

HIGHLAND PLAZA

SEC HIGHLAND AVENUE & MEDICAL CENTER DRIVE
SAN BERNARDINO, CA

PARCELS SOLD TOGETHER
2.083AC
PRICE: \$3,300,000



* FOR CONCEPTUAL PURPOSE ONLY

APPROVED DEVELOPMENT OPPORTUNITY

Parcel 1: GAS STATION, CONVENIENCE STORE & CAR WASH

Parcel 2: DRIVE-THRU RESTAURANT + RETAIL BUILDING

THE GAS
BROKER

HIGHLAND PLAZA | ENTITLED DEVELOPMENT



DRIVE-THRU
+ RETAIL
(0.794 AC)

GAS, CAR WASH
+ CONVENIENCE STORE
(1.289 AC)

PARCELS SOLD TOGETHER

NOT A PART

HIGHLAND AVENUE

MEDICAL CENTER DRIVE





TRUSTED | LOCAL | GAS STATION SPECIALISTS

CONTENT

- 4 GAS STATION PROJECT
- 6 MULTI-TENANT DRIVE-THRU PAD
- 8 TRAFFIC MAP
- 9 DEMOGRAPHICS
- 10 AREA OVERVIEW

EXCLUSIVELY LISTED BY RETAIL LINK ASSOCIATES



CHANDLER J. KELLEY

(949) 874-3228

CHANDLER@RETAILLINKASSOCIATES.COM

BRE# 01963781



SANDI L. HUNTER

(949) 251-1620 X 3021

SANDI@RETAILLINKASSOCIATES.COM

BRE# 01281583

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the Contents), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

THE OFFERING - BOTH PARCELS SOLD TOGETHER

HIGHLAND PLAZA

SEC HIGHLAND AVENUE & MEDICAL CENTER DRIVE
SAN BERNARDINO, CA 92411 (LOCATED IN OPPORTUNITY ZONE)

This is a rare opportunity to acquire 'Highland Plaza', an Entitled Development Project in the City of San Bernardino, CA. The Project consists of two (2) parcels, (i) a Gas Station, Convenience Store and Car Wash development at the SE Corner of Highland Avenue & Medical Center Drive; and/or (ii) a Multi-Tenant Drive-Thru pad building on Highland Avenue adjacent to the Gas Station. This Project is being sold with Entitlements and Grading Plans complete.

DELIVERY: Available Immediately. Also Architectural Plans may be available to Purchase for additional cost.

PROPERTY (Parcel 1):

APN | 0143-012-47 (Parcel 1)

Zoning | CG-Commercial

Total Parcel Area | 1.289 +/- AC

C-Store Building Total | 4,358 +/- SQ. FT. with Drive-Thru Car Wash

Fuel Canopy | 8 Pumps with 16 Fueling Positions

ABC License | Type-20 (Off-Sale Beer & Wine) CUP Approved

PROPERTY (Parcel 2):

APN | 0143-012-47 (Parcel 2)

Zoning | CG-Commercial

Total Parcel Area | 0.794 +/- AC

Multi Tenant Building Total | 2,200 +/- SQ.FT. (Drive-Thru) + 2,000 SQ.FT. (Retail)

GAS STATION, CAR WASH, & MULTI-TENANT DRIVE-THRU BUILDING DEVELOPMENT

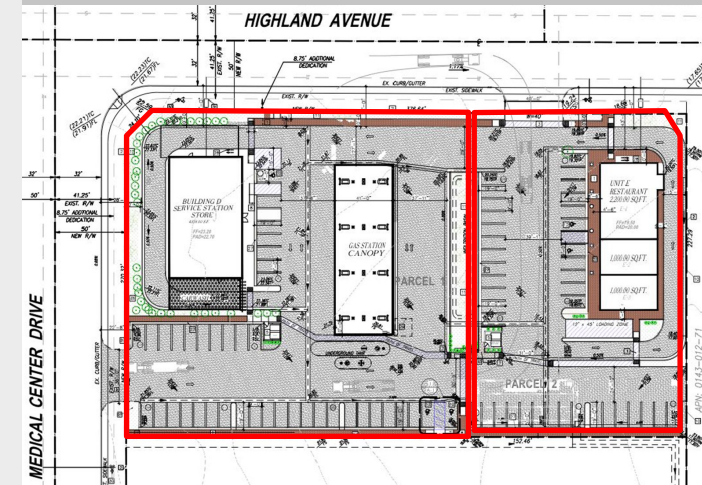
The Properties will be delivered with:

- ◆ Conditional Use Permit
- ◆ Precise Grading Plan
- ◆ Parcel Map

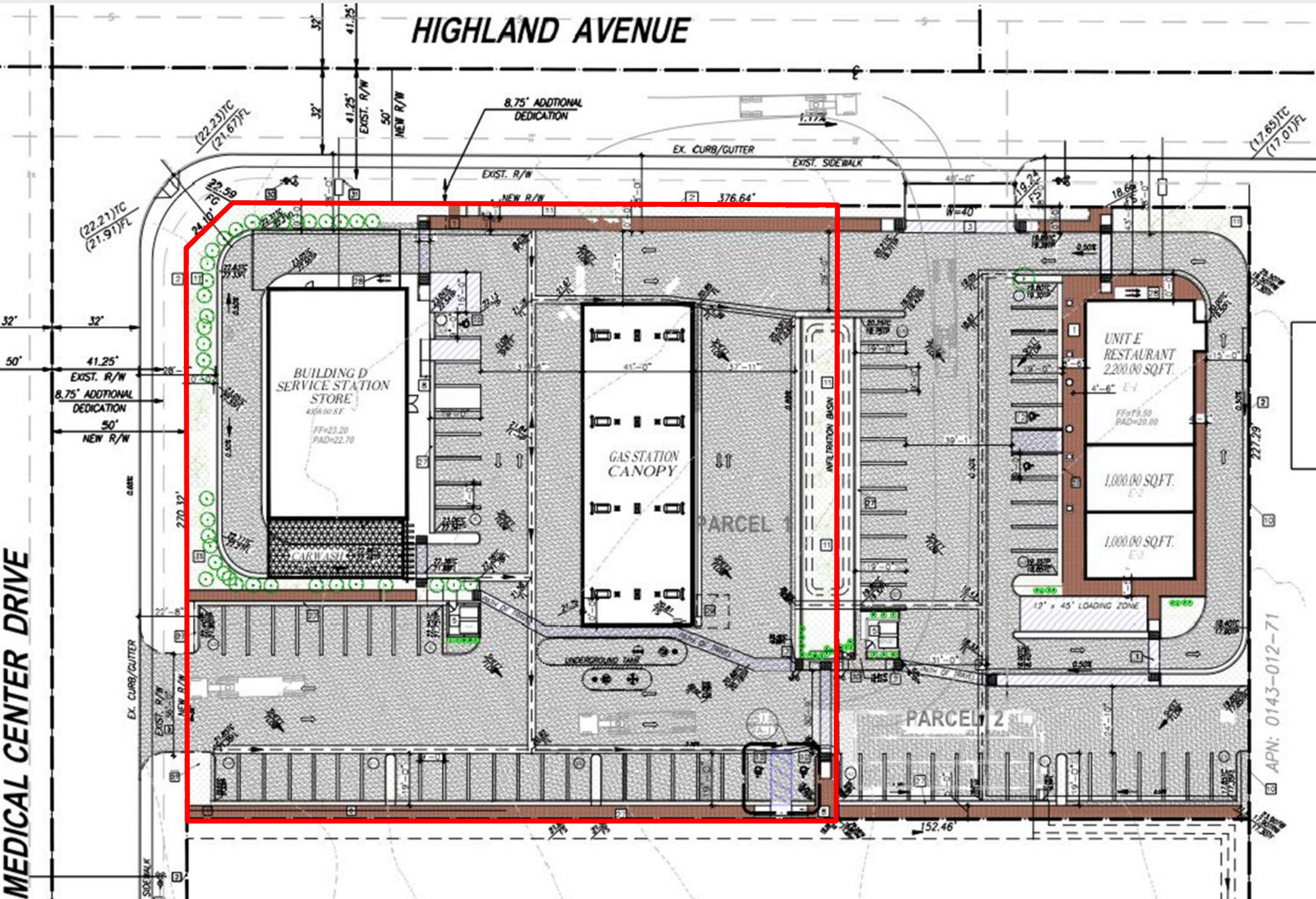
Architectural Plans may be available to Purchase for additional cost.

Otherwise Developer (Buyer) must generate building plans for approval with the City of San Bernardino.

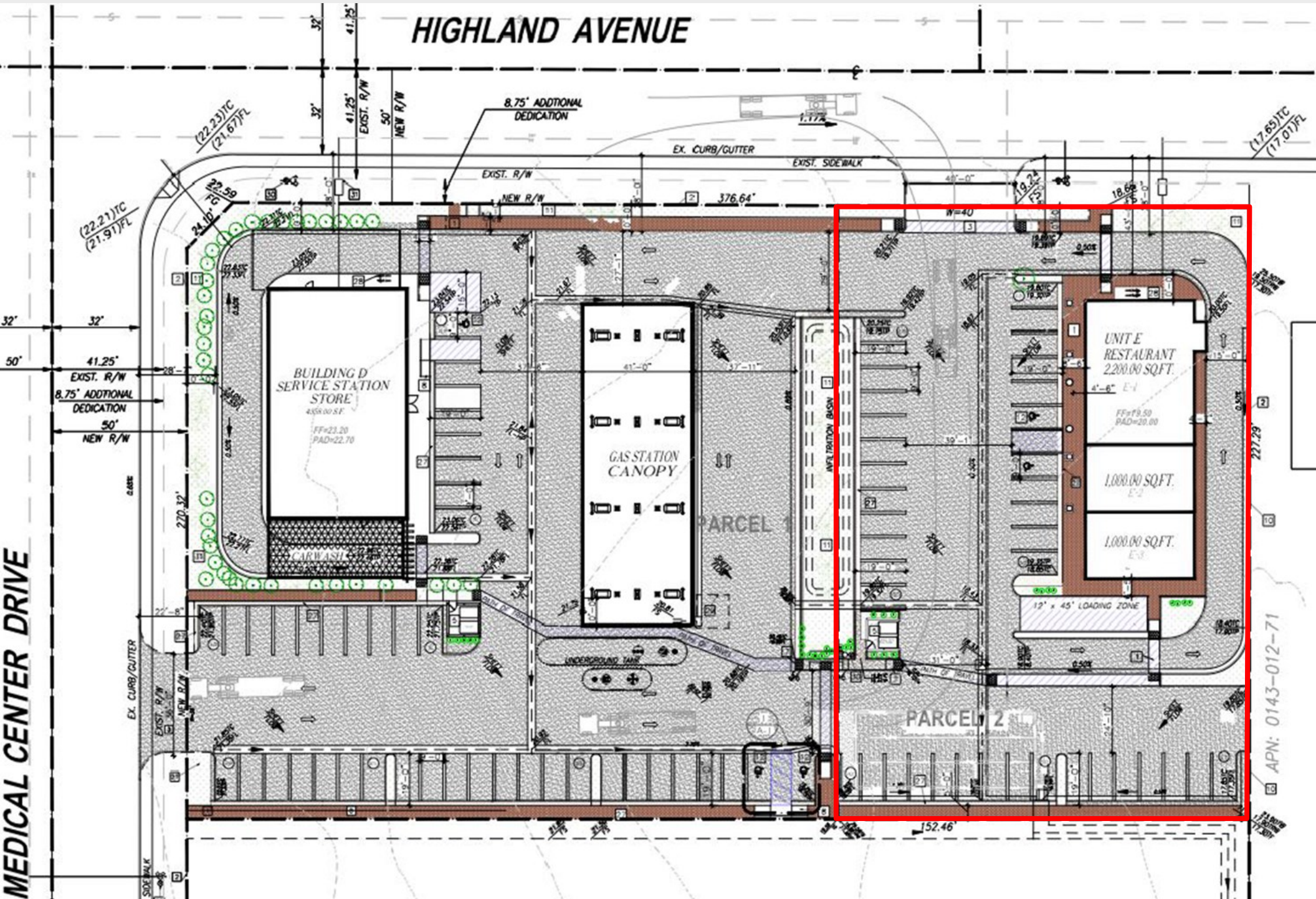
PRICE: \$3,300,000



Parcel 1: GAS STATION, C-STORE & CAR WASH



Parcel 2: MULTI-TENANT DRIVE-THRU PAD



DEMOGRAPHICS (3 Mile)



Summary	Census 2010		2021		2026	
Population	151,767		157,416		160,147	
Households	41,400		42,404		43,028	
Families	31,517		32,191		32,650	
Average Household Size	3.60		3.65		3.66	
Owner Occupied Housing Units	20,677		19,902		20,379	
Renter Occupied Housing Units	20,723		22,502		22,649	
Median Age	27.6		29.2		30.7	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.34%		0.52%		0.71%	
Households	0.29%		0.50%		0.71%	
Families	0.28%		0.49%		0.64%	
Owner HHs	0.47%		0.51%		0.91%	
Median Household Income	2.41%		2.52%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	6,197	14.6%	5,572	12.9%		
\$15,000 - \$24,999	4,695	11.1%	4,231	9.8%		
\$25,000 - \$34,999	5,145	12.1%	4,804	11.2%		
\$35,000 - \$49,999	6,836	16.1%	6,415	14.9%		
\$50,000 - \$74,999	7,432	17.5%	7,684	17.9%		
\$75,000 - \$99,999	5,336	12.6%	6,054	14.1%		
\$100,000 - \$149,999	4,930	11.6%	5,966	13.9%		
\$150,000 - \$199,999	1,215	2.9%	1,556	3.6%		
\$200,000+	619	1.5%	746	1.7%		
Median Household Income	\$45,353		\$51,079			
Average Household Income	\$58,795		\$66,254			
Per Capita Income	\$15,847		\$17,800			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,506	9.6%	14,117	9.0%	14,382	9.0%
5 - 9	13,517	8.9%	13,650	8.7%	13,469	8.4%
10 - 14	13,728	9.0%	12,766	8.1%	13,298	8.3%
15 - 19	14,924	9.8%	12,061	7.7%	12,191	7.6%
20 - 24	13,435	8.9%	13,151	8.4%	11,871	7.4%
25 - 34	21,100	13.9%	28,057	17.8%	26,703	16.7%
35 - 44	19,023	12.5%	18,260	11.6%	21,746	13.6%
45 - 54	18,123	11.9%	15,660	9.9%	15,540	9.7%
55 - 64	11,842	7.8%	14,578	9.3%	13,946	8.7%
65 - 74	6,331	4.2%	9,369	6.0%	10,247	6.4%
75 - 84	3,728	2.5%	4,181	2.7%	5,171	3.2%
85+	1,512	1.0%	1,566	1.0%	1,582	1.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	66,449	43.8%	66,000	41.9%	67,230	42.0%
Black Alone	22,405	14.8%	20,752	13.2%	19,938	12.4%
American Indian Alone	2,042	1.3%	2,017	1.3%	1,992	1.2%
Asian Alone	3,698	2.4%	4,221	2.7%	4,533	2.8%
Pacific Islander Alone	612	0.4%	621	0.4%	620	0.4%
Some Other Race Alone	49,302	32.5%	55,925	35.5%	57,820	36.1%
Two or More Races	7,260	4.8%	7,880	5.0%	8,016	5.0%
Hispanic Origin (Any Race)	101,986	67.2%	114,654	72.8%	120,406	75.2%

AREA OVERVIEW

SAN BERNARDINO, CALIFORNIA

- Located in the Riverside, San Bernardino metropolitan area, 60 miles east of Los Angeles, 120 miles northeast of San Diego, and 55 miles northwest of Palm Springs.
 - 17th Largest City in the State by population; and growing steadily due to the supply of affordable and quality housing, as well as recent and planned commercial developments.
 - In the Top 100 most populous cities in the United States.
- One of the fastest growing retail markets in California; in 2018, the retail market grew 3.6%, compared to 2.4% statewide growth.
- **Amazon Fulfillment and Sortation Centers** - Two 950,000 s.f and 1.1 million s.f. warehouses employing over 2,500 workers
- **California State University San Bernardino** - Over 3,000 employees and 20,000 students
 - One of the fastest growing Universities in California
- **San Bernardino International Airport (SBIA)** - International Airport serving commercial passengers, as well as, a center for freight logistics. Amazon is in the process of developing its own Amazon Air Regional Air Hub at SBIA.



AMAZON FULFILLMENT CENTERS



CALIFORNIA STATE UNIVERSITY SAN BERNARDINO



SAN BERNARDINO INTERNATIONAL AIRPORT

AREA OVERVIEW

INLAND EMPIRE

- Inland Empire is ranked #3 " in Job Growth in the U.S." - Forbes (2018).
- Transportation and warehousing industry have grown the fastest in the area, more than doubling between 2010 - 2017.
- 2nd fastest growing non-farm employment rate among California's MSAs with job gains in every sector.
- Has more industrial space leased than Dallas and Atlanta combined, the 2nd and 3rd largest, busiest cities in the U.S.
- Home to more than 4.6 Million people; the region is larger than 24 of the 50 U.S. states.
- Robust housing market with both rent and home prices increasing; region's affordability advantage, relative to high-cost markets in Los Angeles and Orange County, has made the area an attractive destination for new residents.



THE PRESS-ENTERPRISE

LOGISTICS

- One of the nation's most important players in the logistics industry
- Amazon has 16,000 employees and 10 e-commerce centers in the Inland Empire with another opening in Beaumont
- \$260+ Billion worth of cargo passes through the Port of Los Angeles each year;



The Inland Empire is leading California in job creation

By Kevin Smith | March 8, 2018