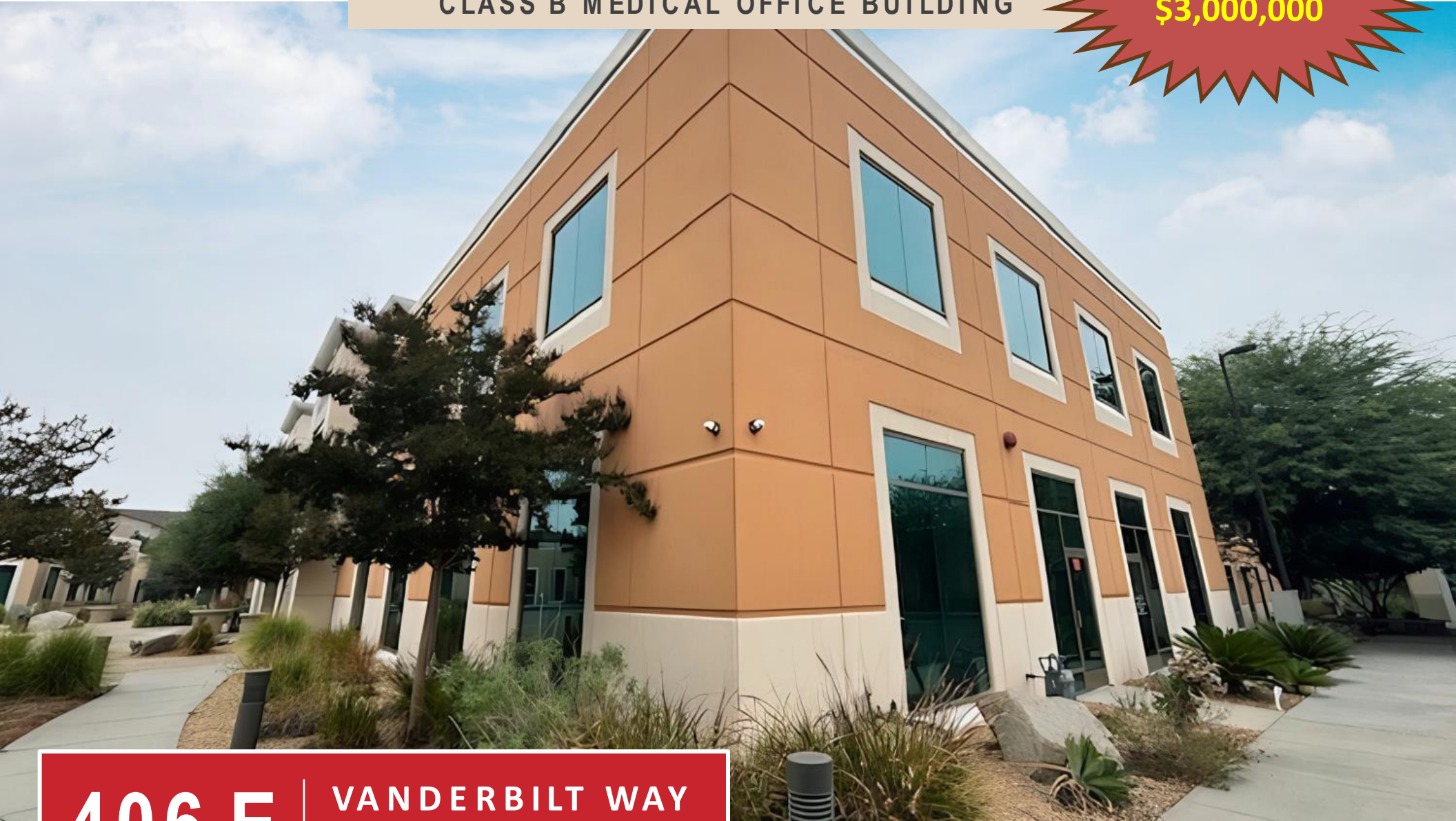


Part of Summit at Tri-City Office Park

CLASS B MEDICAL OFFICE BUILDING

PRICED AT
\$3,000,000



406 E. | **VANDERBILT WAY**
SAN BERNARDINO, CA 92408





406 E. | **VANDERBILT WAY**
 SAN BERNARDINO, CA 92408



CLASS B MEDICAL OFFICE BUILDING

PROPERTY SUMMARY

PROPERTY SUMMARY	
OFFERING PRICE	■ \$3,000,000
PROPERTY TYPE	■ Medical Office
GROSS SF	■ 10,147 SF
YEAR BUILT	■ 2006
LOT SIZE	■ 5,358
UNITS	■ 2
BUILDINGS	■ 1
STORIES	■ 2
ELECTRIC METERS	■ 2
PARKING	■ 51 Spaces (unassigned in Office Park Common Area Parking)
ZONING	■ CR-3
OFFICE PARK COMMON AREA	■ Approx 5.03 Acres (Lot A on Parcel Map)

INVESTMENT OVERVIEW

406 E. VANDERBILT WAY

This Class B, well-maintained Medical Office building, boasts 2-Story, well-maintained 10,147 square foot, detached medical office building (condo), built in 2006 is located at 406 E Vanderbilt Way, San Bernadino, CA. The parcel is 5,358 SF and APN is 0281-341-23-0-000. **The subject building is among seven other buildings that make up the “Summit at Tri-City” office park.** 51 parking spaces are allotted to this building within the office park.

Within a few mile radius of this beautiful office park are six hospitals making this a strategic location for a medical practice. Nearby hospitals include:

- ❑ Loma Linda University Medical Center – 8 minutes
- ❑ City of Hope Colton – 10 Minutes
- ❑ Arrowhead Regional Medical Center – 11 minutes
- ❑ Dignity Health - Community Hospital of San Bernardino – 13 Minutes
- ❑ Redlands Community Hospital – 15 minutes
- ❑ Dignity Health - St. Bernardine Medical Center – 17 Minutes

The building is currently vacant and ready for an owner-user. **The office park is also just minutes from great amenities** for your employees including a variety of lunch venues ranging from In-N-Out Burger to Olive Garden to Café Organics to name a few. There are also several gyms – Planet Fitness, Esporta Fitness, and 24-Hour Fitness.

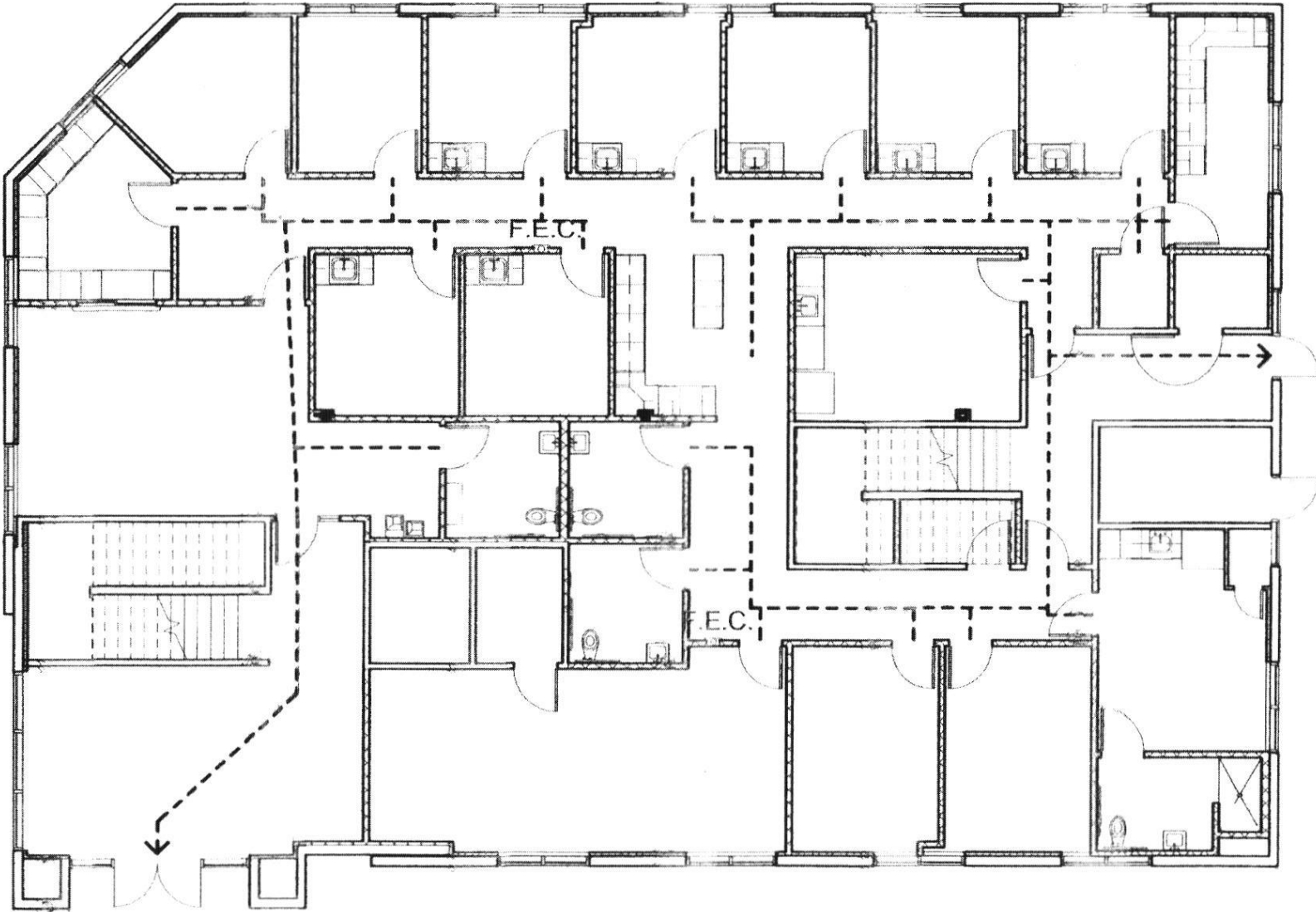
OTHER: HOA Fees are \$2,290/month for 2025. Property to be delivered vacant by 2/28/2025. Tenant’s furnishings are excluded from sale. Property sold as-is.



The building features two distinct floors with recent uses as a medical office and an attorney office.

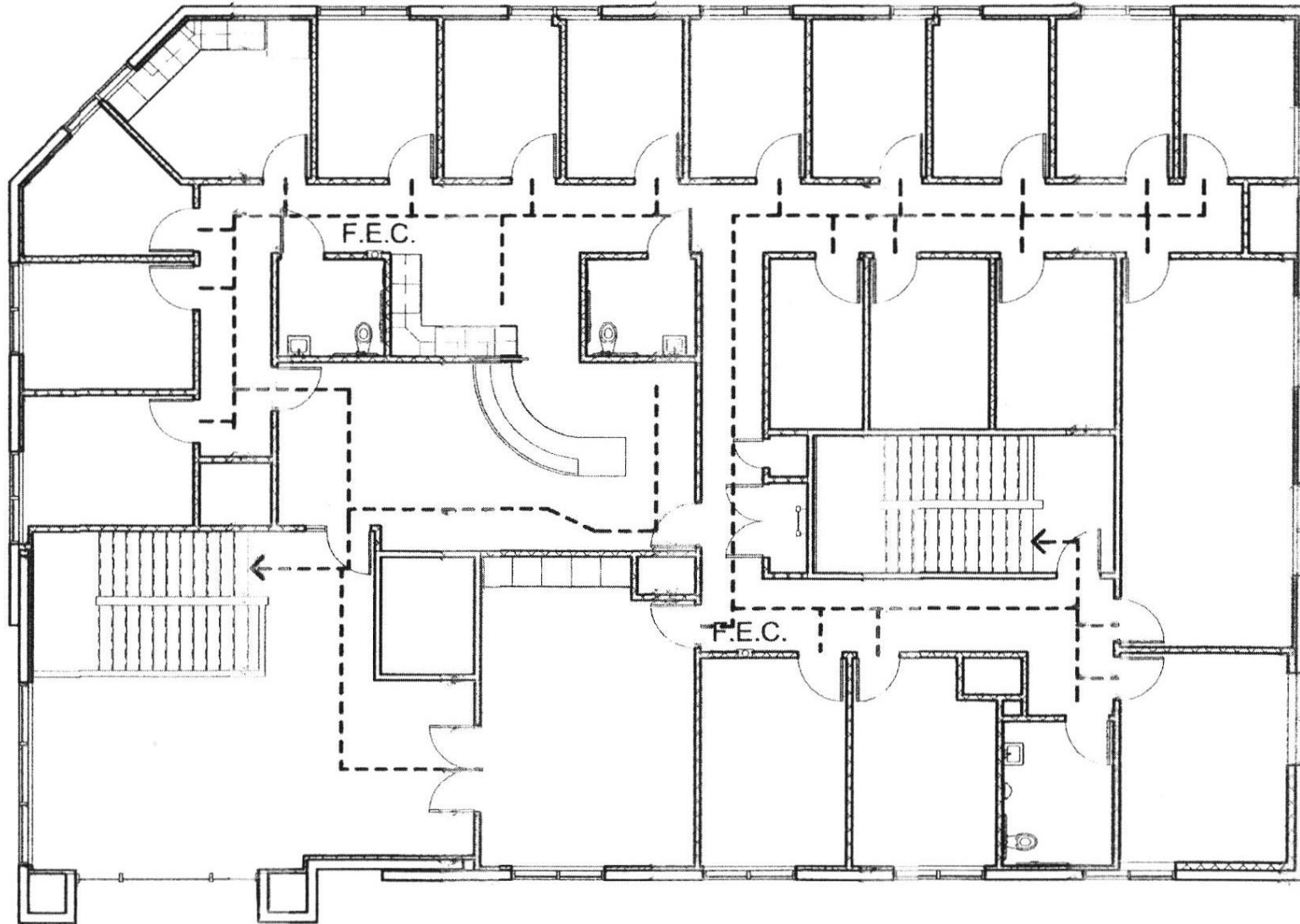
- On the first floor, the medical office includes a reception area, a patient waiting area, eight exam rooms (four with roughed-in plumbing), a lab room, two break rooms, a central fax/copy area, storage, a medication sample room, and four administrative offices. It also has three handicap-accessible bathrooms, one bathroom with a shower, an equipment room, hi-lo water fountains, and automated lights in all exam rooms.
- The second floor, designated for attorney use, has a reception/waiting area, a conference room equipped with two large TVs, and 14 private offices (at least 11 with exterior windows). It features three handicap-accessible bathrooms, a central fax/copy area, two classrooms, storage, a water heater closet, break room, data closet, and roof access via a ladder.
- The building is equipped with an entry lobby that provides access to an elevator and two stairwells, alongside a sprinkler system and secure access to the second floor through lockable doors.

FLOOR PLAN - LEVEL 1



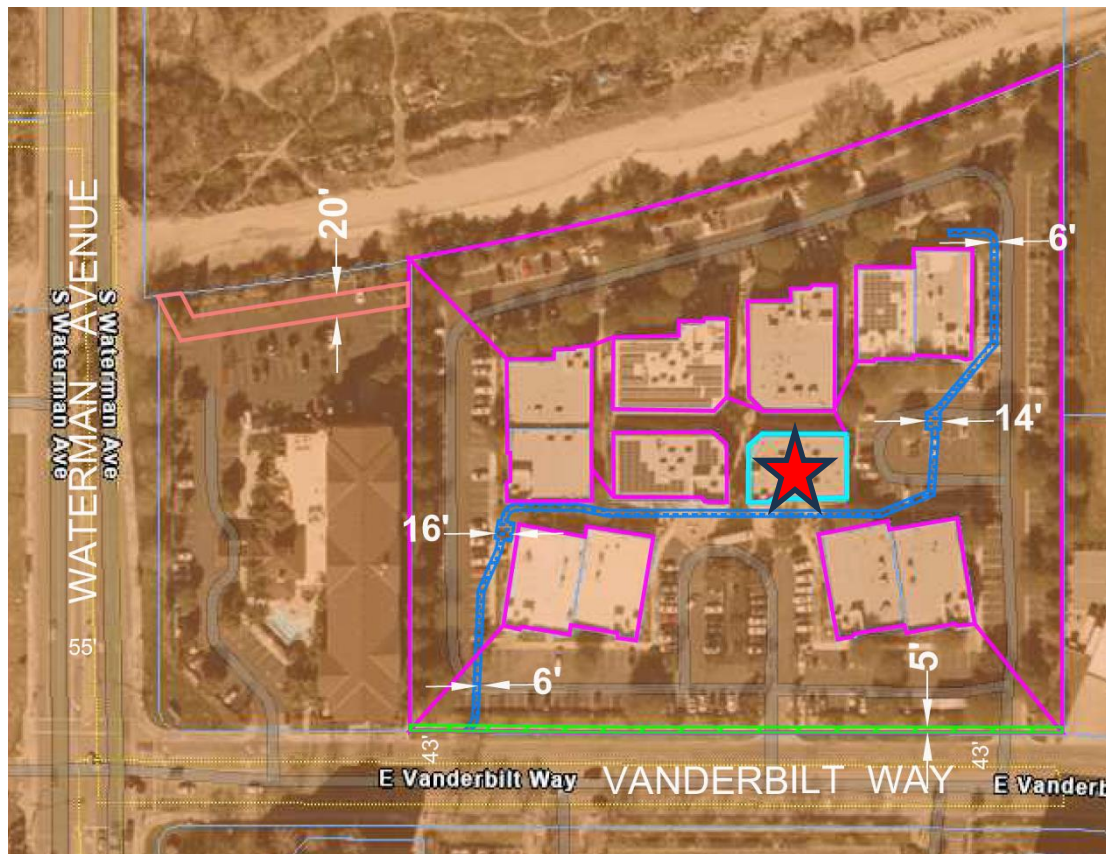
Floor Plans are for general reference. Buyer is advised to verify current field conditions including but not limited to layout, fixtures, and dimensions, to their satisfaction.

FLOOR PLAN - LEVEL 2




Floor Plans are for general reference. Buyer is advised to verify current field conditions including but not limited to layout, fixtures, and dimensions, to their satisfaction.


SITE PLAN & PLOTTED EASEMENTS





LEGEND:


 Parcel A (PIQ)


 Parcel B (Easement)


 Parcel C (Easement)

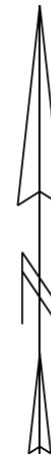
 Easement for sidewalk and pedestrian ingress and egress per Parcel Map No. 16634, M.B. 211-41-43, shown as Item No. 7

 Easement for vehicular and pedestrian ingress and egress per Parcel Map No. 16634, M.B. 211-41-43, shown as Item No. 7

 Easement for drainage, water, sewer, electrical and private utility per Parcel Map No. 16634, M.B. 211-41-43, shown as Item No. 7

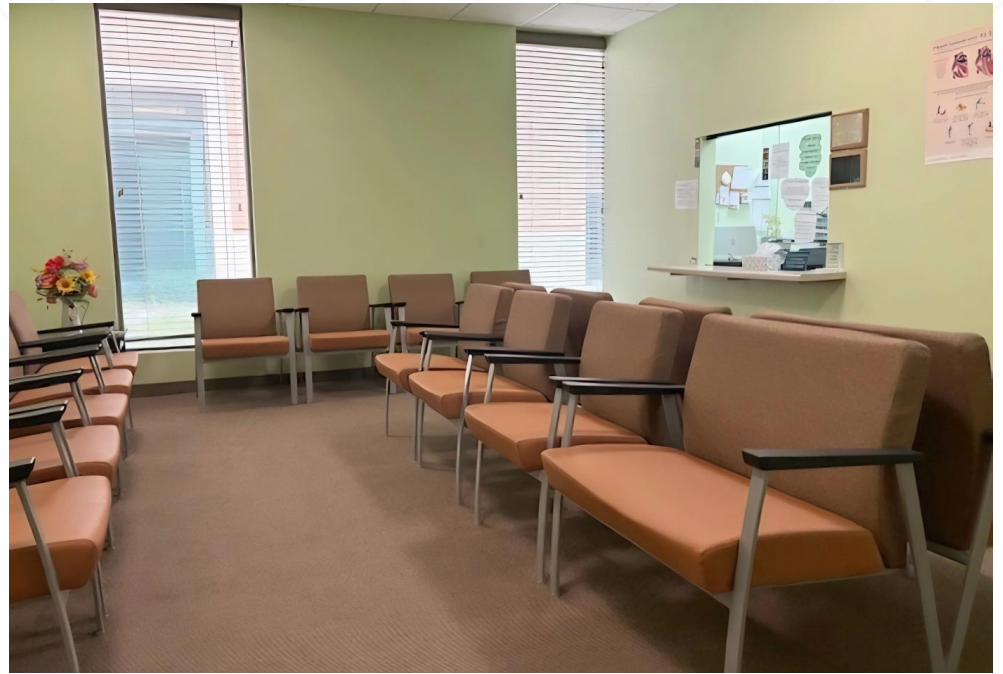
 Easement for public utilities recorded February 22, 2006, as Document No. 2006-123271, of Official Records shown as Item No. 11

 Easement for private storm drain and maintenance recorded January 24, 2007, as Document No. 2007-47025, of Official Records shown as Item No. 12



Site Plan & Plotted Easements by Chicago Title Company are for reference. Buyer is advised to verify current field conditions and title information to their satisfaction. Preliminary Title Report and other title documents are available in the due diligence materials.

OFFICE MARKET



ACCORDING TO COSTAR

“Office vacancy in San Bernardino has tightened to its lowest level on record, measuring just 5.5% as of the third quarter of 2024. Move-ins in the second quarter of 2024 were led by government and medical tenants and drove net absorption over the trailing year to 40,000 SF.”

“Robust demand for medical office inventory stems from cities where populations are increasing rapidly and established cities that house a high proportion of people at or near retirement age when demand for medical services increases.”

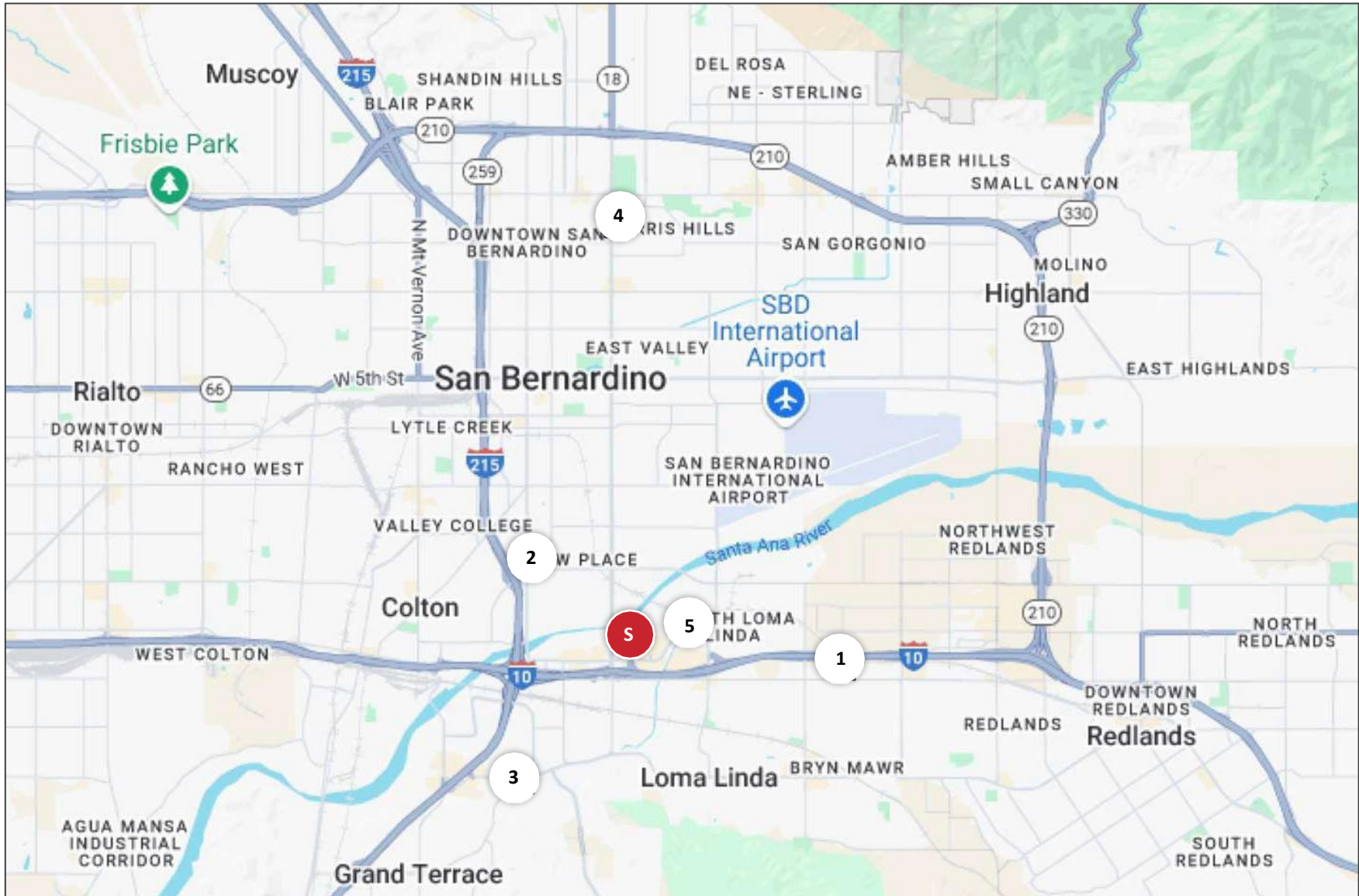
“Now boasting 4.7 million residents, the Inland Empire ranks as the 11th-most populated market in the nation. Employment levels rank slightly lower due to Inland's high proportion of retirees. Attracted to the market's consistently warm weather and affordability, a plethora of retirement communities generate outsized demand for healthcare services and medical-related real estate.”

Don't miss this great opportunity to move into this Class B Medical Office Building central to all the medical activity happening in this region.

SALES COMPARABLES

	ADDRESS	BUILT	GROSS SF	LOT SIZE	TYPE	SALE DATE	PRICE	PRICE/SF
	1 26021 Business Center Dr Redlands, CA 92374	2014	5,390	19,066	Class C Medical	5/30/2024	\$1,360,000	\$252
	2 455 Orange Show Ln San Bernardino, CA 92408	1975	5,179	25,648	Class C Medical	11/1/2023	\$1,200,000	\$232
	3 1900 E Washington St Colton, CA 92324	1972	11,507	84,306	Class C Medical	3/22/2023	\$2,989,000	\$260
	4 1799 N Waterman Ave San Bernardino, CA 92404	1968	9,504	28,314	Class B Medical	1/31/2023	\$2,000,000	\$210
	5 966 E Hospitality Lane San Bernardino, CA 92408	2007	6,165	47,916	Class B Medical	11/07/2024	\$1,650,000	\$268
	AVERAGES		7,549	41,050				\$244
	S Subject Property 406 E. Vanderbilt Way San Bernardino, CA 92408	2006	10,147	5,358	Class A Medical	On Market	\$3,000,000	\$296

SALES COMPARABLES





SAN BERNARDINO

PRIDE IN PROGRESS

San Bernardino is a city located in the Inland Empire and that serves as the county seat of San Bernardino County, California, United States. As one of the Inland Empire's anchor cities, San Bernardino spans 81 square miles on the floor of the San Bernardino Valley and as of 2019 has a population of 215,784. San Bernardino is the 17th-largest city in California and the 103rd-largest city in the United States.



219,709
POPULATION



60,717
HOUSEHOLDS



\$63,454
AVG HH INCOME

Government, retail, and service industries dominate the economy of the city of San Bernardino. From 1998 to 2020, San Bernardino's economy grew by 26,217 jobs, a 37% increase, to 97,139. Government was both the largest and the fastest-growing employment sector, reaching close to 20,000 jobs in 2020. Other significant sectors were retail (16,000 jobs) and education (13,200 jobs).

TOP EMPLOYERS

Centrally located in Southern California, San Bernardino has been at the center of the Southland goods movement since 1875, when the Southern Pacific and Santa Fe Railroads reached the City. Today, the City is home to the BNSF Intermodal Facility and San Bernardino International Airport. The City is located at the convergence of the I-10, SR-210 and I-215 highways. The southbound I-215 connects to SR-91 leading to Orange County, with northbound connecting to I-15, which passes through several states leading to the Canadian border.

3,000 EMPLOYEES



2,500+ EMPLOYEES



1,000+ EMPLOYEES



1,000+ EMPLOYEES



Industrial Hub with Educational and Recreational Assets In San Bernardino

The City has over 35 million square-feet of industrial space, which provides the manufacturing, transportation and warehousing industries with plenty of selection opportunities. Education and recreation are an integral part of the successful growth of the City. California State University, San Bernardino and San Bernardino Valley College are located within the City, with several universities within close proximity including Loma Linda University, University of Redlands and University of California, Riverside. The City is the also the gateway to the San Bernardino Mountains, home to several ski resorts, numerous lakes and many other outdoor recreation opportunities.

AREA ECONOMY

The City of San Bernardino has a diverse economy that includes a mix of industries such as healthcare, education, logistics, and retail. Here are some key aspects of the city's economy:

Healthcare: San Bernardino is home to several hospitals and healthcare providers, including Loma Linda University Medical Center, Kaiser Permanente, and San Bernardino County Medical Center.

Logistics and Transportation: Due to its central location in Southern California, San Bernardino has become a major logistics and transportation hub, with several large warehouses and distribution centers located in the city. Amazon, Burlington Stores, and The Home Depot are among the companies with large logistics operations in San Bernardino.

ECONOMIC SECTORS

Education: San Bernardino is home to California State University, San Bernardino, one of the fastest-growing universities in the state. The city also has several other colleges and vocational schools.

Retail: San Bernardino has a thriving retail sector, with several large shopping centers and regional malls located throughout the city. Stater Bros. Markets, a regional supermarket chain, is headquartered in San Bernardino.

Government: As the county seat of San Bernardino County, the city is home to several government offices and facilities, including the San Bernardino County Courthouse and the San Bernardino County Administration Building.

Small Businesses: San Bernardino has a strong small business community, with many locally owned and operated businesses throughout the city.



San Bernardino Santa Fe Depot



California Theatre



San Bernardino Valley College



LOMA LINDA UNIVERSITY
HEALTH



Company Headquarters

Since 2000, San Bernardino County's population has grown by approximately 22%, with the population expected to reach about 2.66 million by 2035. This is equivalent to a growth rate of 27% between 2014 and 2035, which is toward the top of the range among other southern California counties, with Riverside County projected to grow the fastest at 33% and Orange County the slowest at 9%.



San Bernardino County has a skilled workforce of almost 900,000 people, and has access to over 21 millions strong regional consumer population. The County's infrastructure and transportation assets provide unrivaled access to lucrative consumer and business markets. The region is the nation's leading logistics, warehouse, and distribution market for a multitude of Fortune 500 firms thanks to a location of approximately 40 miles from the seaports of Los Angeles/Long Beach.

The County also benefits from three large airports with spare capacity and available space nearby (ONT, SBD, and VCV). LA/Ontario International Airport (ONT) is a medium-hub, full-service airport with commercial passenger service to major U.S. cities. ONT is also a major cargo airport and serves as the UPS West Coast air hub. The busiest rail corridors in the U.S. run through the County. Union Pacific and BNSF rail lines connect the ports of Los Angeles/ Long Beach with designation east of the Rockies providing even more reason that the County is a great location for U.S. regional distribution centers.

The County of San Bernardino embarked on a bold mission to develop a Countywide vision. For the first time in its history, all of the County's 24 cities and towns and County leadership worked together to create a vision for the future. This outreach included more than 25 groups of business leaders at specific subject area meetings ranging from the environment to home building, from transportation to education and from water to health care. The vision matters to the businesses that are here and those that consider this region for future investment.

406 E. VANDERBILT WAY

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EACH OFFICE INDEPENDENTLY OWNED & OPERATED

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.