

FOR SALE | 7-BAY FREESTANDING AUTOMOTIVE
BUILDING

2225 Club Way

San Bernardino, CA 92408

APN
**0164-321-
52**



3,537 SF

BUILDING SIZE

0.43 AC

LOT SIZE (±18,730 SF)

7

SERVICE BAYS

CR-3

ZONING

ZONING & ALLOWABLE USES — CR-3

The property is zoned **CR-3 (Commercial Regional - Tri-City/Club)**, one of San Bernardino's regional commercial districts established to accommodate high-traffic, high-visibility commercial development serving the greater Tri-City / Hospitality Lane trade area. The CR-3 designation supports a broad mix of retail, service, and auto-related uses, making the site well suited for its current use as a **7-bay automotive service facility**, or for redevelopment / lease-up with another regional commercial user.

- Retail sales & general merchandise
- Restaurants & fast-food (drive-thru w/ permit)
- Automotive sales, service & repair
- Tire, lube & quick-service auto centers
- Banks & financial institutions
- Professional & medical offices
- Personal services (salons, laundromats, etc.)
- Hotels & motels
- Entertainment & recreation uses
- Wholesale / showroom & contractor sales

Uses and permit requirements (by-right vs. Conditional Use Permit) should be independently verified with the City of San Bernardino Community & Economic Development Department.

PROPERTY DETAILS

Building Size	3,537 SF
Lot Size	0.43 Acres (±18,730 SF)
APN	0164-321-52
Zoning	CR-3 (Commercial Regional)
Service Bays	7
Current Use	Automotive Service / Retail
Freeway Access	I-10 & I-215 (< 1 mile)

LOCATION HIGHLIGHTS

Tri-City Corporate Centre	Adjacent
I-10 / I-215 Interchange	± 0.5 mi
Hospitality Lane District	± 1 mi
San Bernardino Int'l Airport (SBD)	± 3 mi
San Bernardino Valley College	± 4 mi
Cal State San Bernardino (CSUSB)	± 7 mi
Downtown San Bernardino	± 2 mi
Loma Linda Univ. Medical Ctr.	± 5 mi
Ontario Int'l Airport (ONT)	± 18 mi



The information contained herein has been obtained from sources believed reliable but has not been independently verified. No warranty or representation is made as to the accuracy of this information. Buyer/tenant to independently verify all information including but not limited to square footage, zoning, permitted uses, and lot size. Offering subject to prior sale, lease, or withdrawal without notice.

RE/MAX Commercial

Joseph Fakhoury

213-294-3189 | Josephfakremaxcre@gmail.com