



RETAIL PROPERTY FOR SALE

4352 & 4360 N SIERRA WAY

SAN BERNARDINO, CA 92407

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

ALLIED 
COMMERCIAL REAL ESTATE

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$1,400,000
Building Size:	5,483 SF
Lot Size:	13,500 SF
Year Built:	1965
Market:	Inland Empire

PROPERTY OVERVIEW

Offered for sale is an existing freestanding Restaurant, Bar and Nightclub with an active CUP in place and a type 47 liquor license. There are two indoor area's totalling +/-5,483 sq. ft. and an outdoor seating area with +/-1,516 sq. ft. on two parcels of land totalling 13,500 Sq. Ft. Please contact the agent directly for more information or to schedule a tour of the facility. Please DO NOT DISTURB current occupant.

LOCATION OVERVIEW

Located in North San Bernardino approx. 1.5 miles North of the 210 Freeway off the Waterman Ave exit. Less than 2 miles from California State University San Bernardino.

PROPERTY HIGHLIGHTS

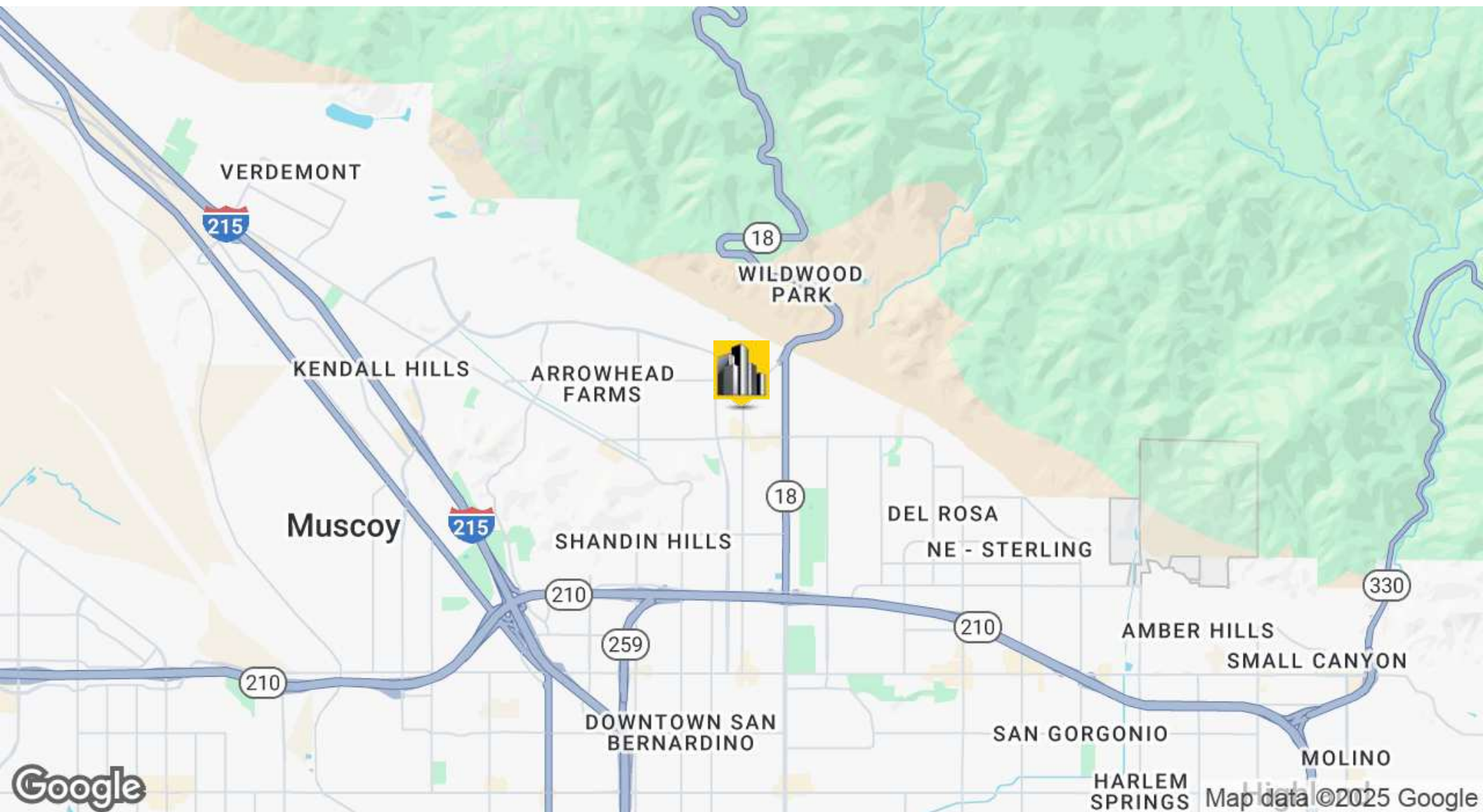
- Two indoor spaces totalling +/-5,483 sq. ft. and an outdoor seating area with +/-1,516 sq. ft.
- Current CUP in place for Dine & Dance/Live Entertainment
- Active Type 47 Liquor License

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LOCATION MAP



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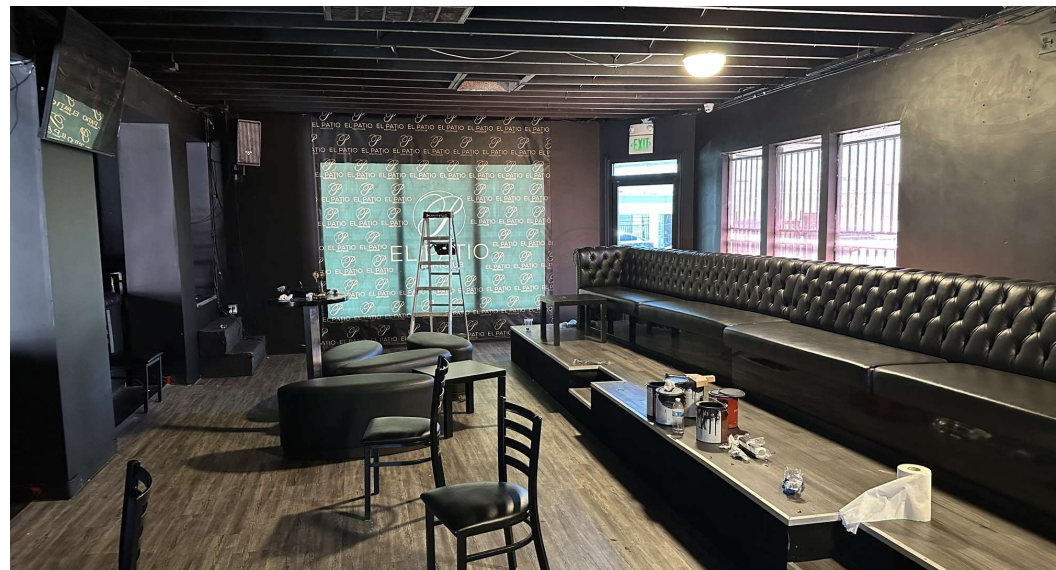
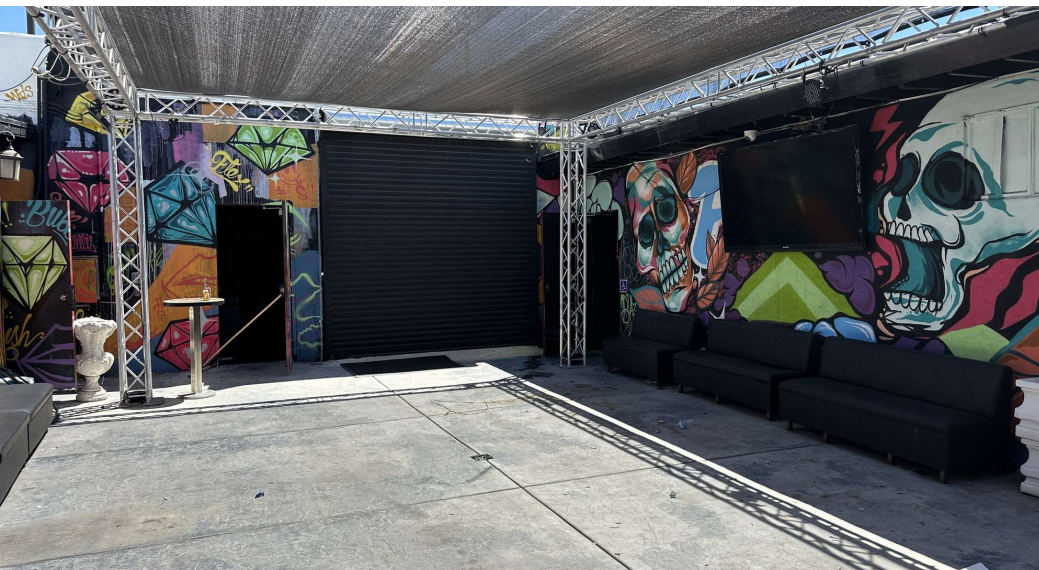
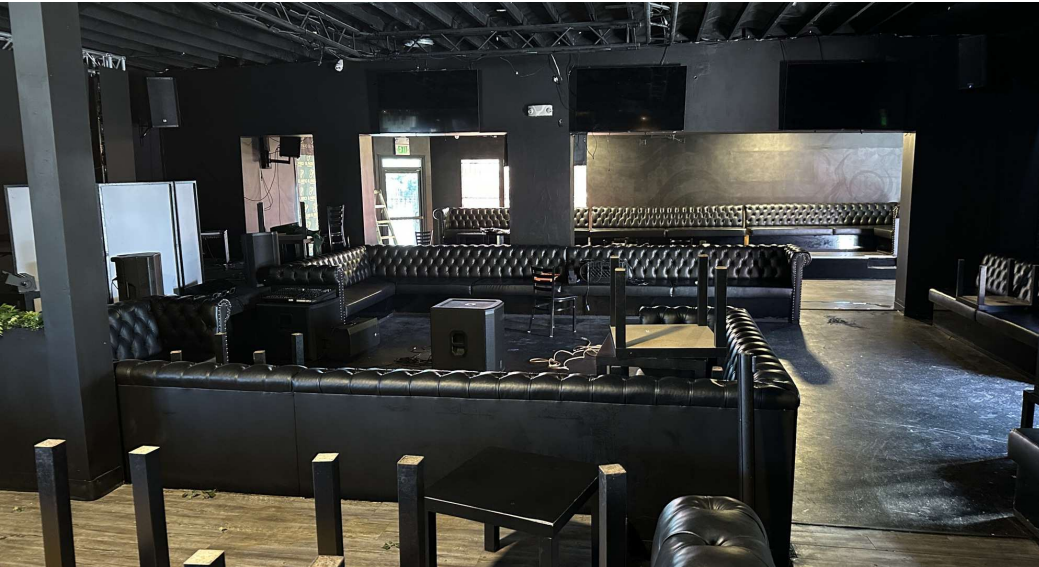


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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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ADDITIONAL PHOTOS



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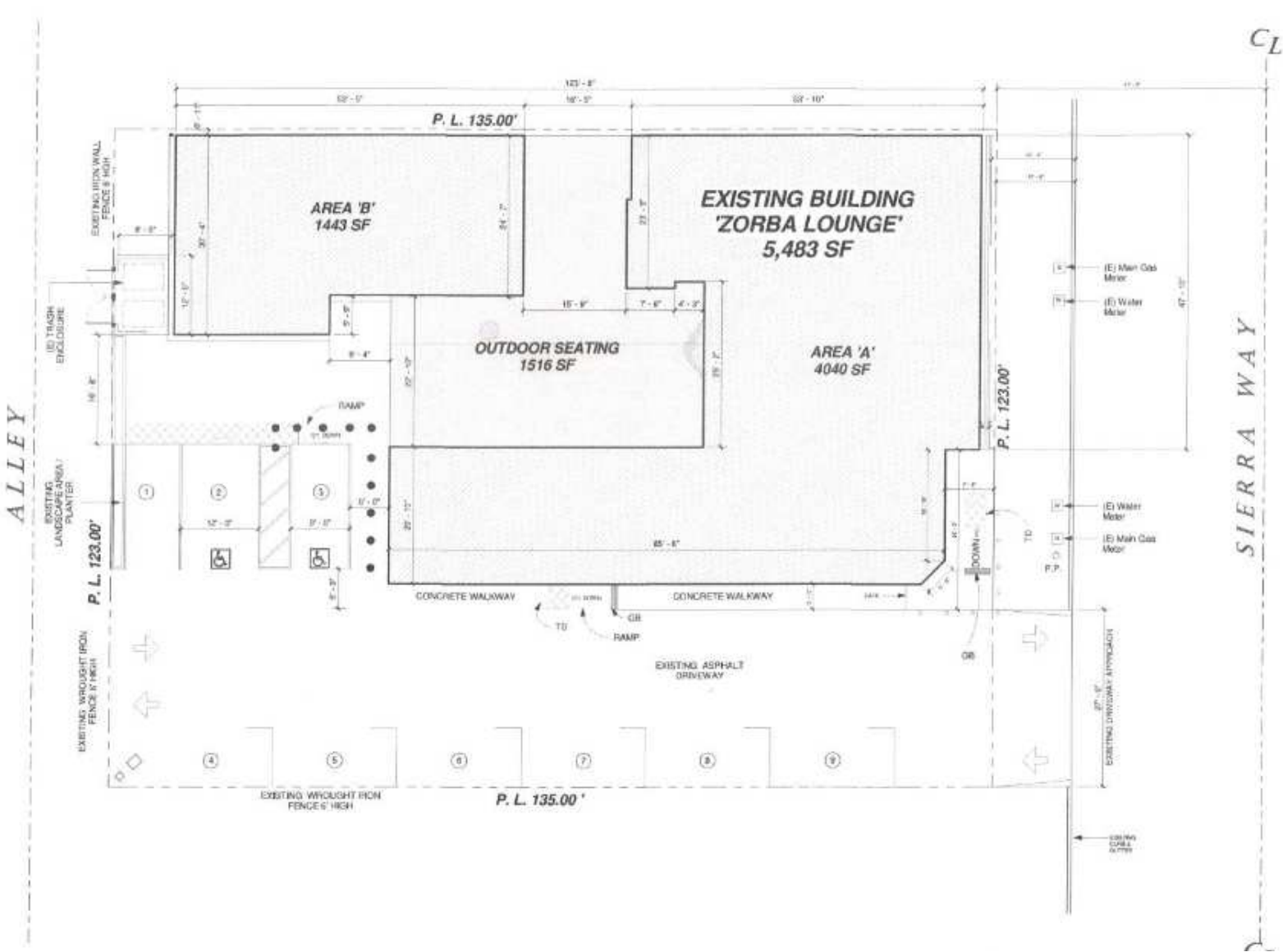
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SITE PLAN



URINALS	1:15-200	2	1:15-200	2
LAVATORIES	1:15-200	1	1:15-200	2
DRINKING FOUNTAINS	1:15-200	1	1:15-200	2

NOTES:

***WHERE FOOD IS CONSUMED INDOORS, WATER STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS PER CPC 2013 SECTION 415.2

PER SECTION 201.1.1 CALIFORNIA AND CIVIL CODE 1101.3(c), ALL NON-COMPLIANT PLUMBING FIXTURES WITHIN THIS PROPERTY SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. THIS APPLIES TO FIXTURES THAT ARE IN THE REMODELED AREA REGARDLESS OF VALUATION.

SITE PLAN LEGEND	
	(E) ENTRY DOOR
	(E) ACCESSIBLE PATH OF TRAVEL (MIN. 4' WIDE)
	NEW ACCESSIBLE PARKING
	NEW ACCESSIBLE PARKING SIGN
	NEW 5' x 8' SIGN
	NEW TRIANGULATED DOMES
	(E) GAS METER
	(E) WATER METER
	(E) POWER POLE
	NEW PARKING LOT LIGHT FIXTURE
	GB= GROOVED BORDER
	TD= NEW TRIANGULATED DOMES

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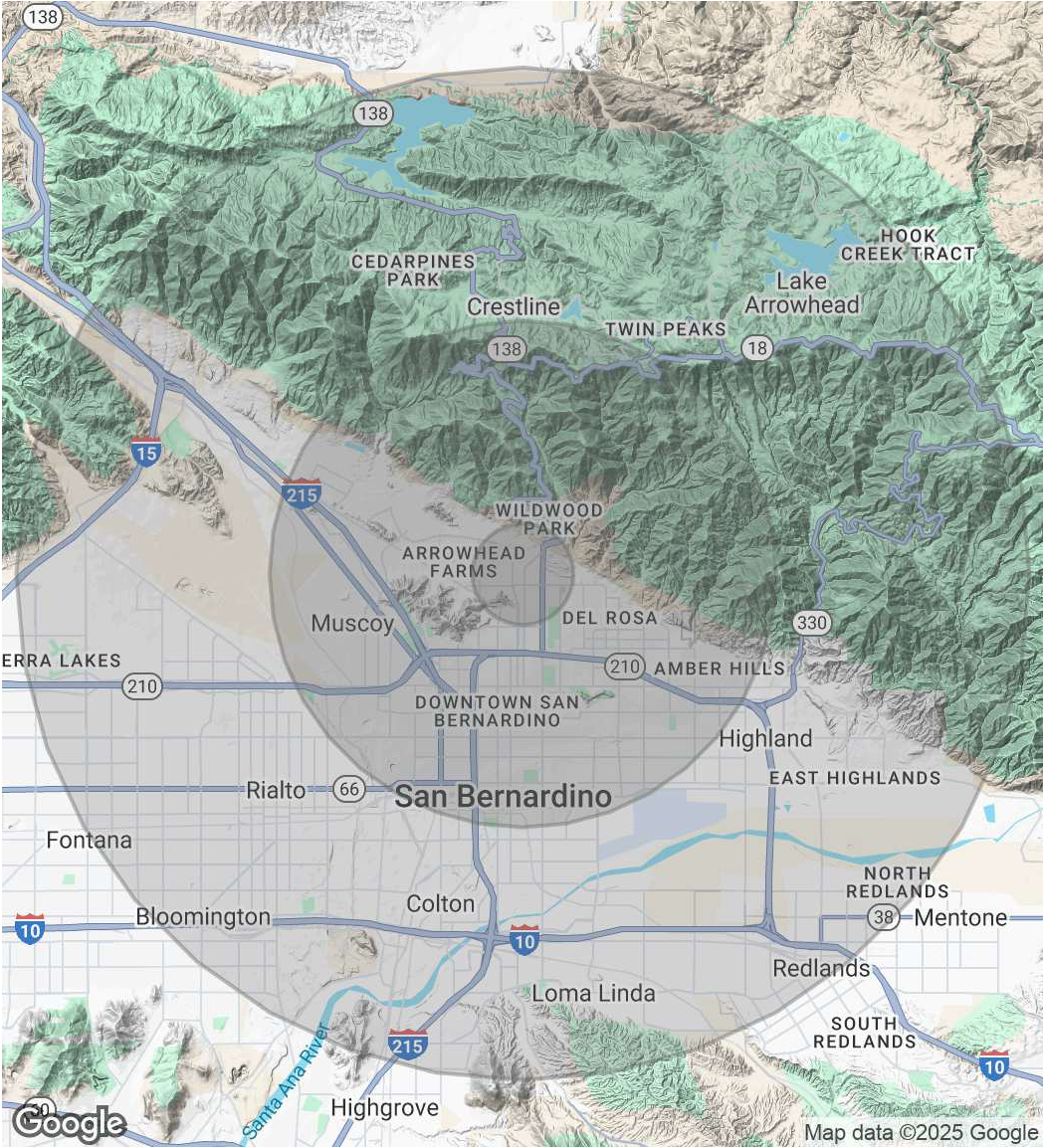
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,715	241,363	645,355
Average Age	32.1	30.7	32.7
Average Age (Male)	31.5	29.4	31.6
Average Age (Female)	32.9	31.6	33.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,648	69,609	205,764
# of Persons per HH	3.0	3.5	3.1
Average HH Income	\$63,811	\$59,834	\$67,623
Average House Value	\$278,688	\$235,354	\$279,045

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	7,913	127,639	341,994
Total Population - Black	2,119	29,876	62,358
Total Population - Asian	114	8,179	33,797
Total Population - Hawaiian	0	787	1,796
Total Population - American Indian	232	1,907	4,747
Total Population - Other	2,328	53,161	145,262
2020 American Community Survey (ACS)			



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