

109 E. 4TH ST

109 E. 4th St | San Bernardino, CA

OFFERING MEMORANDUM



109 E. 4th St

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Exclusively Marketed by:

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109 E. 4TH ST

01 Executive Summary

Investment Summary

Location Summary

01

OFFERING SUMMARY

ADDRESS	109 E. 4th St San Bernardino CA 92410
COUNTY	San Bernardino
BUILDING SF	12,000 SF
LAND ACRES	1.23
YEAR BUILT	1976
YEAR RENOVATED	2020
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,499,000
PRICE PSF	\$208.25

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	15,486	138,186	359,777
2023 Median HH Income	\$33,903	\$50,186	\$58,461
2023 Average HH Income	\$48,457	\$64,682	\$77,791

Property Features

- Total of Two (2) Separate Yard Areas.
- Eleven (11) Ground Level Doors.
- Five (5) restrooms total.
- Five (5) Private Offices, Breakroom, Conference Room and Cash room.
- Total Building rentable area is closer to 16,000 SF (Buyer to measure and verify)

109 E. 4TH ST

02 Property Description

Property Features

Lot Dimensions

Property Images

PROPERTY FEATURES

BUILDING SF	12,000
LAND ACRES	1.23
YEAR BUILT	1976
YEAR RENOVATED	2020
# OF PARCELS	8
ZONING TYPE	General Commercial
NUMBER OF STORIES	1
GROUND LEVEL DOORS	11

MECHANICAL

ELECTRICAL / POWER	3 Phase
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Approximate Lot Dimensions





Yard Area West



Yard Area East



Office Reception Area



Office Breakroom



Storage and Shop Area



Parts Storage and Rack Area



Yard Area East

109 E. 4TH ST

03 Sale Comps

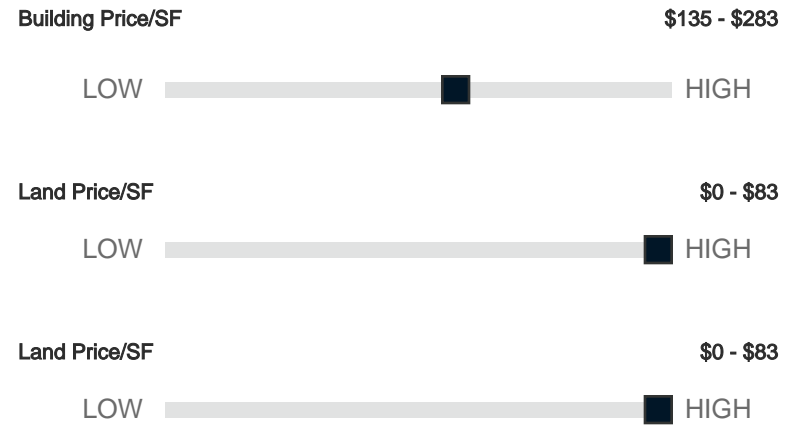
- Sale Comparables
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1



1905 W. Rialto ave
San Bernardino, CA 92410

BUILDING SF	9,558
YEAR BUILT	1982
LAND SF	25,265
LAND ACRES	0.58
SALE PRICE	\$2,100,000
PRICE/SF	\$219.71
CLOSING DATE	8/9/2023
DISTANCE	2.9 miles

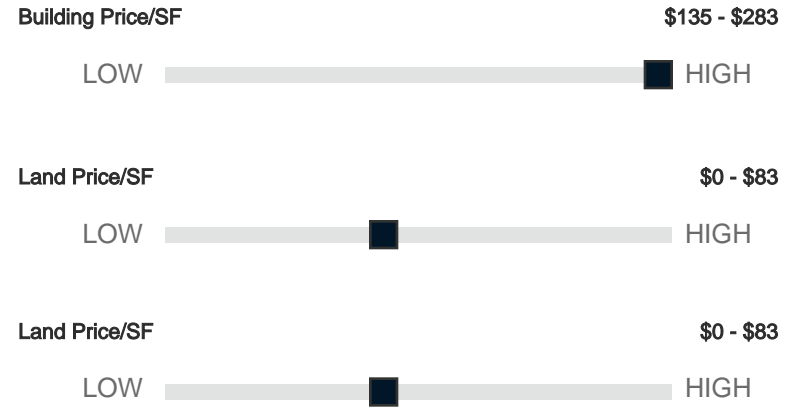


2



205 S. Arrowhead Ave
San Bernardino, CA 92408

BUILDING SF	7,043
YEAR BUILT	1968
LAND SF	54,886
LAND ACRES	1.26
SALE PRICE	\$1,990,000
PRICE/SF	\$282.55
CLOSING DATE	12/16/2022
DISTANCE	0.8 miles



3



BUILDING SF	7,000
LAND ACRES	0.42
YEAR BUILT	1970
SALE PRICE	\$1,444,475
PRICE PSF	\$206.35
CLOSING DATE	5/15/2023
DISTANCE	2.2 miles



446 Orange Show Ln
San Bernardino, CA 92408

4



BUILDING SF	7,335
LAND SF	14,810
LAND ACRES	0.34
YEAR BUILT	1951
SALE PRICE	\$989,000
PRICE PSF	\$134.83
CLOSING DATE	10/23/2023
DISTANCE	1.2 miles



431 W. 10th St
San Bernardino, CA 92410

5



BUILDING SF	6,223
LAND ACRES	0.39
YEAR BUILT	1983
SALE PRICE	\$1,300,000
PRICE PSF	\$208.90
CLOSING DATE	7/29/2022
DISTANCE	1.3 miles

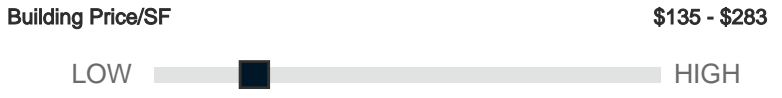


342 N. H St
San Bernardino, CA 92410

S

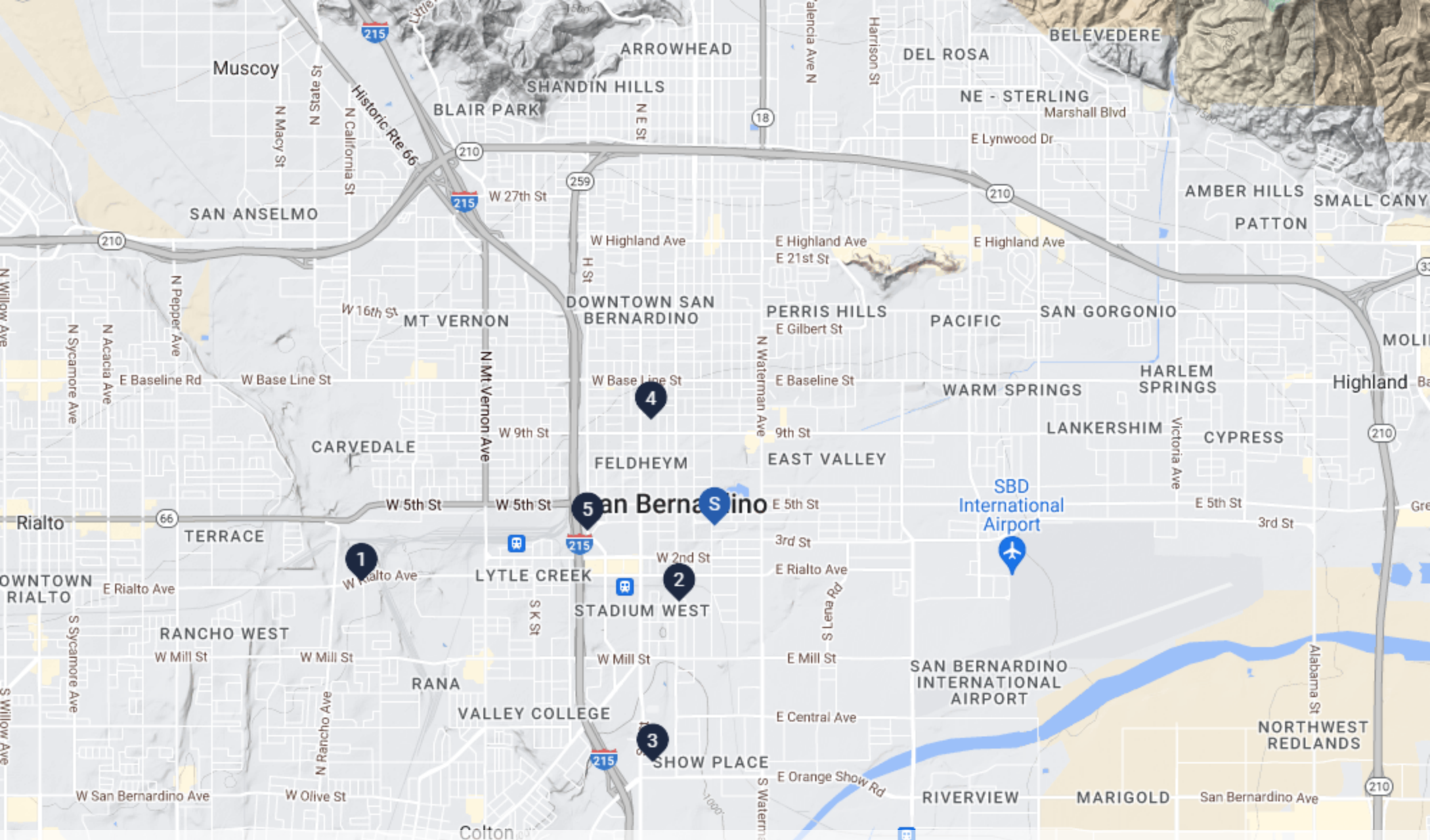


BUILDING SF	12,000
LAND ACRES	1.23
YEAR BUILT	1976
ASKING PRICE	\$2,499,000
PRICE PSF	\$208.25



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	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1	 1905 W. Rialto ave San Bernardino, CA 92410	9,558	\$2,100,000	\$219.71	1982	8/9/2023	2.90
2	 205 S. Arrowhead Ave San Bernardino, CA 92408	7,043	\$1,990,000	\$282.55	1968	12/16/2022	0.80
3	 446 Orange Show Ln San Bernardino, CA 92408	7,000	\$1,444,475	\$206.35	1970	5/15/2023	2.20
4	 431 W. 10th St San Bernardino, CA 92410	7,335	\$989,000	\$134.83	1951	10/23/2023	1.20
5	 342 N. H St San Bernardino, CA 92410	6,223	\$1,300,000	\$208.90	1983	7/29/2022	1.30
AVERAGES		7,432	\$1,564,695	\$210.47			
S	 109 E. 4th St 109 E. 4th St San Bernardino, CA 92410	12,000	\$2,499,000	\$208.25	1976		



#	Property Name	Address	City
S	WEST 109 E. 4th St	109 E. 4th St	San Bernardino
1		1905 W. Rialto ave	San Bernardino
2		205 S. Arrowhead Ave	San Bernardino
3		446 Orange Show Ln	San Bernardino
4		431 W. 10th St	San Bernardino
5		342 N. H St	San Bernardino

Report a map error

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