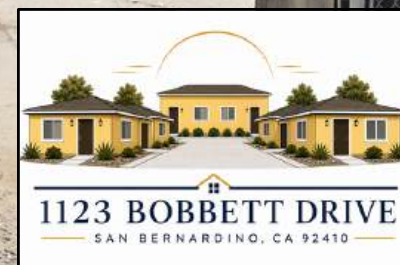


OFFERING MEMORANDUM

1123 BOBBETT DRIVE

SAN BERNARDINO, CA 92410

Marcus & Millichap



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ACTIVITY ID: ZAH0080149

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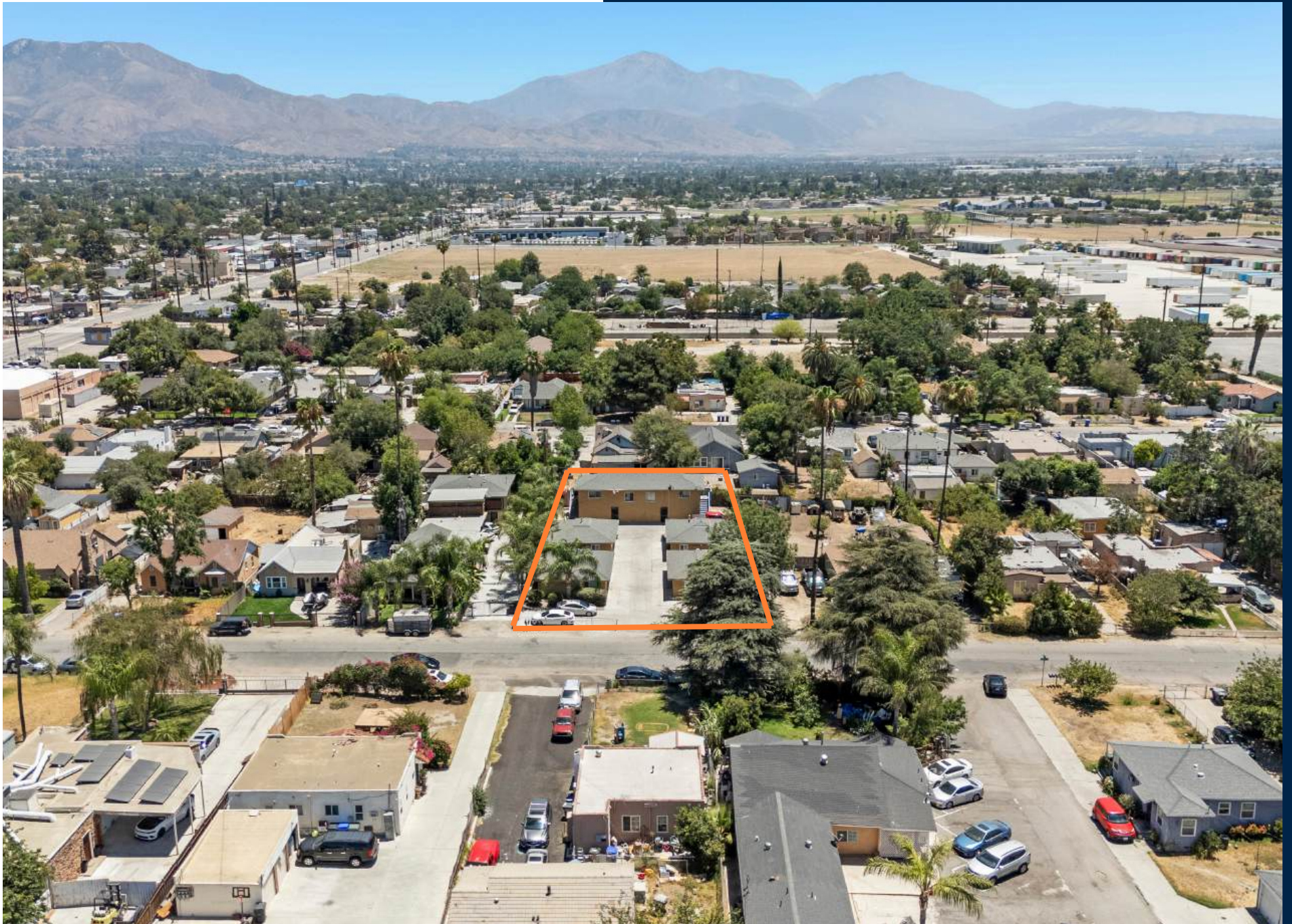
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Marcus & Millichap

01

PROPERTY
DESCRIPTION



PROPERTY DETAILS

THE OFFERING

Property Address:	1123 Bobbett Drive San Bernardino, CA 92410
Asking Price	\$1,290,000
\$/SF	\$308.02
Price per unit	\$215,000
CAP Rate	6.40%
Pro Forma CAP Rate	6.75%
GRM	10.48
Pro Forma GRM	10.09
Assessor's Parcel Number	0278-031-08-0000

SITE DESCRIPTION

Number of Units	6
Number of Buildings	5
Number of Stories	2
Year Built	1948
Rentable Square Feet	±4,188 SF
Lot Size	±12,622 Sq. Ft. (0.29 Acres)
Type of Ownership	Fee Simple



02

LOCATION OVERVIEW



LOCATION OVERVIEW

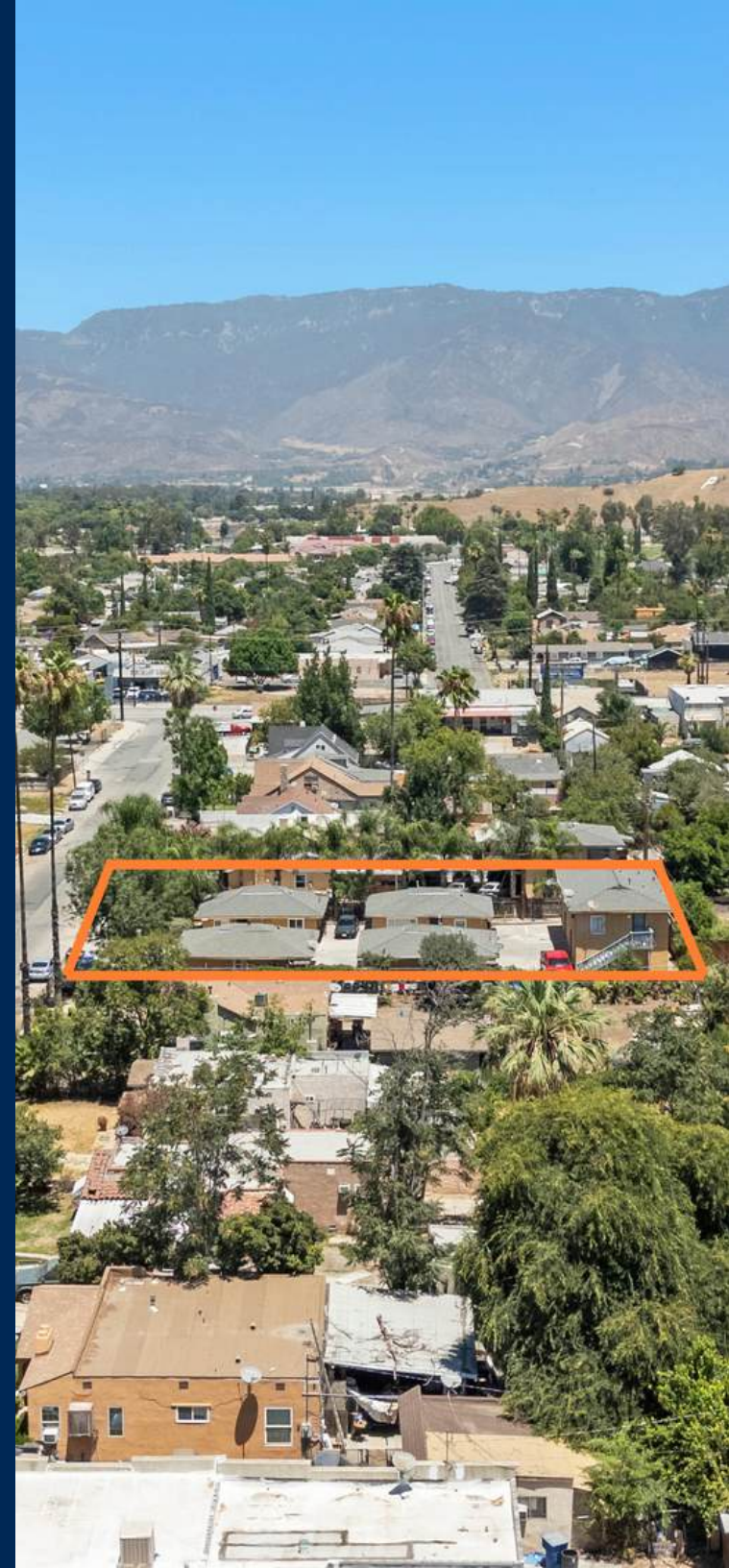
San Bernardino is a dynamic inland city located at the heart of the Inland Empire, one of Southern California's fastest-growing regions. With a population of over 220,000 residents, it serves as a central hub for commerce, logistics, education, and government in San Bernardino County—the largest county by area in the United States. The city's strategic position along key transportation corridors, including Interstates 10, 215, and 210, enhances its connectivity to Los Angeles, Orange County, and the High Desert.

The local economy is supported by a diverse mix of industries, including healthcare, education, logistics, and government services. San Bernardino International Airport, formerly Norton Air Force Base, has been transformed into a growing cargo and logistics hub, further fueling regional economic development. The city also benefits from the presence of California State University, San Bernardino, and Loma Linda University Medical Center, both of which contribute to long-term stability and employment growth.

The San Bernardino submarket has experienced steady demand for both residential and commercial properties, driven by relative affordability compared to coastal markets and ongoing population growth in the Inland Empire. The city's median home values remain significantly lower than neighboring Los Angeles County, making it an attractive option for both homeowners and investors seeking long-term value.

San Bernardino is home to several cultural and recreational landmarks, including the historic California Theatre of the Performing Arts, San Manuel Stadium (home of the Inland Empire 66ers minor league baseball team), and extensive parkland with access to the nearby San Bernardino National Forest. These amenities, along with proximity to major employment centers, enhance its appeal to residents and visitors alike.

Ongoing revitalization efforts, including downtown redevelopment initiatives and infrastructure investments, continue to position San Bernardino as a market with strong growth potential. For multifamily investors, the combination of economic diversity, affordability, and rising demand across the Inland Empire makes San Bernardino a compelling location for long-term stability and rental income growth.



GROWTH CORRIDOR IN SAN BERNARDINO

Located in one of Southern California's fastest-growing regions, San Bernardino benefits from direct access to the I-215, I-210, and I-10 freeways, providing connectivity across the Inland Empire and beyond. The market's strength is driven by expanding logistics, healthcare, and education sectors, supported by ongoing redevelopment initiatives. With more attainable real estate values and strong investor interest, San Bernardino continues to offer compelling opportunities for users and investors seeking growth, connectivity, and value in a supply-constrained environment.

CULTURE, COMMERCE, AND CONNECTION

San Bernardino offers a distinctive balance of historic character, economic opportunity, and access to the natural beauty of the Inland Empire. Nestled near the foothills of the San Bernardino Mountains, residents enjoy outdoor escapes including hiking trails, regional parks, and family-friendly recreation areas. The city is also home to several community centers and public parks that host youth sports, cultural festivals, and seasonal gatherings throughout the year.

For those drawn to local history, San Bernardino's Route 66 heritage and historic downtown landmarks reflect the area's cultural significance and enduring identity. Along major corridors such as E Street and Highland Avenue, a growing mix of local businesses, retail, and service providers supports the city's dynamic economy. Together, these elements highlight San Bernardino's appeal as a centrally positioned community with economic growth, outdoor lifestyle amenities, and a strong sense of heritage—making it an increasingly desirable place to live, work, and invest.



NEARBY ATTRACTIONS

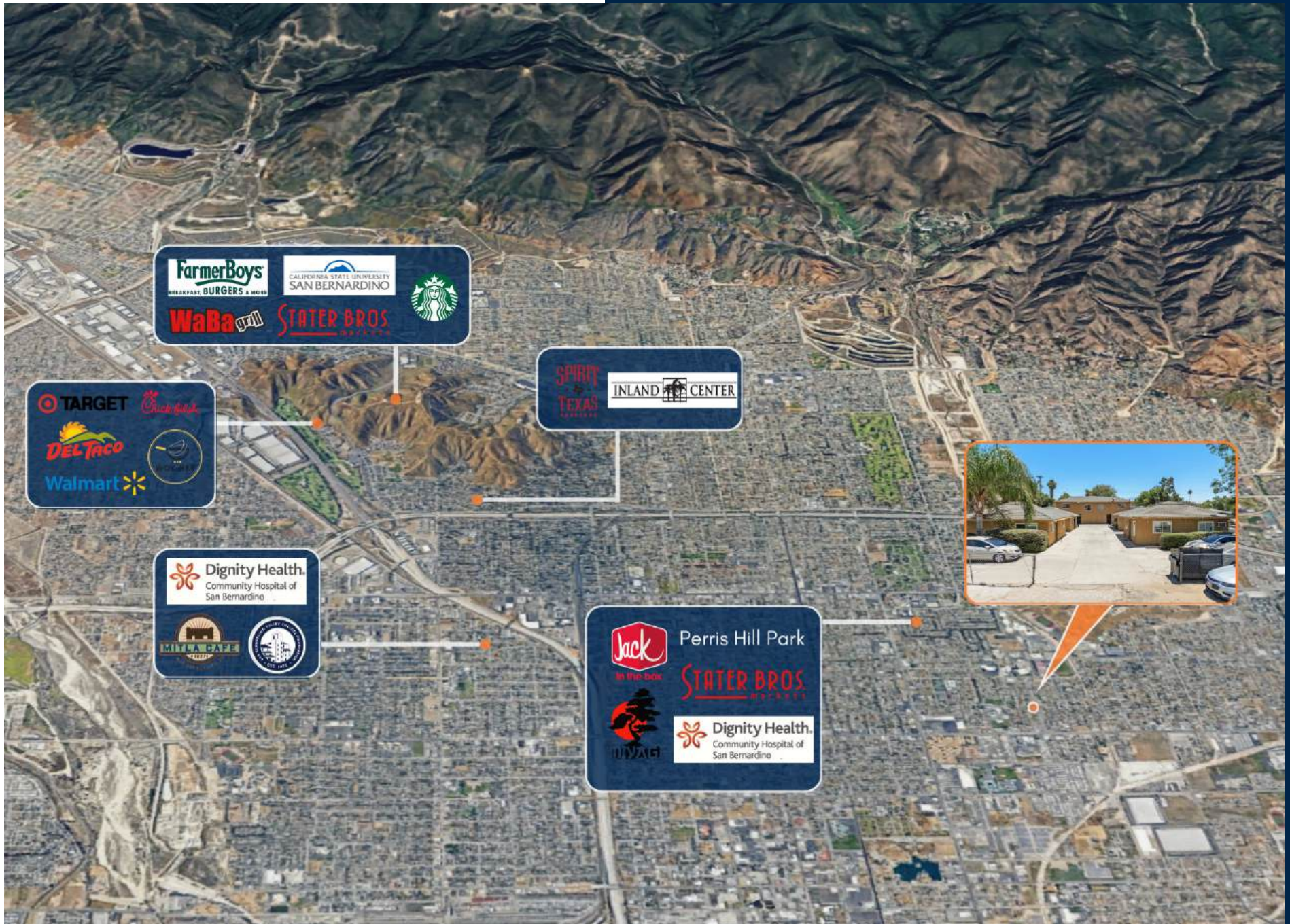
San Bernardino features a diverse mix of attractions that reflect its role as a regional hub. The San Bernardino National Forest and Glen Helen Regional Park offer scenic trails, open space, and outdoor recreation, while Glen Helen Amphitheater provides one of the largest venues for concerts and festivals in Southern California. The historic California Theatre of the Performing Arts anchors the downtown cultural scene with Broadway shows and community performances. Baseball fans gather at San Manuel Stadium to cheer on the Inland Empire 66ers, and popular corridors like Hospitality Lane bring together shopping, dining, and entertainment. Collectively, these attractions showcase San Bernardino's balance of natural beauty, cultural vibrancy, and lifestyle appeal.



HISTORY & DIVERSITY

San Bernardino's roots trace back to its early 1800s mission settlement, later evolving into a hub for railroads, agriculture, and trade along the iconic Route 66. Over time, the city has become one of the Inland Empire's most diverse communities, with cultural traditions shaped by Latino, African American, Native American, and Asian influences. Historic landmarks such as the Arrowhead formation and mission sites connect San Bernardino to its past, while ongoing redevelopment underscores its forward-looking momentum.







03

INVESTMENT OVERVIEW





INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 1123 Bobbett Drive, a six-unit multifamily property located in San Bernardino, California.

Offered at a 6.40% cap rate and 10.48 GRM, the property delivers strong in-place cash flow with additional long-term upside. The property consists of approximately $\pm 4,188$ rentable square feet on a $\pm 12,622$ square foot lot with a unit mix of (4) two-bedroom/one-bathroom units and (2) one-bedroom/one-bathroom units.

Most of the units are bungalow style with no shared walls, offering tenants added privacy and helping differentiate the property from traditional apartment layouts. Recent improvements include a newer roof, new electrical breakers in select units, and updated interiors in select units with fresh paint and upgraded finishes.

An additional storage area located at the rear of the property provides an opportunity for supplemental rental income, offering investors another potential source of revenue.

The property is conveniently located near the 210 and 215 Freeways, providing easy access throughout San Bernardino and the Inland Empire. Tenants also benefit from nearby employment centers, shopping, dining, schools, and everyday services.

Combined with its recent improvements, bungalow-style layout, and strong in-place returns, 1123 Bobbett Drive presents an attractive long-term investment opportunity.

INVESTMENT HIGHLIGHTS

6.40% CAP RATE

Offered at an attractive 6.40% cap rate and 10.48 GRM, providing strong in-place returns.

ATTRACTIVE SIX-UNIT INVESTMENT

Well-maintained apartment community featuring $\pm 4,188$ rentable square feet on a $\pm 12,622$ square foot lot.

DESIRABLE UNIT MIX

Excellent unit mix of (4) 2 Bedroom / 1 Bath units and (2) 1 Bedroom / 1 Bath units, appealing to a wide range of tenants.

BUNGALOW-STYLE LAYOUT

Most units feature no shared walls, providing tenants with added privacy and helping support long-term occupancy.

RECENT CAPITAL IMPROVEMENTS

Recent roof replacement, new electrical breakers in select units, and remodeled interiors with fresh paint and upgraded finishes in select units.

ADDITIONAL INCOME POTENTIAL

Rear storage area offers the opportunity for supplemental storage income, providing investors with additional cash flow potential.

STRONG SAN BERNARDINO LOCATION

Conveniently located near major employers, shopping, dining, schools, and with easy access to the 210 and 215 Freeways.

LONG-TERM INVESTMENT OPPORTUNITY

A stable multifamily asset with strong current returns, recent improvements, and continued rental demand throughout the Inland Empire.





04

FINANCIAL OVERVIEW



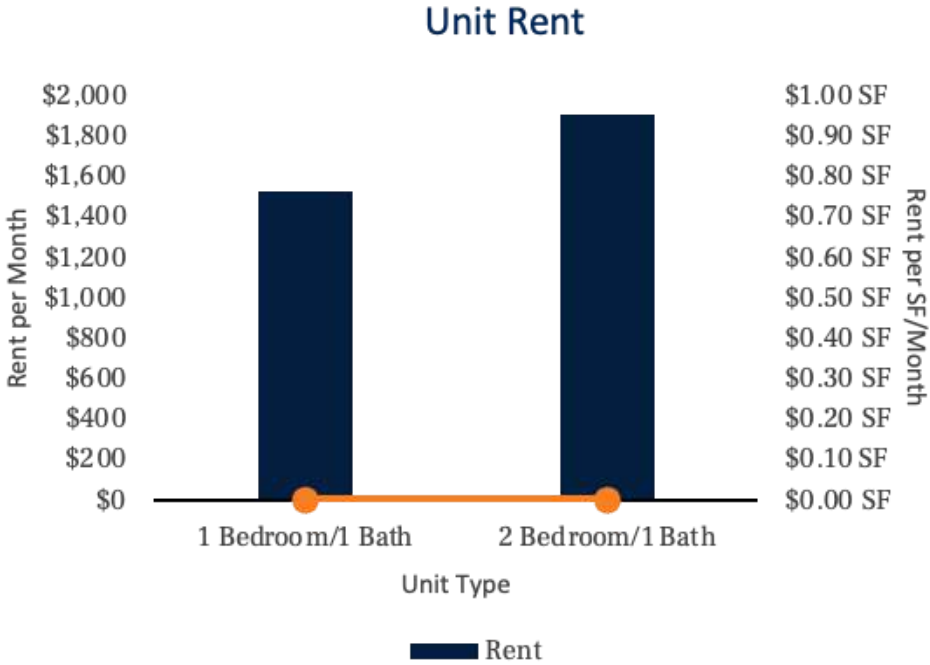
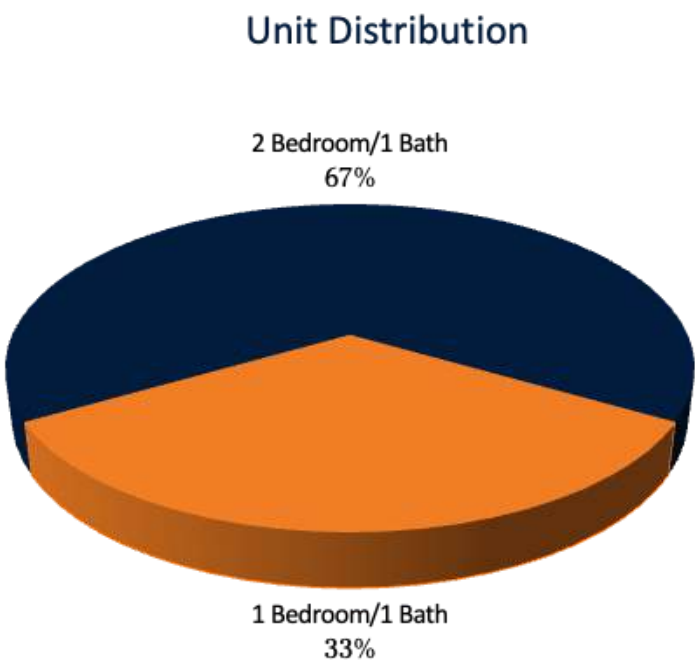
RENT ROLL

UNIT	UNIT TYPE	SCHEDULED	POTENTIAL
		Rent / Month	Rent / Month
1	2 Bedroom/1 Bath	\$1,880	\$1,900
2	2 Bedroom/1 Bath	\$1,880	\$1,900
3	1 Bedroom/1 Bath	\$1,350	\$1,525
4	1 Bedroom/1 Bath	\$1,450	\$1,525
5	2 Bedroom/1 Bath	\$1,850	\$1,900
6	2 Bedroom/1 Bath	\$1,850	\$1,900
Total	Square Feet: 4,188	\$10,260	\$10,650

RENT SUMMARY

UNIT TYPE	# OF UNITS	RENTAL RANGE	SCHEDULED		POTENTIAL	
			AVERAGE RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
1 Bedroom/1 Bath	2	\$1,350 - \$1,450	\$1,400	\$2,800	\$1,525	\$3,050
2 Bedroom/1 Bath	4	\$1,850 - \$1,880	\$1,865	\$7,460	\$1,900	\$7,600
TOTALS/WEIGHTED AVERAGES	6		\$1,710	\$10,260	\$1,775	\$10,650

GROSS ANNUALIZED RENTS	\$123,120	\$127,800
------------------------	-----------	-----------



OPERATING STATEMENT

INCOME	Current		Pro Forma		PER UNIT	PER SF
Rental Income						
Gross Potential Rent	127,800		127,800		21,300	30.52
Loss / Gain to Lease	(4,680)	3.70%	0		0	0
Gross Scheduled Rent	123,120		127,800		21,300	30.52
Physical Vacancy	(3,694)	3.00%	(3,834)	3.00%	(639)	(0.92)
TOTAL VACANCY	(\$3,694)	3.00%	(\$3,834)	3.00%	(\$639)	(\$1)
EFFECTIVE GROSS INCOME	\$119,426		\$123,966		\$20,661	\$29.60

EXPENSES	Current		Pro Forma		PER UNIT	PER SF
Real Estate Taxes	16,770		16,770		2,795	4
Insurance	5,400		5,400		900	1.29
Water	2,760		2,760		460	0.66
Trash Removal	3,960		3,960		660	0.95
Repairs & Maintenance	3,000		3,000		500	0.72
Landscaping	1,200		1,200		200	0.29
General & Administrative	750		750		125	0.18
Misc. Expenses	1,194		1,240		207	0.3
Operating Reserves	1,800		1,800		300	0.43
TOTAL EXPENSES	\$36,834		\$36,880		\$6,147	\$8.81
EXPENSES AS % OF EGI	30.80%		29.80%			
NET OPERATING INCOME	\$82,592		\$87,086		\$14,514	\$20.79

PRICING DETAIL

SUMMARY			
Price	\$1,290,000		
Down Payment	\$1,290,000	100%	
Number of Units	6		
Price Per Unit	\$215,000		
Price Per SqFt	\$308.02		
Gross SqFt	4,188		
Lot Size	0.29 Acres		
Approx. Year Built	1948		

RETURNS	Current	Pro Forma
CAP Rate	6.40%	6.75%
GRM	10.48	10.09
Cash-on-Cash	6.40%	6.75%

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
2	1 Bedroom/1 Bath	\$1,400	\$1,525
4	2 Bedroom/1 Bath	\$1,865	\$1,900

INCOME		Current		Pro Forma	
Gross Scheduled Rent		\$123,120		\$127,800	
Less: Vacancy/Deductions	3.00%	\$3,694	3.00%	\$3,834	
Total Effective Rental Income		\$119,426		\$123,966	
Effective Gross Income		\$119,426		\$123,966	
Less: Expenses	30.80%	\$36,834	29.80%	\$36,880	
Net Operating Income		\$82,592		\$87,086	
Cash Flow		\$82,592		\$87,086	
TOTAL RETURN	6.40%	\$82,592	6.75%	\$87,086	

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$16,770	\$16,770
Insurance	\$5,400	\$5,400
Water	\$2,760	\$2,760
Trash Removal	\$3,960	\$3,960
Repairs & Maintenance	\$3,000	\$3,000
Landscaping	\$1,200	\$1,200
General & Administrative	\$750	\$750
Misc. Expenses	\$1,194	\$1,240
Operating Reserves	\$1,800	\$1,800
TOTAL EXPENSES	\$36,834	\$36,880
Expenses/Unit	\$6,139	\$6,147
Expenses/SF	\$8.80	\$8.81



10-YEAR CASH FLOW

Current - 2030					
INCOME	2026	2027	2028	2029	2030
Rental Income					
Gross Potential Rent	127,800	132,912	138,228	143,758	149,508
Loss / Gain to Lease	(4,680)	(4,867)	(5,062)	(5,264)	(5,475)
Gross Scheduled Rent	123,120	128,045	133,167	138,493	144,033
Physical Vacancy	(3,694)	(3,841)	(3,995)	(4,155)	(4,321)
TOTAL VACANCY	(3,694)	(3,841)	(3,995)	(4,155)	(4,321)
Effective Rental Income	119,426	124,203	129,172	134,338	139,712
EFFECTIVE GROSS INCOME	119,426	124,203	129,172	134,338	139,712
EXPENSES					
Operating Expenses	(6,144)	(6,298)	(6,455)	(6,616)	(6,782)
Real Estate Taxes	(16,770)	(17,105)	(17,448)	(17,796)	(18,152)
Insurance	(5,400)	(5,670)	(5,954)	(6,251)	(6,564)
Utilities	(6,720)	(6,922)	(7,129)	(7,343)	(7,563)
Total Expenses	(35,034)	(35,995)	(36,985)	(38,007)	(39,061)
Operating Reserves	(1,800)	(1,845)	(1,891)	(1,938)	(1,987)
NET OPERATING INCOME	82,592	86,364	90,295	94,393	98,664

10-YEAR CASH FLOW

2031 - 2036						
INCOME	2031	2032	2033	2034	2035	2036
Rental Income						
Gross Potential Rent	155,488	161,708	168,176	174,903	181,899	189,175
Loss / Gain to Lease	(5,694)	(5,922)	(6,159)	(6,405)	(6,661)	(6,928)
Gross Scheduled Rent	149,794	155,786	162,018	168,498	175,238	182,248
Physical Vacancy	(4,494)	(4,674)	(4,861)	(5,055)	(5,257)	(5,467)
TOTAL VACANCY	(4,494)	(4,674)	(4,861)	(5,055)	(5,257)	(5,467)
Effective Rental Income	145,300	151,112	157,157	163,443	169,981	176,780
EFFECTIVE GROSS INCOME	145,300	151,112	157,157	163,443	169,981	176,780
EXPENSES						
Operating Expenses	(6,951)	(7,125)	(7,303)	(7,486)	(7,673)	(7,865)
Real Estate Taxes	(18,515)	(18,886)	(19,263)	(19,649)	(20,042)	(20,443)
Insurance	(6,892)	(7,237)	(7,598)	(7,978)	(8,377)	(8,796)
Utilities	(7,790)	(8,024)	(8,265)	(8,513)	(8,768)	(9,031)
Total Expenses	(40,149)	(41,271)	(42,430)	(43,626)	(44,860)	(46,135)
Operating Reserves	(2,037)	(2,087)	(2,140)	(2,193)	(2,248)	(2,304)
NET OPERATING INCOME	103,115	107,754	112,588	117,625	122,873	128,342

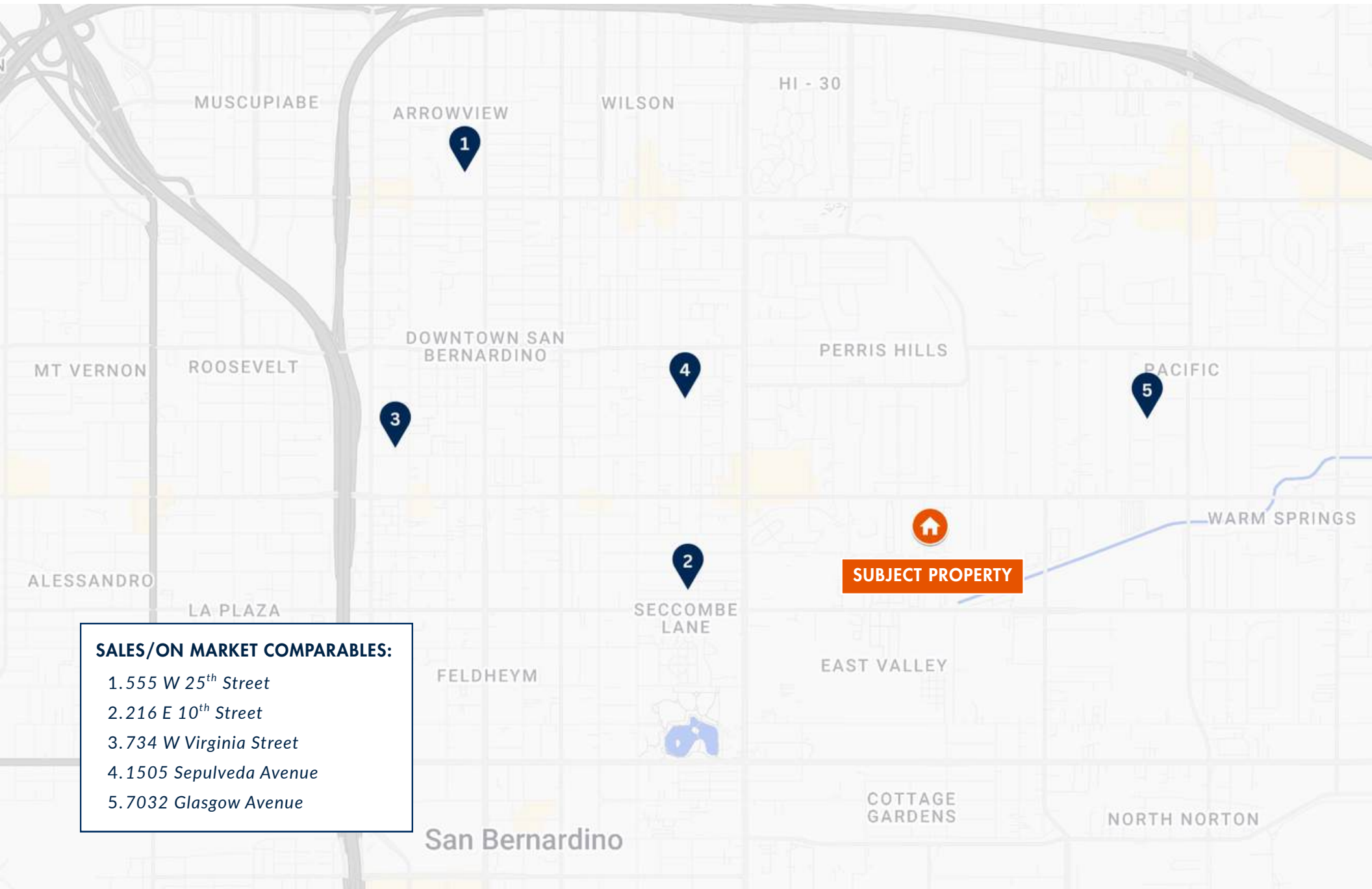
Marcus & Millichap

05

MARKET
COMPARABLES



SALES/ON MARKET COMPARABLES



SALES/ON MARKET COMPARABLES:

1. 555 W 25th Street
2. 216 E 10th Street
3. 734 W Virginia Street
4. 1505 Sepulveda Avenue
5. 7032 Glasgow Avenue

SALES/ON MARKET COMPARABLES

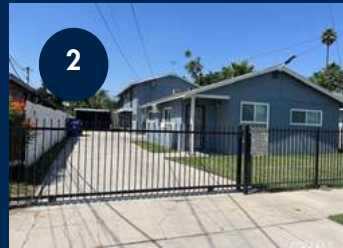
	Address	Status	# of Units	Year Built	Sales Price	\$/Unit	\$/SF	CAP	GRM	Unit Mix
1	555 W 25th Street, San Bernardino, CA 92405	5/18/2026	8	1965	\$1,550,000	\$193,750	\$237.26	6.93%	9.82	(7) 2 Bedroom/1 Bath, (1) 3 Bedroom/3 Bath
2	216 E 10th Street, San Bernardino, CA 92410	8/14/2025	5	1979	\$850,000	\$170,000	\$275.79	6.81%	8.81	(4) 1 Bedroom/1 Bath, (1) 2 Bedroom/1 Bath
3	734 W Virginia Street, San Bernardino, CA 92405	On-Market	11	1950	\$2,399,000	\$218,091	\$243.21	5.16%	11.63	(11) 2 Bedroom/1 Bath
4	1505 Sepulveda Avenue, San Bernardino, CA 92404	On-Market	8	1965	\$1,670,000	\$208,750	\$239.74	5.47%	10.96	(4) 1 Bedroom/1 Bath, (4) 2 Bedroom/1 Bath
5	7032 Glasgow Avenue, San Bernardino, CA 92404	On-Market	8	1964	\$1,792,000	\$224,000	\$311.11	5.98%	10.86	(8) 2 Bedroom/1 Bath
Averages			8	1964	\$1,568,500	\$201,043	\$257.91	5.82%	11.05	
★	1123 Bobbett Drive, San Bernardino, CA 92410		6	1948	\$1,290,000	\$215,000	\$308.02	6.40%	10.48	(2) 1 Bedroom/1 Bath, (4) 2 Bedroom/1 Bath



SUBJECT PROPERTY
SAN BERNARDINO



555 W 25TH STREET
SAN BERNARDINO



216 E 10TH STREET
SAN BERNARDINO



734 W VIRGINIA STREET
SAN BERNARDINO

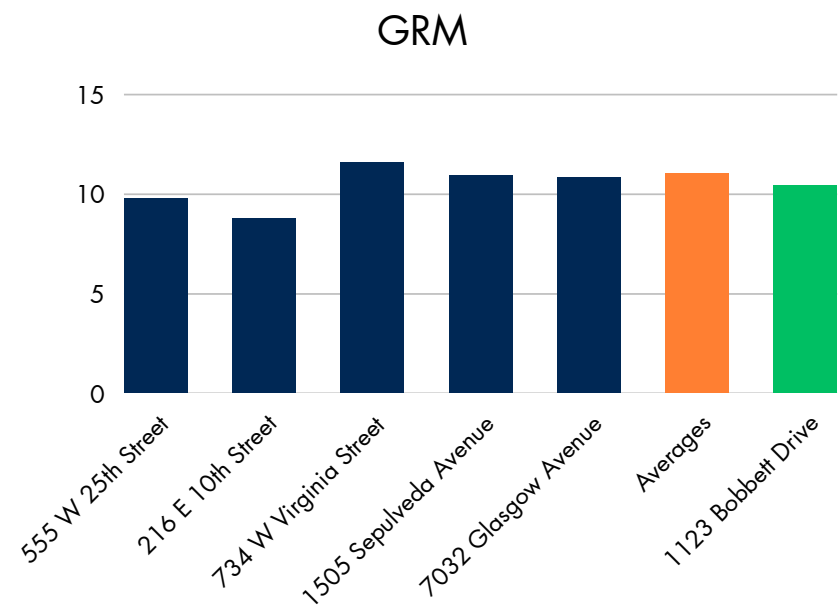
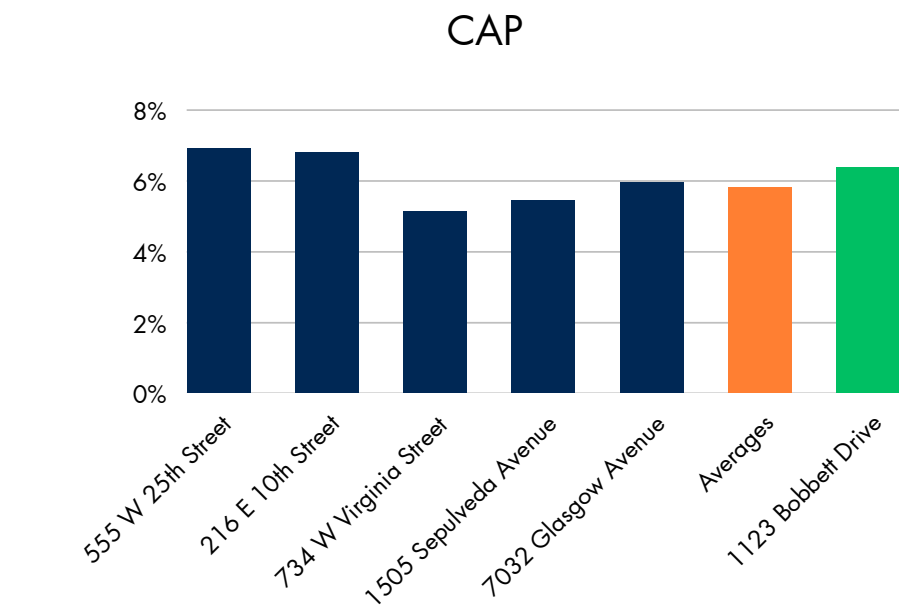
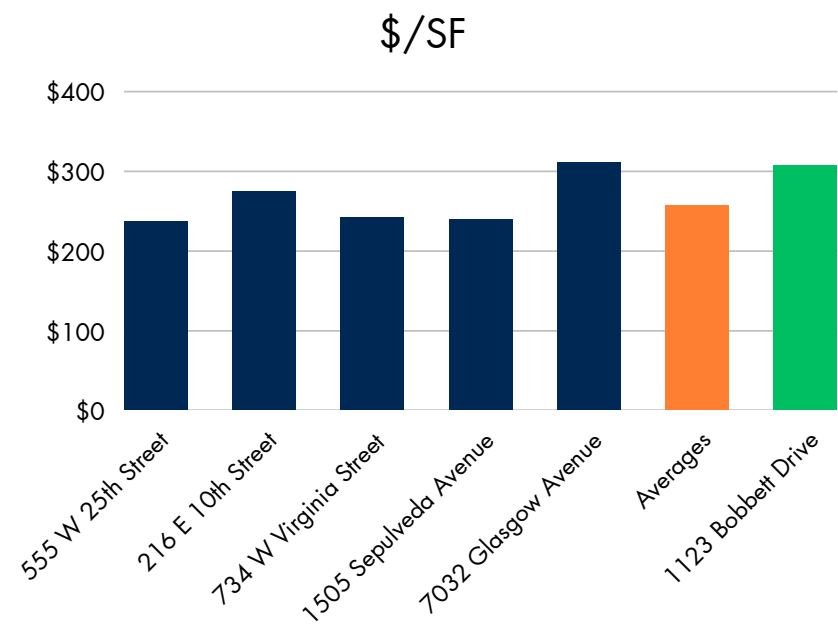
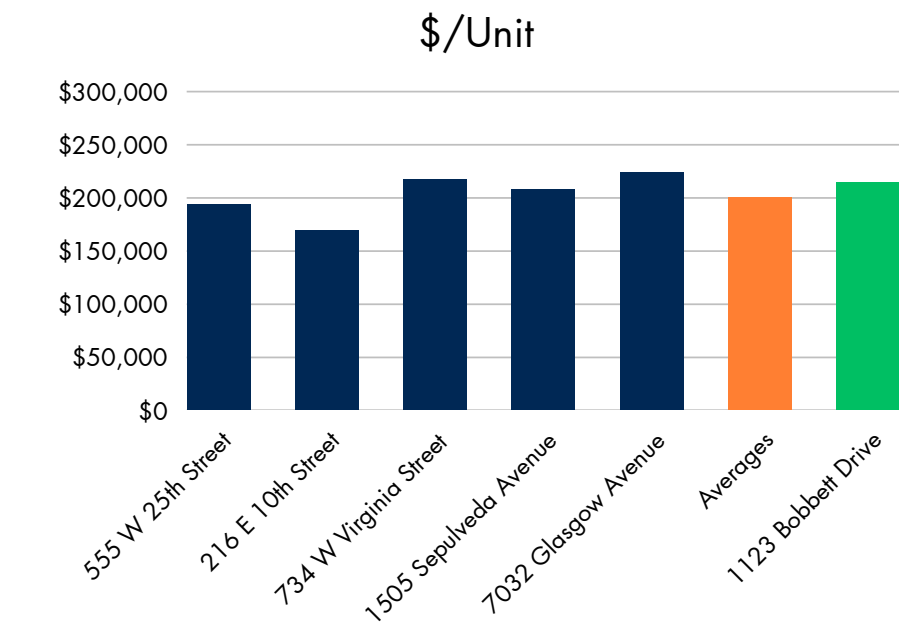


1505 SEPULVEDA AVENUE
SAN BERNARDINO

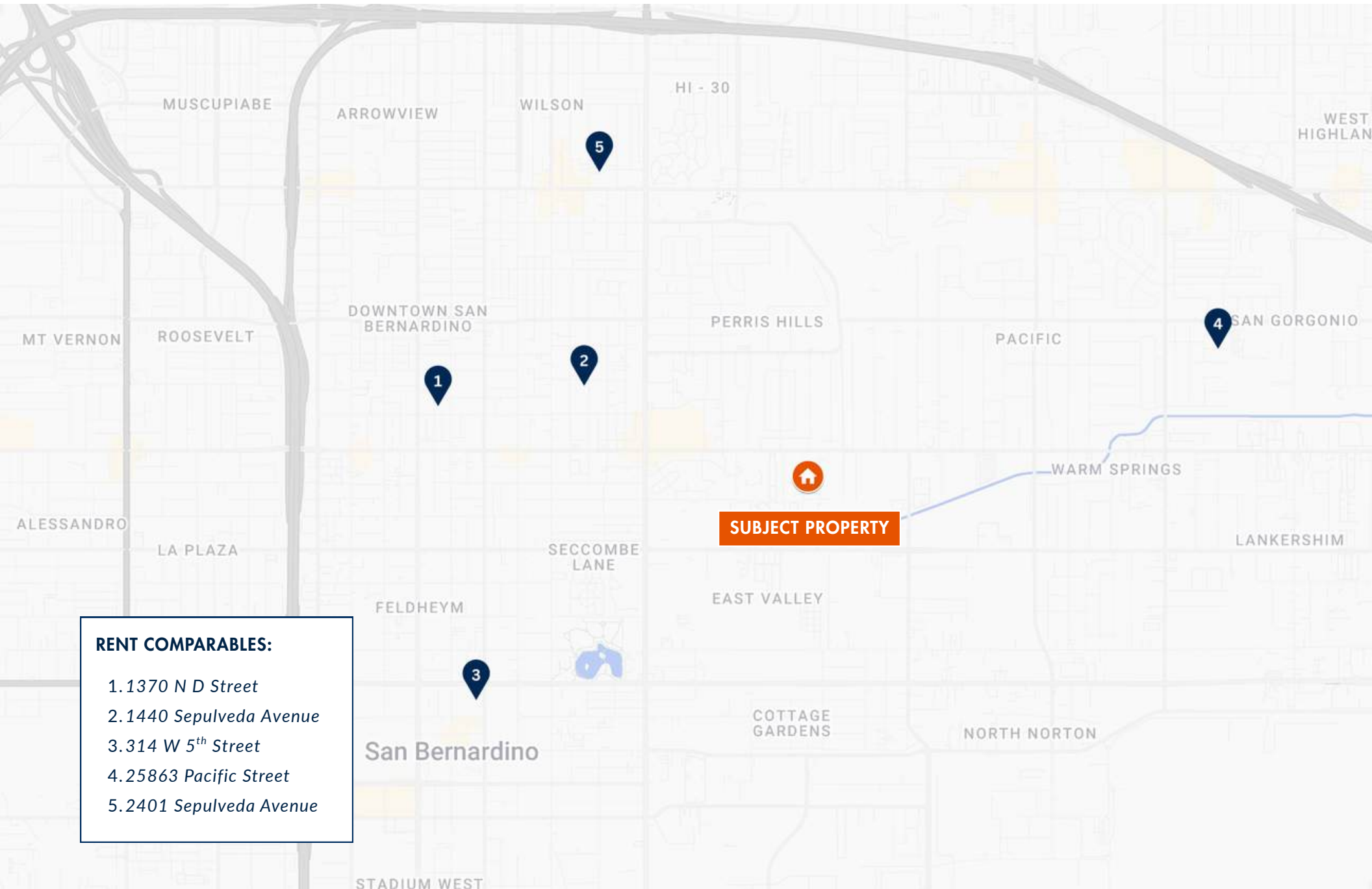


7032 GLASGOW AVENUE
SAN BERNARDINO

SALES/ON MARKET COMPARABLES



RENT COMPARABLES



RENT COMPARABLES:

1. 1370 N D Street
2. 1440 Sepulveda Avenue
3. 314 W 5th Street
4. 25863 Pacific Street
5. 2401 Sepulveda Avenue

RENT COMPARABLES

	Address	# of Units	Year Built	Unit Type	Asking Rent	Rent/SF	Unit Size
1	1370 N D Street, San Bernardino, CA 92405	17	1930	1 Bedroom/1 Bath	\$1,525	\$2.77	550
2	1440 Sepulveda Avenue, San Bernardino, CA 92404	15	1962	1 Bedroom/1 Bath	\$1,600	\$3.20	500
3	314 W 5th Street, San Bernardino, CA 92401	8	1950	1 Bedroom/1 Bath	\$1,625	\$3.25	500
4	25863 Pacific Street, San Bernardino, CA 92404	21	1964	2 Bedroom/2 Bath	\$1,895	\$1.58	1200
5	2401 Sepulveda Avenue, San Bernardino, CA 92404	12	1987	2 Bedroom/1 Bath	\$1,943	\$2.43	800
Averages		15	1959		\$1,718	\$2.65	710



1123 Bobbett Drive,
San Bernardino, CA 92410

6

1948



SUBJECT PROPERTY
SAN BERNARDINO



1370 N D STREET
SAN BERNARDINO



1440 SEPULVEDA AVENUE
SAN BERNARDINO



314 W 5TH STREET
SAN BERNARDINO

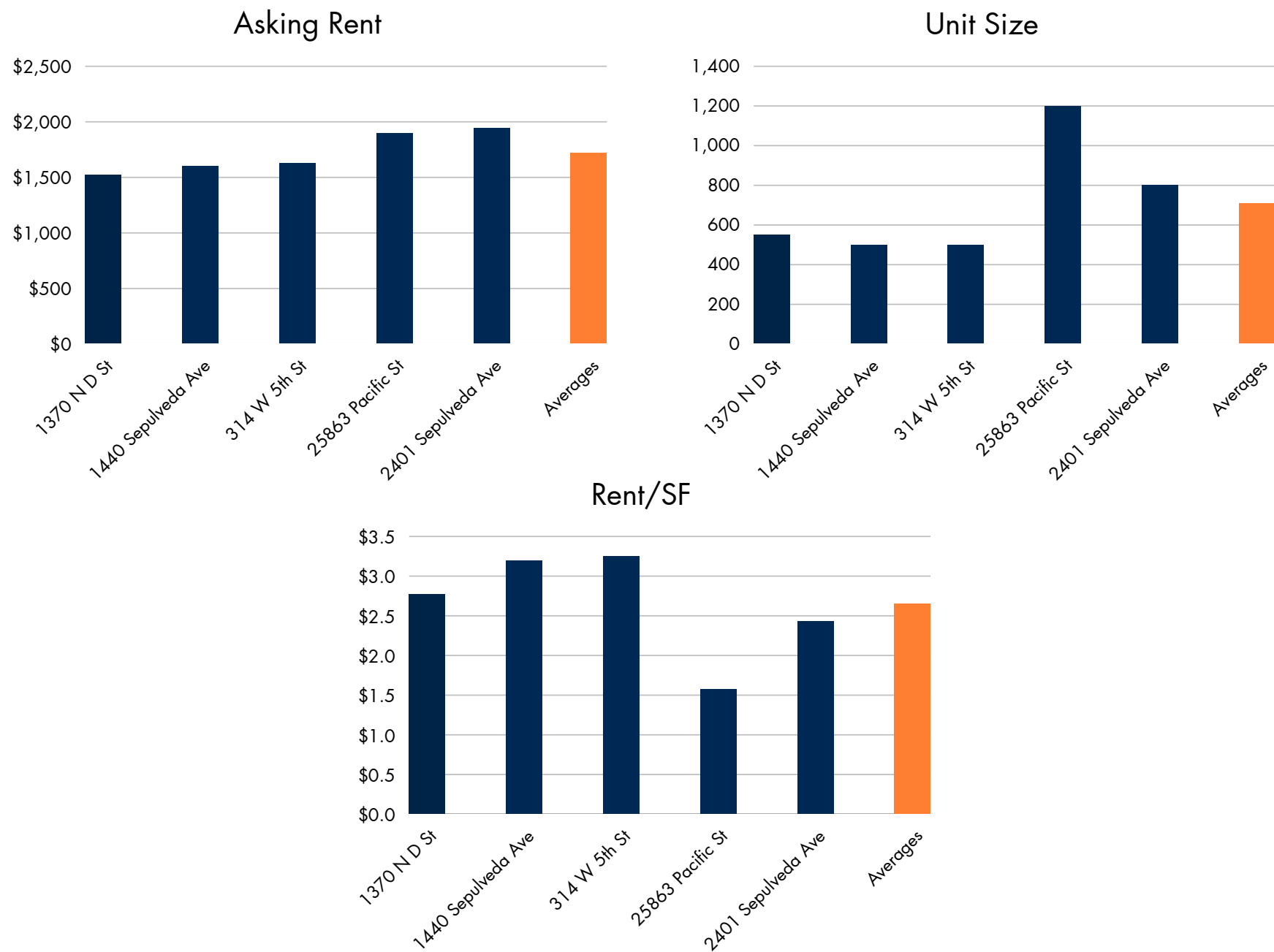


25863 PACIFIC STREET
SAN BERNARDINO



2401 SEPULVEDA AVENUE
SAN BERNARDINO

RENT COMPARABLES





06

DEMOGRAPHIC OVERVIEW



DEMOGRAPHIC OVERVIEW

1123 Bobbett Drive
OFFERING MEMORANDUM

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	22,185	157,892	318,444
2025 Estimate			
Total Population	21,778	156,520	315,111
2020 Census			
Total Population	21,432	158,221	315,151
2010 Census			
Total Population	20,699	148,567	296,440
Daytime Population			
2025 Estimate	16,915	170,894	349,677
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,367	45,793	94,807
2025 Estimate			
Total Households	6,220	45,318	93,566
Average (Mean) Household Size	3.4	3.4	3.3
2020 Census			
Total Households	5,938	44,419	91,205
2010 Census			
Total Households	5,524	41,201	84,636
Growth 2025-2030	2.4%	1.0%	1.3%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	6,641	47,722	98,947
2025 Estimate	6,487	47,235	97,650
Owner Occupied	2,016	18,735	44,318
Renter Occupied	4,187	26,589	49,117
Vacant	267	1,917	4,084
Persons in Units			
2025 Estimate Total Occupied Units	6,220	45,318	93,566
1 Person Units	20.9%	19.2%	19.0%
2 Person Units	19.6%	22.3%	23.9%
3 Person Units	15.2%	16.1%	16.3%
4 Person Units	16.7%	16.5%	16.4%
5 Person Units	13.1%	12.7%	12.3%
6+ Person Units	14.6%	13.1%	12.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	2.9%	3.0%	4.5%
\$150,000-\$199,999	4.9%	5.2%	6.5%
\$100,000-\$149,999	9.5%	12.8%	16.4%
\$75,000-\$99,999	13.1%	14.4%	14.7%
\$50,000-\$74,999	14.8%	17.9%	17.5%
\$35,000-\$49,999	13.4%	14.2%	12.6%
\$25,000-\$34,999	11.8%	10.7%	9.6%
\$15,000-\$24,999	12.4%	9.6%	8.0%
Under \$15,000	17.2%	12.2%	10.2%
Average Household Income	\$62,806	\$70,068	\$78,697
Median Household Income	\$47,360	\$58,009	\$65,512
Per Capita Income	\$17,934	\$20,483	\$23,850
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	21,778	156,520	315,111
Under 20	34.5%	32.9%	30.9%
20 to 34 Years	23.4%	24.1%	24.0%
35 to 39 Years	7.0%	7.2%	7.2%
40 to 49 Years	11.8%	11.8%	12.0%
50 to 64 Years	14.6%	14.6%	15.3%
Age 65+	8.7%	9.3%	10.7%
Median Age	32.0	33.0	34.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	12,578	93,062	194,043
Elementary (0-8)	20.3%	14.9%	12.4%
Some High School (9-11)	19.2%	16.4%	14.7%
High School Graduate (12)	33.6%	34.1%	32.6%
Some College (13-15)	15.4%	18.9%	19.4%
Associate Degree Only	5.1%	6.2%	6.7%
Bachelor's Degree Only	4.4%	6.6%	9.6%
Graduate Degree	1.9%	2.7%	4.6%
Population by Gender			
2025 Estimate Total Population	21,778	156,520	315,111
Male Population	49.9%	49.8%	49.7%
Female Population	50.1%	50.2%	50.3%

DEMOGRAPHIC OVERVIEW



POPULATION

In 2025, the population in your selected geography is 315,111. The population has changed by 6.30 since 2010. It is estimated that the population in your area will be 318,444 five years from now, which represents a change of 1.1 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 32.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,011 people per square mile.



HOUSEHOLDS

There are currently 93,566 households in your selected geography. The number of households has changed by 10.55 since 2010. It is estimated that the number of households in your area will be 94,807 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 3.3 people.



INCOME

In 2025, the median household income for your selected geography is \$65,512, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 75.75 since 2010. It is estimated that the median household income in your area will be \$74,025 five years from now, which represents a change of 13.0 percent from the current year.

The current year per capita income in your area is \$23,850, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$78,697, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 133,845 people in your selected area were employed. The 2010 Census revealed that 45.8 of employees are in white-collar occupations in this geography, and 32.1 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



HOUSING

The median housing value in your area was \$352,791 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 42,062.00 owner-occupied housing units and 42,575.00 renter-occupied housing units in your area.



EDUCATION

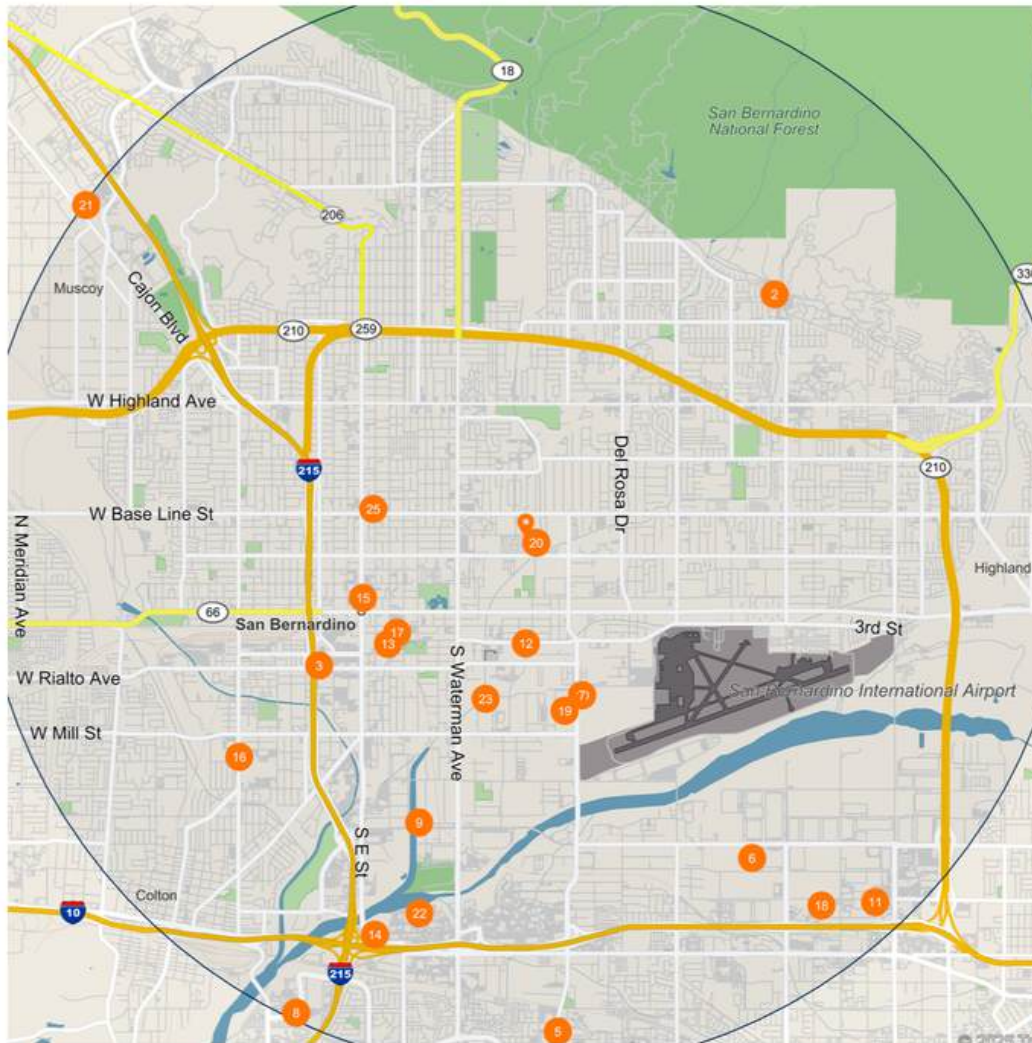
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 13.7 percent of the selected area's residents had earned a graduate degree, which is the same as the national average. 6.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.5 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHIC OVERVIEW

1123 Bobbett Drive
OFFERING MEMORANDUM



Major Employers

Employees

1	Loma Linda University Med Ctr-Llunc	4,600
2	San Manuel Entertainment Auth-Yaamava Rsort Csino At San Mnu	2,950
3	Inland Empire Health Plan-	1,945
4	Veterans Health Administration-Loma Linda Healthcare Sys 605	1,352
5	Loma Linda University-	1,339
6	Ifit Inc-	1,333
7	Stater Bros Markets-	900
8	Cornerstone Hospice Cal LLC-	876
9	Job Options Incorporated-	820
10	Stater Bros Holdings Inc-	720
11	Interntional Un Oper Engineers-Local 12	713
12	San Bernardino County-Public Works	700
13	San Bernardino County-District Attorneys Office	600
14	State Compensation Insur Fund-San Bernardino District Office	500
15	San Bernardino County Schl Dst-	500
16	San Brnrldino Cmnty College Dst-San Bernardino Valley College	500
17	San Bernardino County-	500
18	Southern California Gas Co-Regional Office	438
19	Innocor West LLC-	433
20	First Student Inc-Laidlaw Education Services	413
21	Sun Cmpny of San Brnrldino Cal-San Bernardino County Sun The	400
22	Avalon Building Maint Inc-	400
23	Parts Authority LLC-	385
24	National Retail Trnsp Inc-	383
25	California City San Bernardino-	352



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