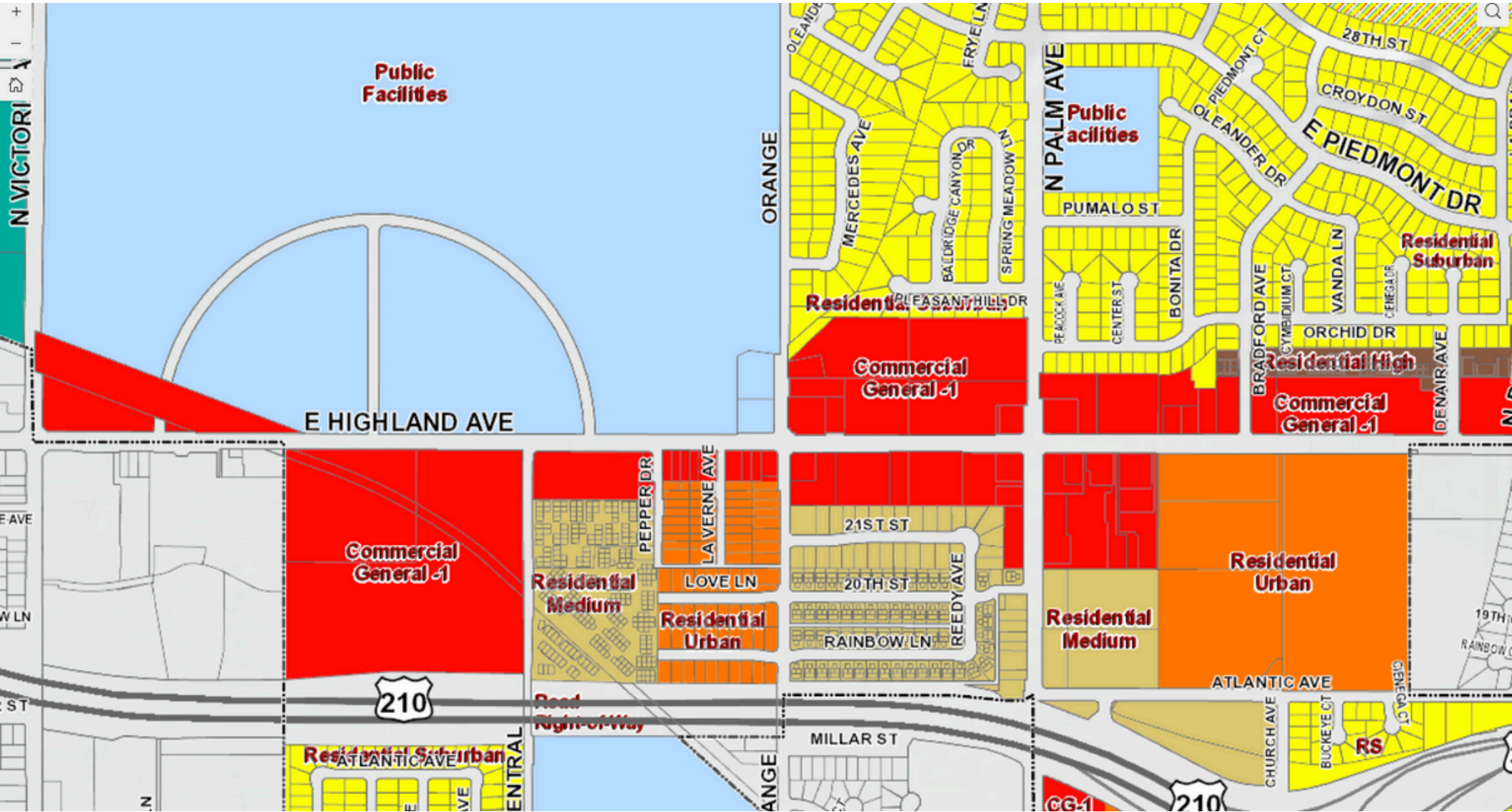
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	18,512	100,737	201,572
2023 Median HH Income	\$63,497	\$64,008	\$61,234
2023 Average HH Income	\$90,144	\$87,779	\$85,979

PROPERTY DESCRIPTION

For Sale is an approximately 39,094 corner lot on a signalized corner on a vibrant block of the City of San Bernardino. The CG-1 zoning allows for a wide variety of commercial development including drive- through restaurant, retail commercial, and medical office uses. Buyer to confirm with the City of San Bernardino for all possible uses. On the same block is a one hundred thirty-three single family residential development that has already broken ground. This is the perfect property for a developer to come in with their own vision and transform this corner.











POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,226	84,675	166,095
2010 Population	17,560	92,449	186,722
2023 Population	18,512	100,737	201,572
2028 Population	18,630	101,112	202,905
2023 African American	2,778	12,698	23,243
2023 American Indian	364	2,097	4,347
2023 Asian	1,029	5,389	11,559
2023 Hispanic	10,275	61,898	127,540
2023 Other Race	5,595	35,203	71,821
2023 White	5,782	28,958	56,227
2023 Multiracial	2,883	15,949	33,583
2023-2028: Population: Growth Rate	0.65 %	0.35 %	0.65 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	482	2,883	7,166
\$15,000-\$24,999	383	2,468	5,015
\$25,000-\$34,999	529	2,204	4,634
\$35,000-\$49,999	689	3,294	6,846
\$50,000-\$74,999	1,129	5,734	11,212
\$75,000-\$99,999	806	4,117	7,836
\$100,000-\$149,999	890	4,842	9,617
\$150,000-\$199,999	314	2,008	3,726
\$200,000 or greater	379	1,637	3,525
Median HH Income	\$63,497	\$64,008	\$61,234
Average HH Income	\$90,144	\$87,779	\$85,979

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,625	29,598	58,622
2010 Total Households	5,245	27,067	54,557
2023 Total Households	5,601	29,187	59,578
2028 Total Households	5,664	29,425	60,230
2023 Average Household Size	3.00	3.36	3.31
2000 Owner Occupied Housing	3,013	15,521	28,453
2000 Renter Occupied Housing	2,120	10,938	23,460
2023 Owner Occupied Housing	2,935	15,892	30,056
2023 Renter Occupied Housing	2,666	13,295	29,522
2023 Vacant Housing	263	1,074	2,413
2023 Total Housing	5,864	30,261	61,991
2028 Owner Occupied Housing	3,003	16,275	30,871
2028 Renter Occupied Housing	2,662	13,150	29,359
2028 Vacant Housing	248	1,046	2,379
2028 Total Housing	5,912	30,471	62,609
2023-2028: Households: Growth Rate	1.10 %	0.80 %	1.10 %

Source: esri

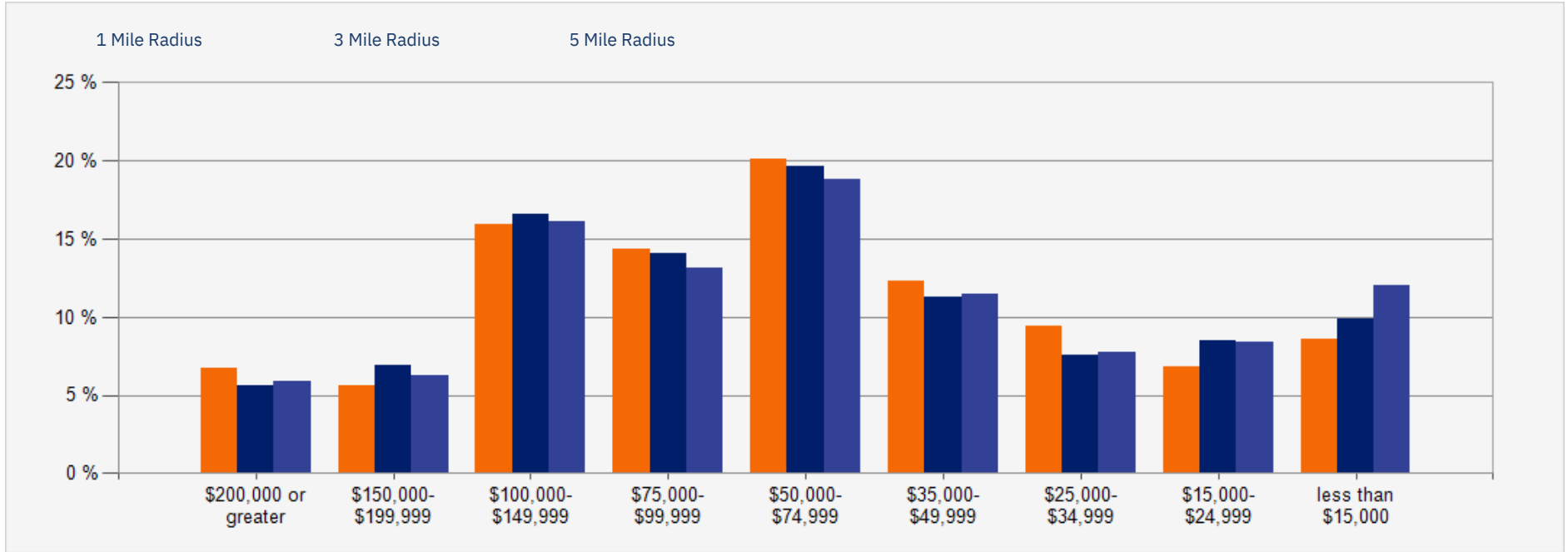
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,494	7,989	15,992
2023 Population Age 35-39	1,193	6,370	13,022
2023 Population Age 40-44	1,026	5,616	11,504
2023 Population Age 45-49	898	4,990	10,222
2023 Population Age 50-54	998	5,290	10,678
2023 Population Age 55-59	1,041	5,200	10,317
2023 Population Age 60-64	967	5,162	10,050
2023 Population Age 65-69	867	4,308	8,348
2023 Population Age 70-74	723	3,329	6,415
2023 Population Age 75-79	521	2,339	4,276
2023 Population Age 80-84	361	1,440	2,534
2023 Population Age 85+	378	1,367	2,575
2023 Population Age 18+	13,964	72,414	143,900
2023 Median Age	34	32	32

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,425	\$64,256	\$63,087
Average Household Income 25-34	\$91,985	\$82,037	\$82,278
Median Household Income 35-44	\$69,299	\$70,402	\$69,180
Average Household Income 35-44	\$96,633	\$94,686	\$95,026
Median Household Income 45-54	\$80,919	\$77,159	\$74,027
Average Household Income 45-54	\$109,352	\$103,081	\$101,276
Median Household Income 55-64	\$74,623	\$72,411	\$66,534
Average Household Income 55-64	\$102,531	\$97,716	\$92,652
Median Household Income 65-74	\$54,747	\$59,170	\$53,453
Average Household Income 65-74	\$83,517	\$83,552	\$77,623
Average Household Income 75+	\$60,816	\$66,231	\$62,841

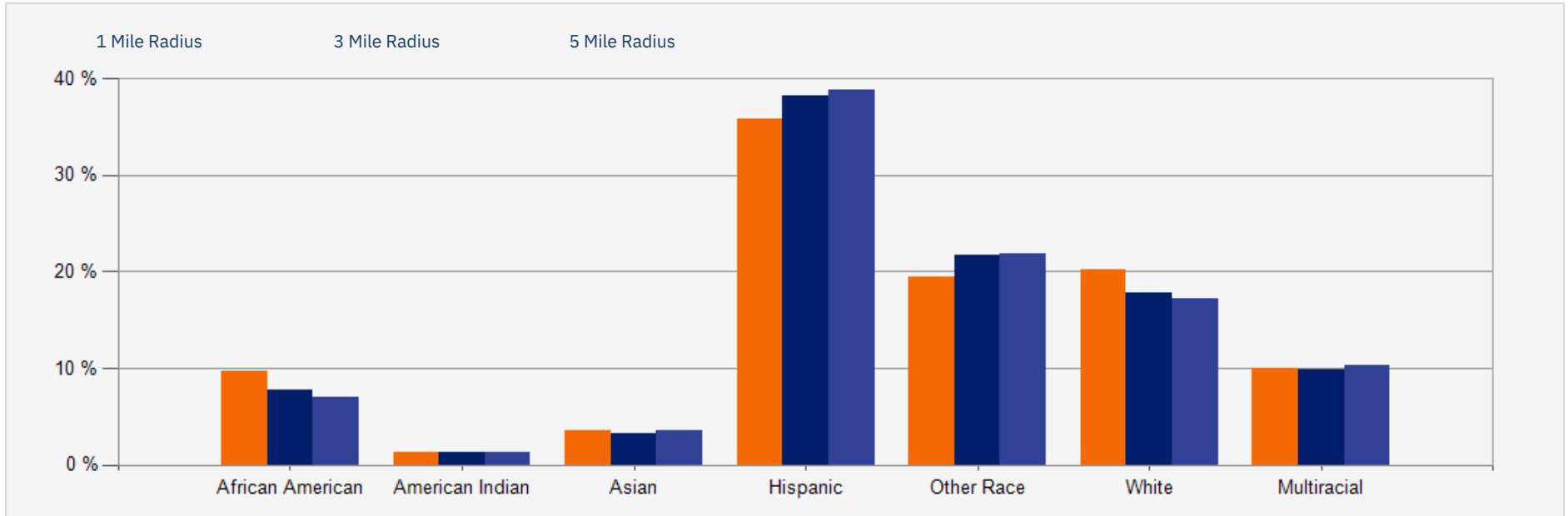
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,477	8,054	16,346
2028 Population Age 35-39	1,465	7,874	15,814
2028 Population Age 40-44	1,179	6,233	12,672
2028 Population Age 45-49	1,018	5,422	11,022
2028 Population Age 50-54	878	4,771	9,667
2028 Population Age 55-59	922	4,877	9,763
2028 Population Age 60-64	908	4,535	8,990
2028 Population Age 65-69	839	4,415	8,636
2028 Population Age 70-74	731	3,569	6,887
2028 Population Age 75-79	590	2,677	5,155
2028 Population Age 80-84	413	1,752	3,193
2028 Population Age 85+	410	1,496	2,766
2028 Population Age 18+	14,026	72,744	145,262
2028 Median Age	35	33	33

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,183	\$72,148	\$71,037
Average Household Income 25-34	\$103,521	\$92,031	\$93,110
Median Household Income 35-44	\$79,205	\$80,499	\$79,009
Average Household Income 35-44	\$114,197	\$109,658	\$108,765
Median Household Income 45-54	\$87,597	\$84,338	\$81,971
Average Household Income 45-54	\$120,941	\$115,158	\$113,852
Median Household Income 55-64	\$84,572	\$80,621	\$75,987
Average Household Income 55-64	\$118,687	\$110,465	\$105,098
Median Household Income 65-74	\$66,380	\$70,938	\$62,299
Average Household Income 65-74	\$100,488	\$98,951	\$91,647
Average Household Income 75+	\$75,562	\$80,095	\$75,923

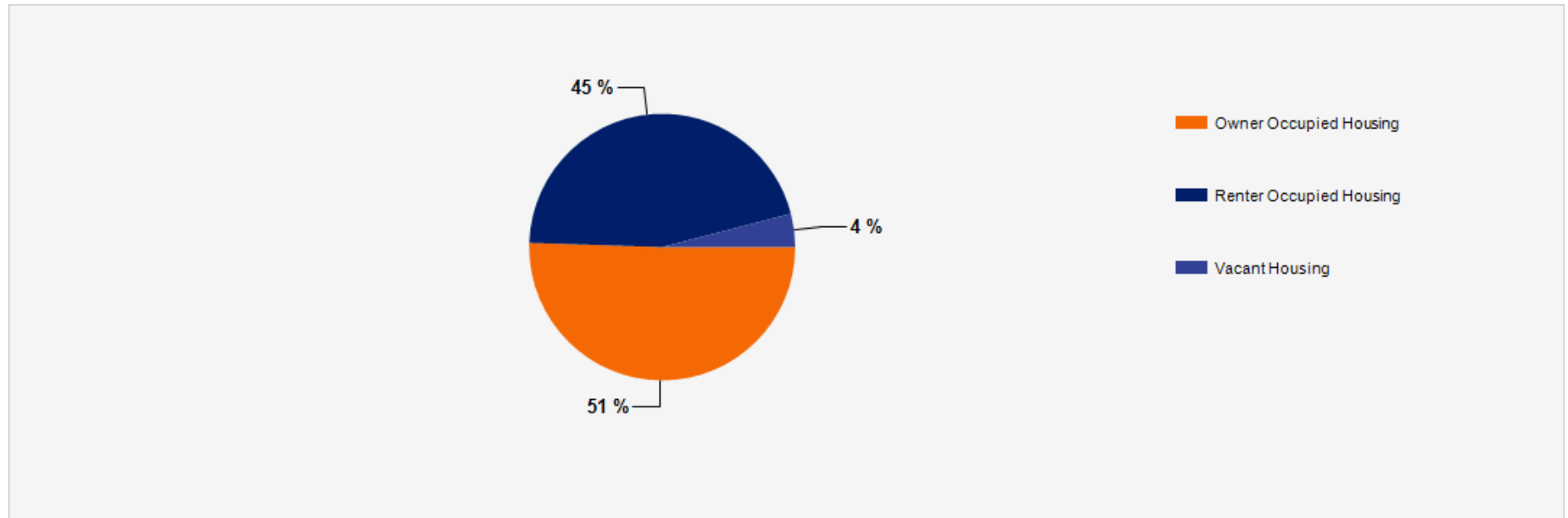
2023 Household Income



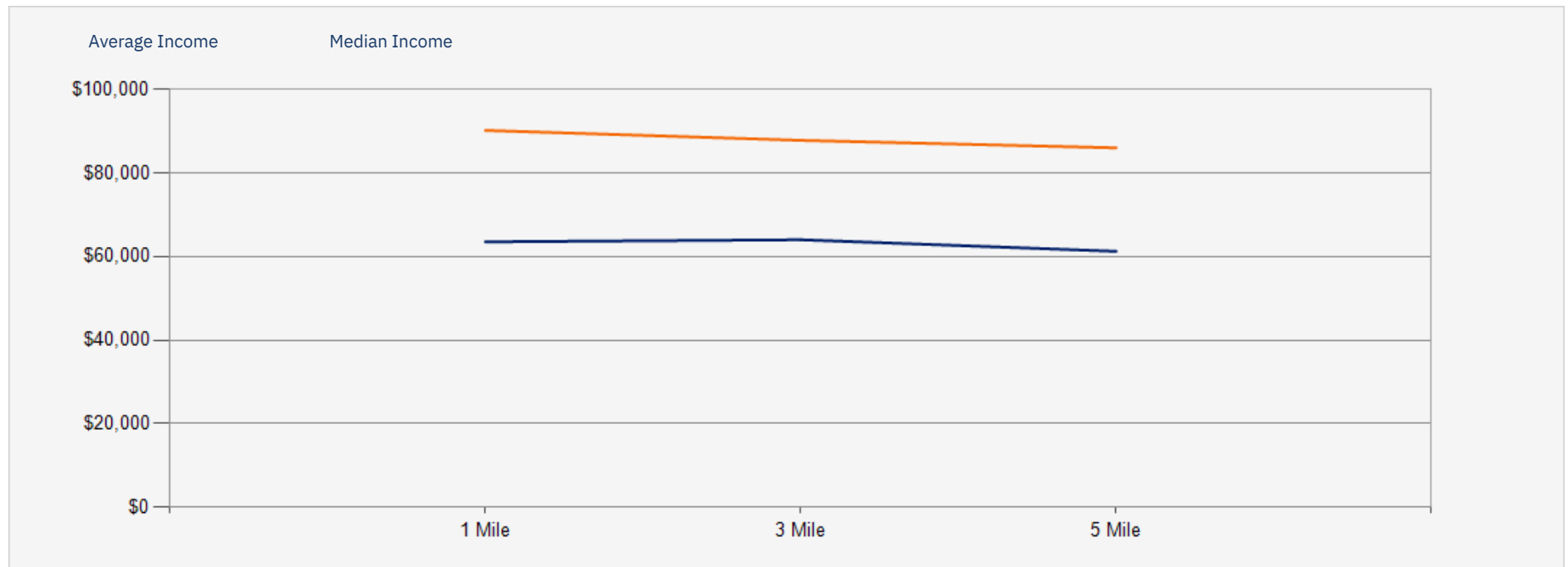
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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