



BLVD Real Estate
Investment
Co.

INDUSTRIAL LAND OPPORTUNITY SAN BERNARDINO, CA

E Mill St and S Gifford Ave, San Bernardino, CA 92408



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Thomas Chichester
Co-CEO & Founder
tom@blvdreic.com
(714) 318-3955
R.E. No 01915137

Nick D'Argenzio, MRED
Co-CEO & Founder
nick@blvdreic.com
(818) 281-7893
R.E. No 01434304

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PROPERTY INFORMATION

ASKING PRICE

- Pricing: \$595,000

PROPERTY / INVESTMENT HIGHLIGHTS

- Great Industrial Location - Heart of San Bernardino, CA
- Gated, gravelled and fenced yard, currently used for Truck and trailers
- Dual access
- Street frontage and signage visible to E Mill St.
- Located within close proximity to the San Bernardino International airport
- Close to many warehouses / logistic businesses

PROPERTY SPECIFICATIONS

Address: E Mill Street and S Gifford Avenue, San Bernardino, CA 92408

Land Area: 0.47 Acres (20,473 SF)

APN: 0280-071-18

Zoning: LI

DEMOGRAPHICS

| Source: Costar.com | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 5,593 | 113,454 | 331,242 |
| Average HHI | \$48,633 | \$64,130 | \$75,052 |
| Employees | 10,621 | 79,686 | 155,747 |



AERIAL



KOHL'S



Burlington

S Lena Rd

SHOW PLACE

VALLEY

EMILL ST

S Lena Rd

AERIAL



MATTEL



VATER
BROS.
MARKETS



THE
HOME
DEPOT



SBD
International Airport



KOHL'S



TRADER
JOE'S



S Clifford Ave

Santa Fe St

