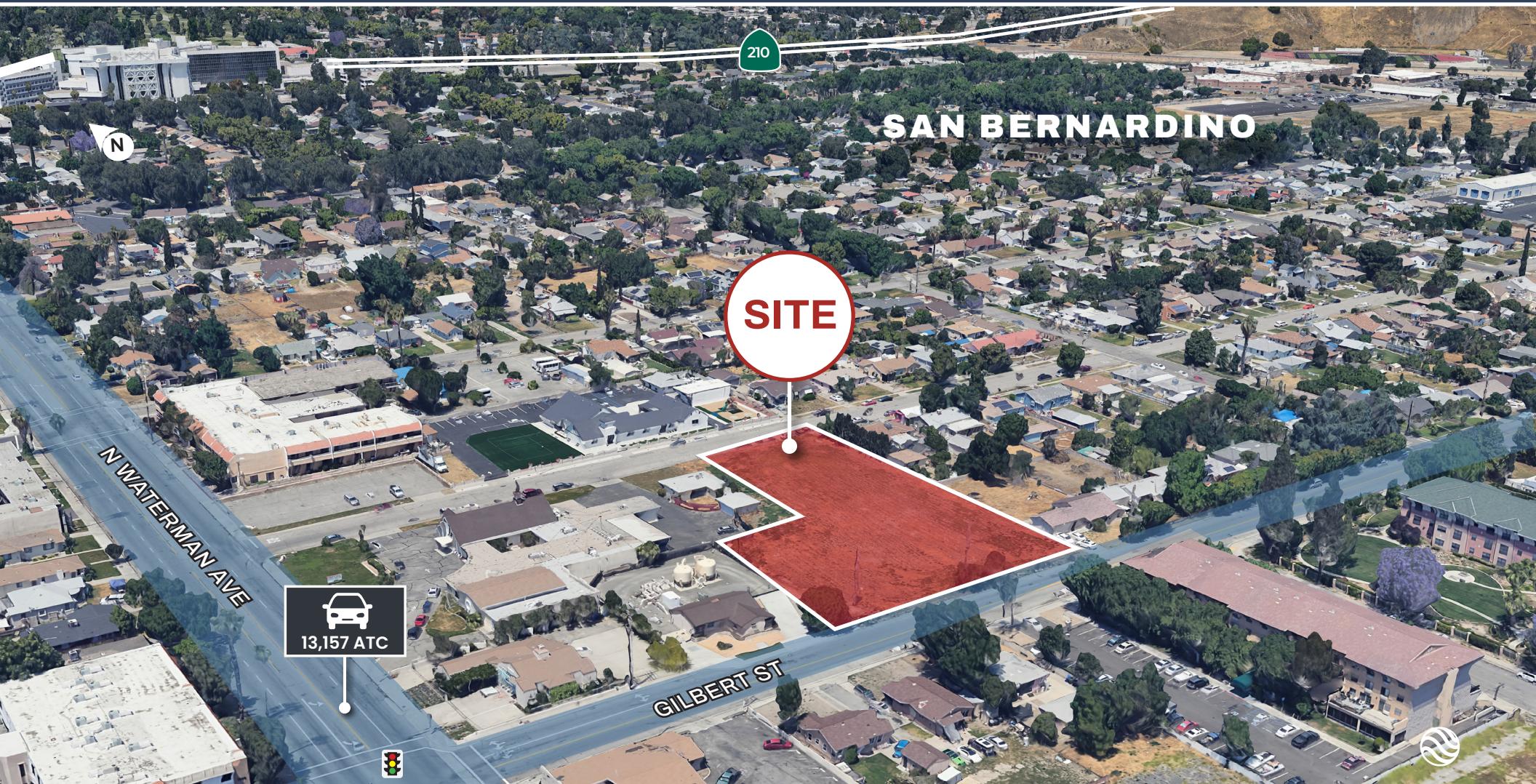


360 WEST GILBERT ST. | SAN BERNARDINO, CA 92404

1.17 ACRE (50,965 SF) COMMERCIAL LOT



OFFERING MEMORANDUM

Lidia Talavera
Executive Vice President
909. 243. 7604
Italavera@naicapital.com
Cal DRE License #01407598

NAI Capital Commercial
3633 Inland Empire Blvd.
Suite #900
Ontario, CA 91764
naicapital.com



Property Description

NAI Capital | Lidia Talavera Presents:

Prime 1.17-Acre (50,965 sf) Commercial Lot For Sale in San Bernardino, CA

NAI Capital is pleased to offer for sale a prime 1.17-acre commercial lot located 360 West Gilbert St., San Bernardino, CA 92404

- **APN: 0147-062-31**

This lot is zoned Commercial Office which will allow the following:

- **Commercial Office (CO) – Up to 47 units per net acre**
- **Administrative and Professional Offices**
- **Hospitals**
- **Some Retail**
- **Senior Citizen Up to 47 units per net acre**
- **Senior Congregate Care Facility Up to 47 units per net acre**
- **Residential Care Facilities**
- **Medical Care Facilities/ Social Services**
- **Auditoriums, Convention Halls, Theater**
- **Banquet Hall**
- **Restaurants**
- **Day Care Facilities**

This highly accessible lot is strategically located between N Waterman Ave. and Parkside Dr. Close proximity to St. Bernardine Hospital and surrounded by Senior Facilities. Easy access from the 215 Freeway.

For additional information or to schedule a site tour, please contact us today.

**Buyer to verify information*

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The Offering

Property Address	360 W Gilbert St. San Bernardino, CA 92411
Price	\$1,650,000.00

Site Description

Lot Size (SF)	50,965
Price/SF	\$32.38
Lot Size (Acres)	1.17
Price/AC	\$1,410,256.41
Number of Lots	1
Price/Lot	\$1,650,000.00
Type of Ownership	Fee Simple

Demographics	1 Mile	3 Miles	5 Mile
Est. Population (2024)	17,265	161,892	365,745
Est. Avg HH Income (2024)	\$78,180	\$80,579	\$87,345
Est. Total HH (2024)	4,386	43,856	99,571

Aerial Map

