

# NEWAMCO.ORG

**FOR SALE | 1.09 ACRE**  
VACANT LAND PARCEL

**OPPORTUNITY ZONE**

**1.09 AC.**

**FOR SALE**

## PROPERTY OVERVIEW

NEWAMCO.ORG is pleased to present the opportunity to acquire this 1.09 acre parcel, prominently located in the downtown San Bernardino, CA area. Property is zoned for commercial, & offers a great parcel for retail development with its location across from San Manuel Stadium & adjacent to a Metrolink Station, making it easily accessible.

## PROPERTY SNAPSHOT

**ADDRESS:** 147 South E. Street - San Bernardino, CA 92401

**PARCEL SIZE:** ± 1.09 acre

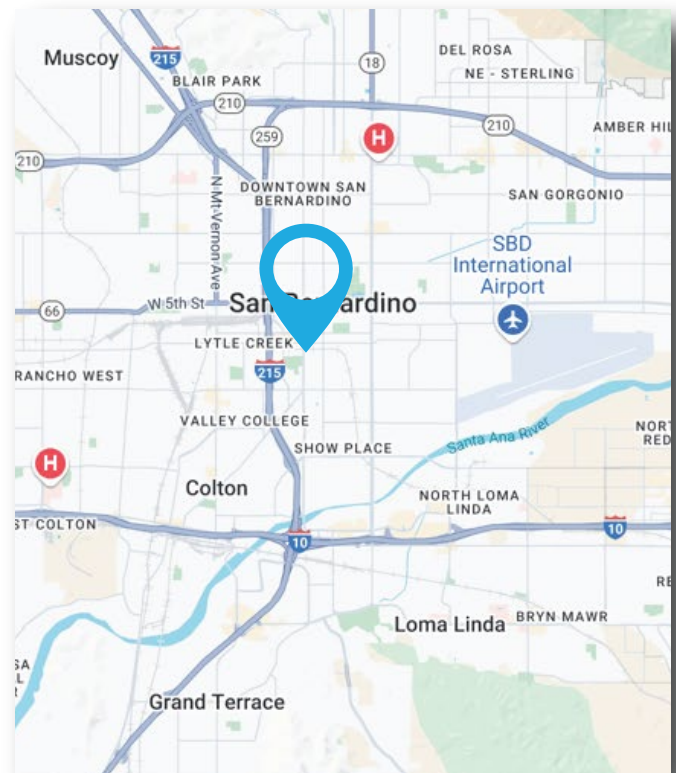
**ZONING:** C2

**PARCEL ID:** 0136-121-41

**SALE PRICE:** \*Inquire for price

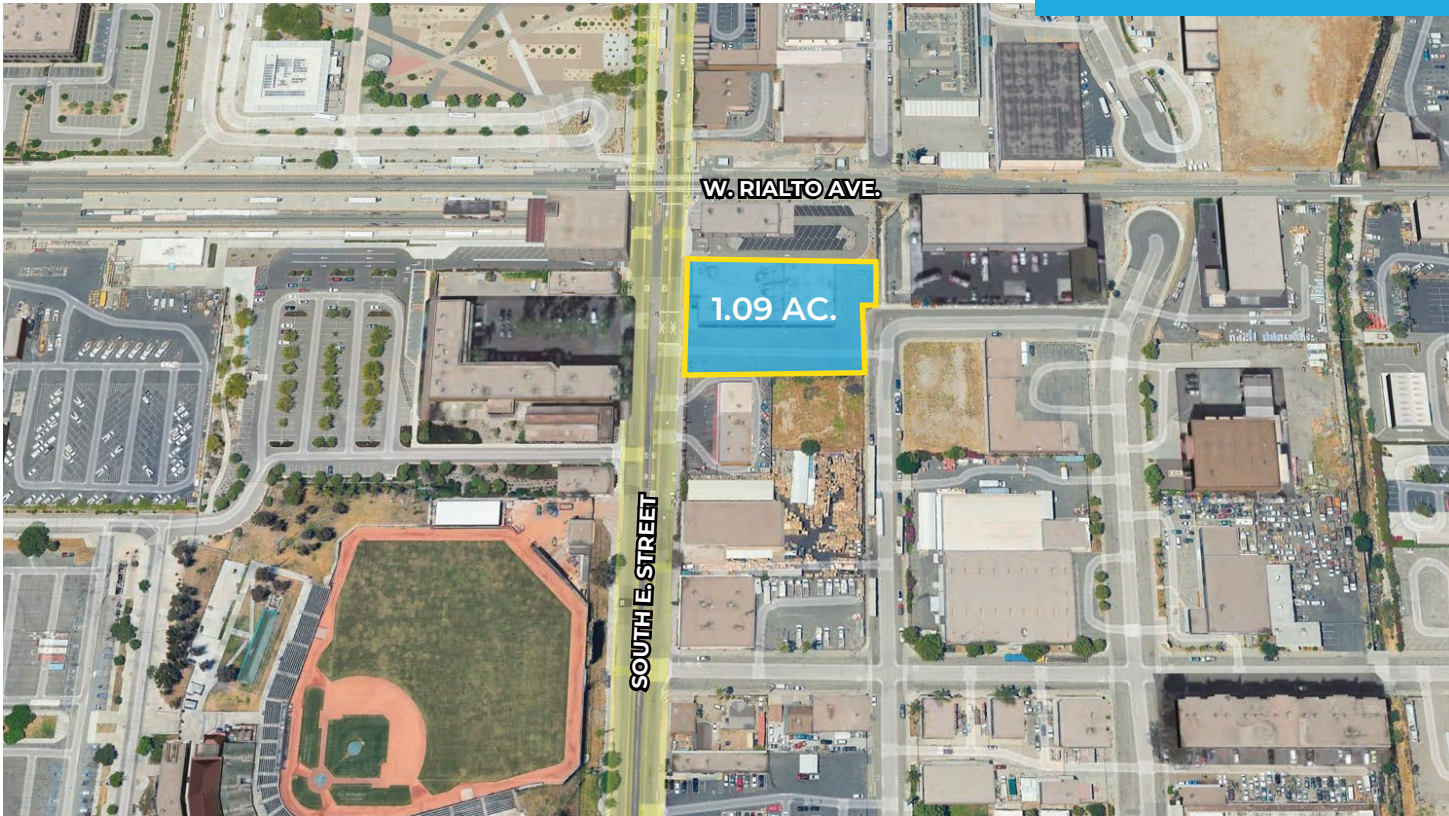
**HIGHLIGHTS:**

- Strong retail corridor (high traffic counts)
- Good road frontage
- Former Pep Boys Auto Shop (now vacant land)
- Across from San Manuel Stadium
- Adjacent to Metrolink Rail Station
- 1031 Ready

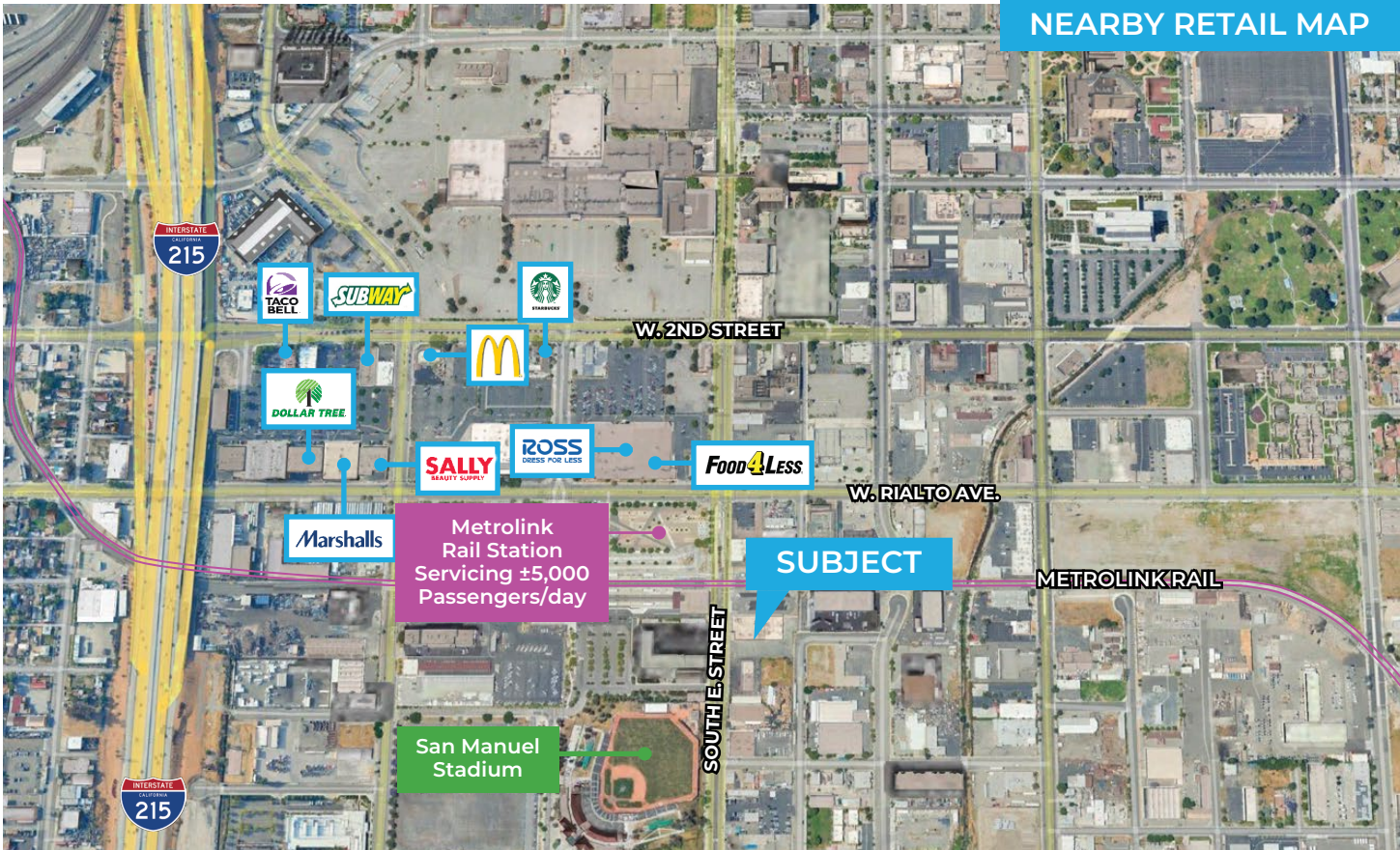




PROPERTY AERIAL



NEARBY RETAIL MAP





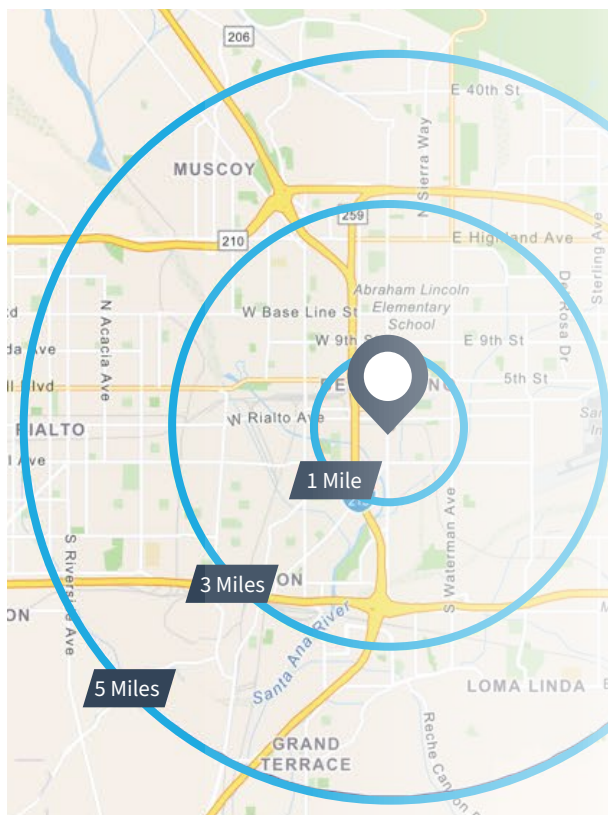
## AREA OVERVIEW

San Bernardino, widely known as the “Inland Empire,” is a vibrant city located in Southern California. With a rich history, diverse culture, and a myriad of attractions, San Bernardino has something to offer for everyone. Whether you’re a history buff, an outdoor enthusiast, or a foodie, this city has it all.

From its humble beginnings as a small settlement along the Old Spanish Trail, San Bernardino has grown into a bustling metropolis. With a population of over 200,000, it is the 17th largest city in California, and is known for its scenic beauty, picturesque mountains, and year-round warm weather.

San Bernardino was also a major center for Southern California citrus farming. Since 1911, the city has celebrated its agricultural heritage during the National Orange Show, a festival with carnival rides, citrus-themed exhibits, and live entertainment. The event takes place at the National Orange Show Events Center, which also hosts a weekly swap meet that showcases more than 200 vendors.

\*Source: [https://facts.net/world/cities/32-facts-about-san-bernardino-ca/#google\\_vignette](https://facts.net/world/cities/32-facts-about-san-bernardino-ca/#google_vignette)



## DEMOGRAPHICS

2024 Summary	1 MILE	3 MILES	5 MILES
Population	8,998	136,340	365,876
Households	2,987	37,437	106,588
Families	1,775	28,315	79,064
Average Household Size	2.90	3.58	3.39
Owner Occupied Housing Units	650	16,146	49,910
Renter Occupied Housing Units	2,337	21,291	56,678
Median Age	34.7	32.1	33.1
Median Household Income	\$30,820	\$53,172	\$61,916
Average Household Income	\$47,094	\$69,469	\$81,448
Projected 2029 Summary	1 MILE	3 MILES	5 MILES
Population	8,910	136,528	367,453
Households	2,992	38,005	108,707
Families	1,779	28,756	80,532
Average Household Size	2.86	3.53	3.34
Owner Occupied Housing Units	695	17,099	52,616
Renter Occupied Housing Units	2,297	20,906	56,091
Median Age	35.8	32.7	34.0
Median Household Income	\$35,225	\$60,890	\$73,852
Average Household Income	\$54,252	\$81,405	\$95,110