

1408 E HIGHLAND AVE, SAN BERNARDINO, CA 92404

# BUILD TO SUIT



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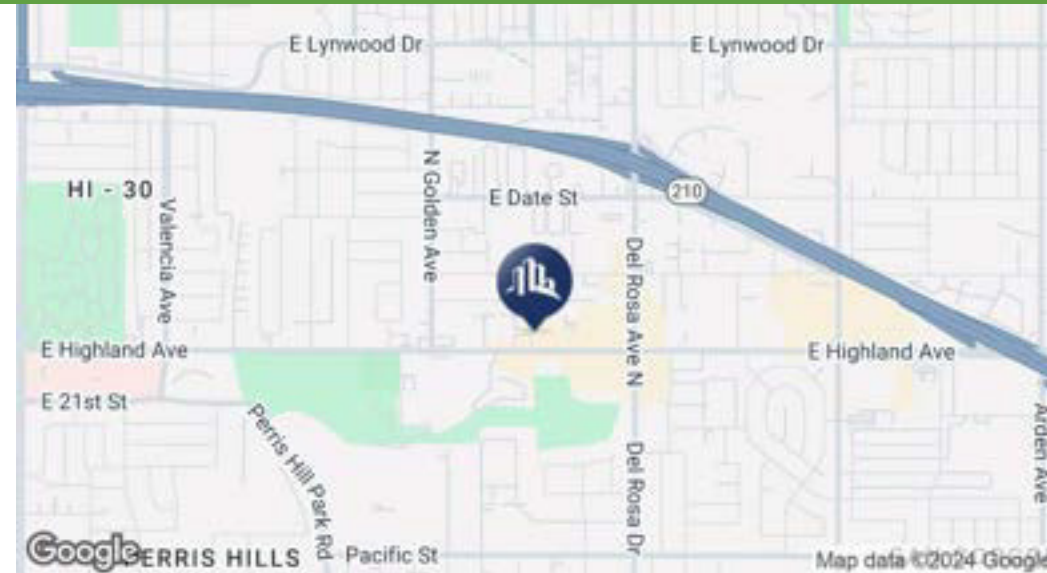
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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Build To Suit
Building Size:	11,448 SF
Available SF:	103,000 SF
Lot Size:	103,000 SF
Number of Units:	3
Year Built:	1954
Zoning:	(CG-1) Commercial General

### PROPERTY OVERVIEW

Build to Suit 1408-1452 E Highland Ave great opportunity for Development the Property is fully paved which encompasses 103,000 SF. Zoning (CG-1) Commercial General

### PROPERTY HIGHLIGHTS

- Build to Suit 1408-1452 E Highland Ave
- Site encompasses 103,000 SF
- Zoning (CG-1) Commercial General
- Fully Paved

### BUILD TO SUITE

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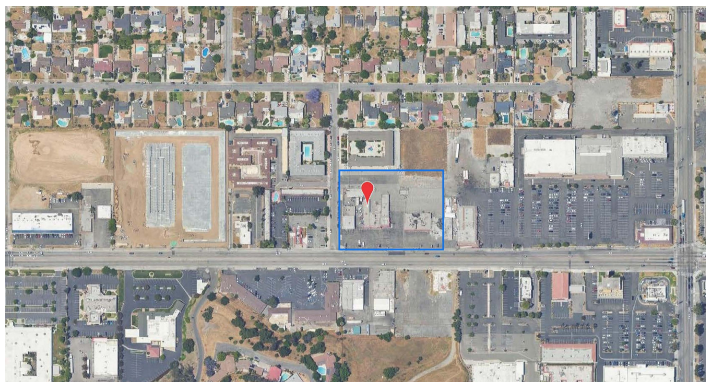
**EXECUTIVE SUMMARY // 4**



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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



**BUILD TO SUITE**

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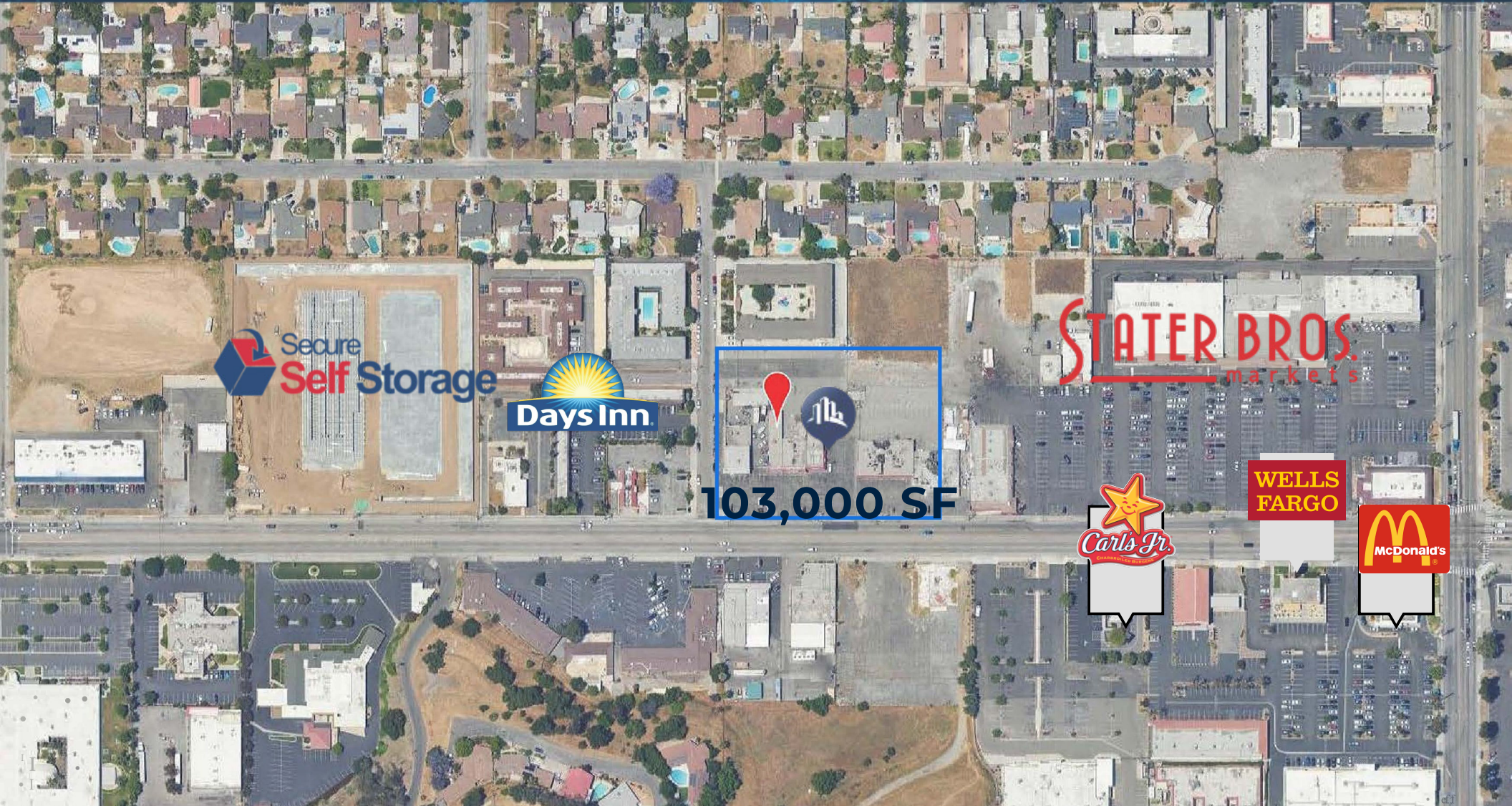
**ADDITIONAL PHOTOS // 5**



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# PROPERTY INFORMATION

## AERIAL MAP



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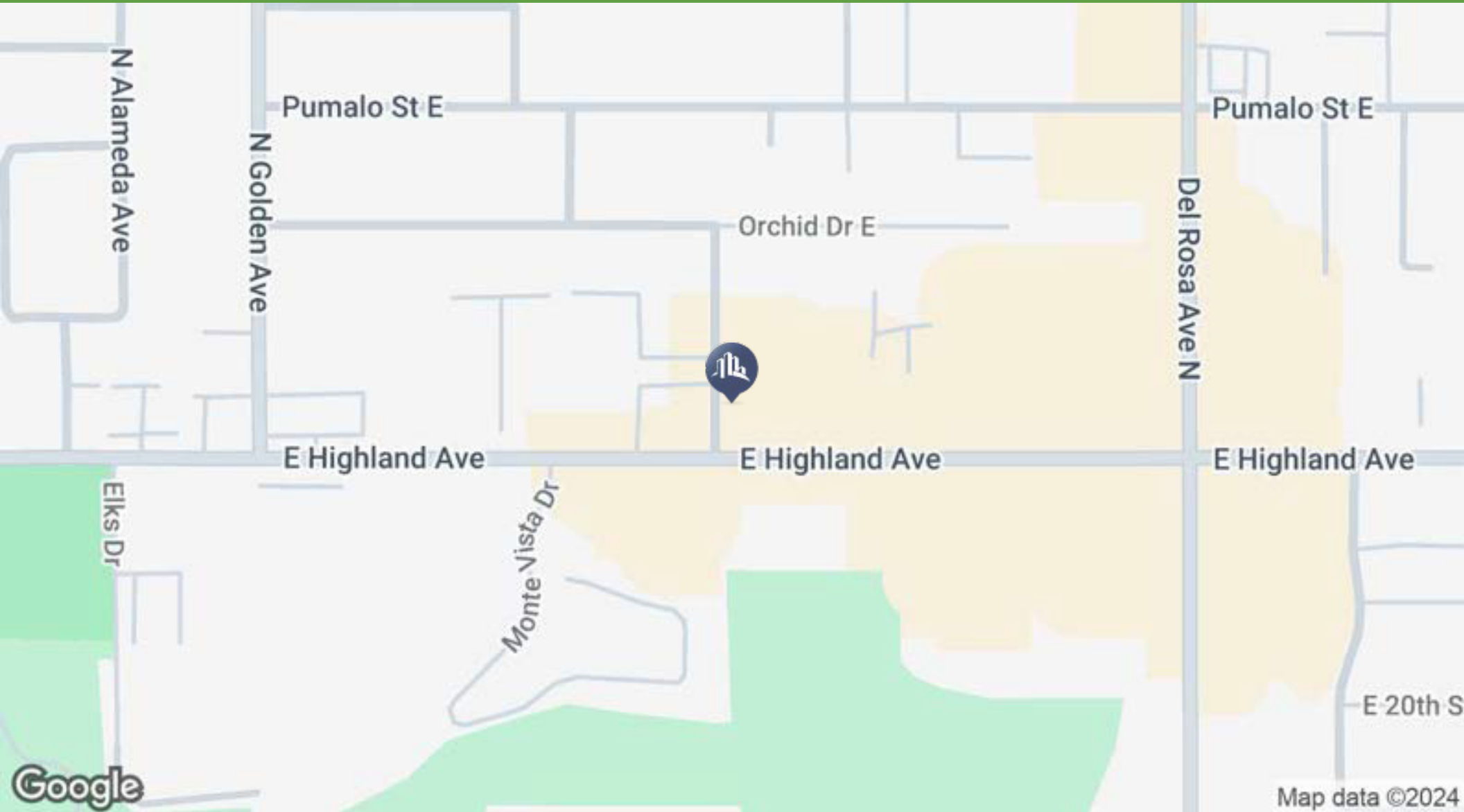
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# PROPERTY INFORMATION

## LOCATION MAP



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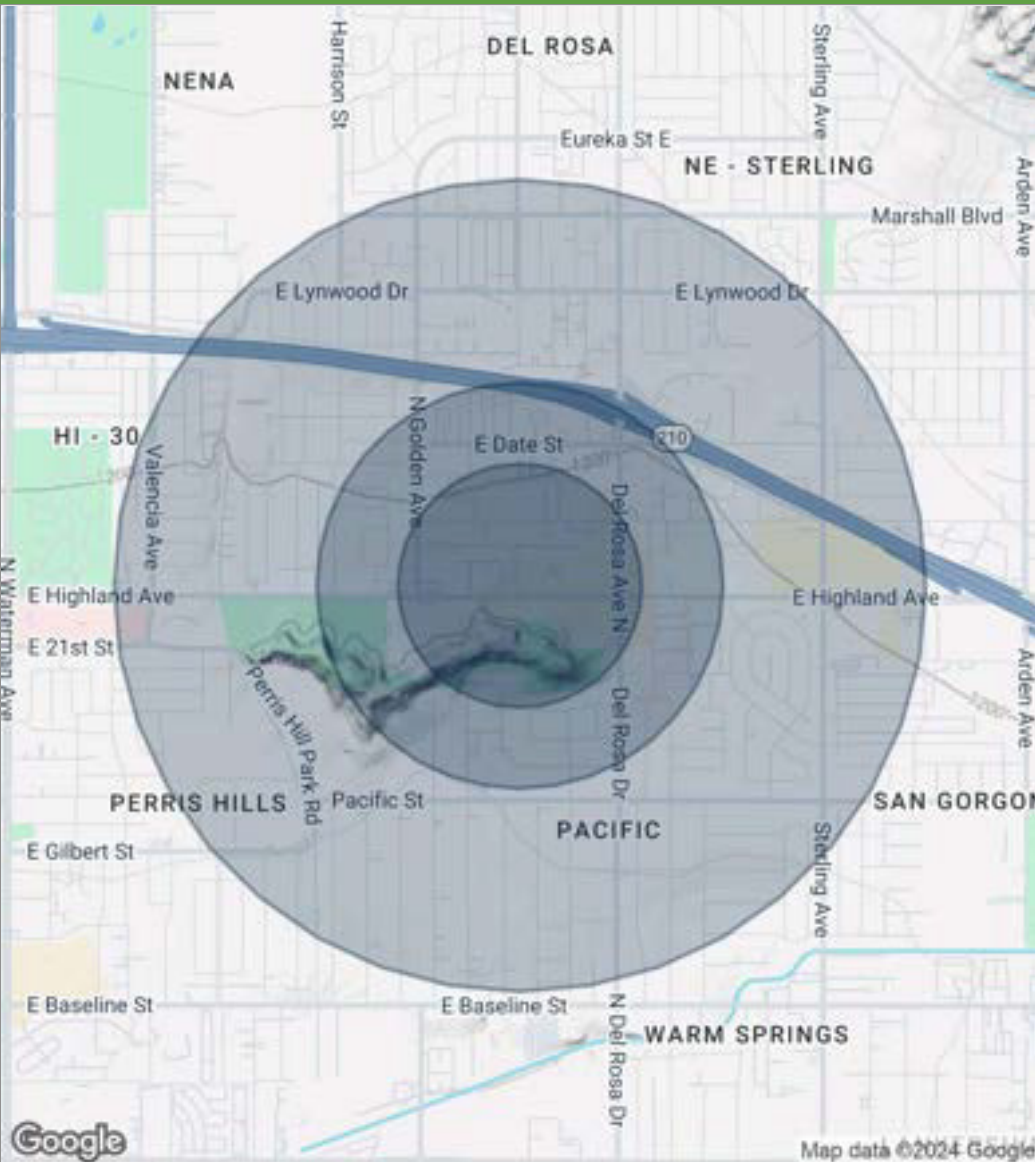
**LOCATION MAP // 7**



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# PROPERTY INFORMATION

## DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	2,343	5,781	25,441
Median age	33	34	34
Median age (Male)	32	33	33
Median age (Female)	34	35	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	670	1,685	7,061
# of persons per HH	3.5	3.4	3.6
Average HH income	\$63,677	\$68,929	\$71,192
Average house value	\$484,082	\$484,650	\$380,759

\* Demographic data derived from 2020 ACS - US Census

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