



1408

E HIGHLAND AVE
SAN BERNARDINO, CA 92404

DEVELOPMENT
OPPORTUNITY



Alex Liu
Vice President
626.757.2684
alex@gatewaygroupcre.com
CalDRE #02204886

Subject
Site

secure
space
SELF STORAGE



HARBOR FREE



SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Development Opportunity 1408-1452 E Highland Ave

Site encompasses 103,002 SF

Zoning (CG-1) Commercial General

PROPERTY HIGHLIGHTS

- Development Opportunity 1408-1452 E Highland Ave
- Site encompasses 103,002 SF
- Zoning (CG-1) Commercial General
- Fully Paved, with existing utilities
- Zoned for a Retail or Mixed use development

OFFERING SUMMARY

Lease Rate:

Number of Units:

Available SF: 103,002 SF

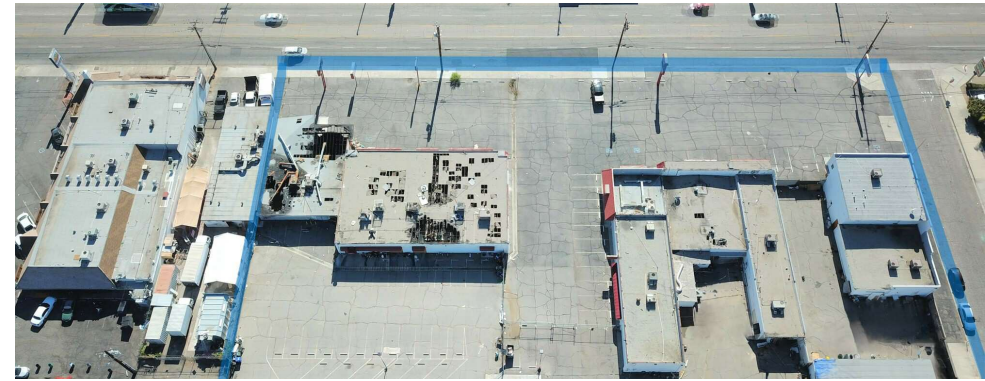
Lot Size: 103,002 SF

Building Size: 11,448 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	670	1,685	7,061
Total Population	2,343	5,781	25,441
Average HH Income	\$63,677	\$68,929	\$71,192

Additional Photos



Subject
Site

securespace
SELF STORAGE

STATER
BROS.
MARKETS

W
Martens

WING STOP

Carls Jr.

Jack
in the box

HARBOR FREE

Days Inn

SAN BERNARDINO
COUNTY

McDonald's

dd's
DISCOUNTS

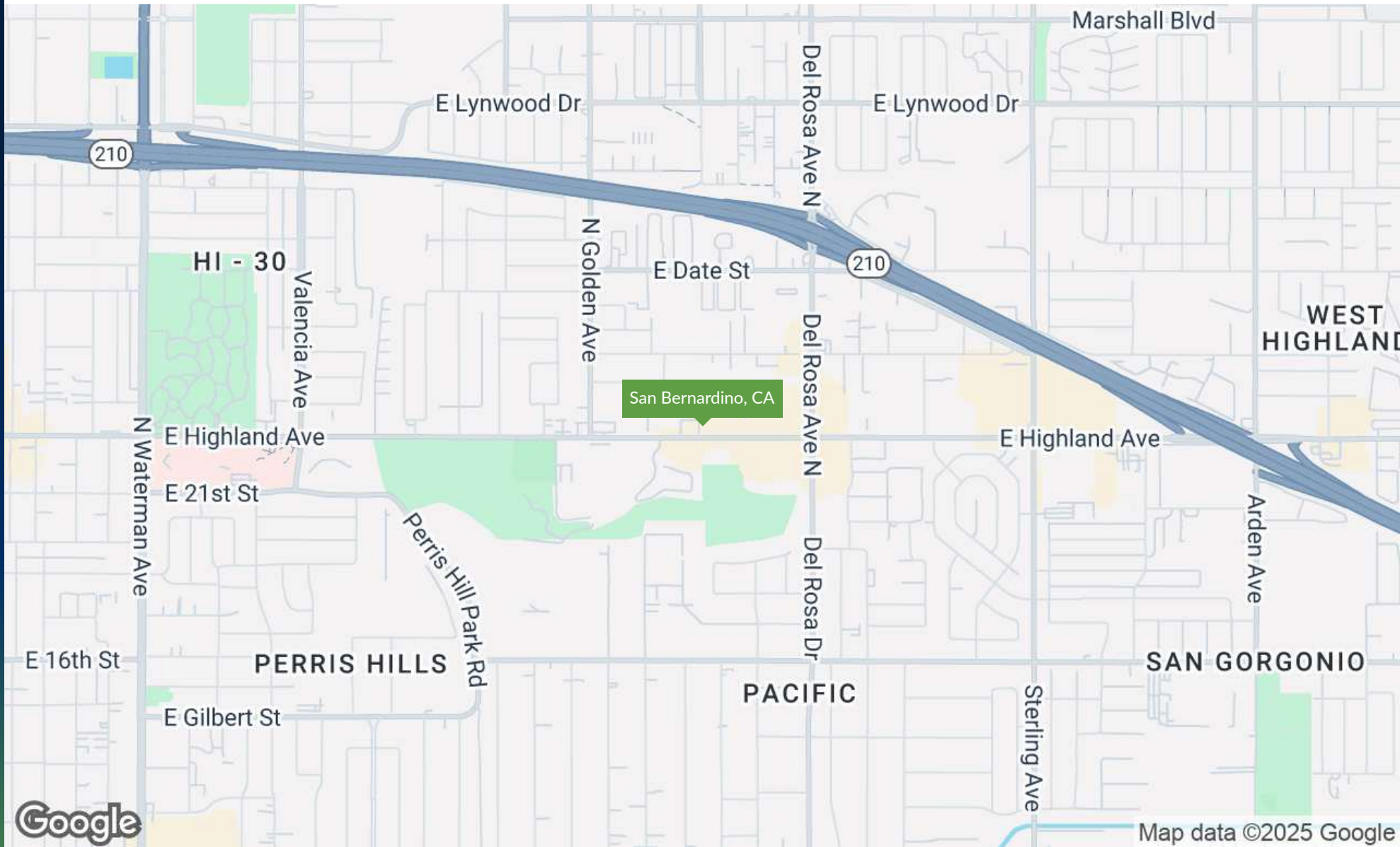
CHUZE
FITNESS

SAN BERNARDINO
COUNTY

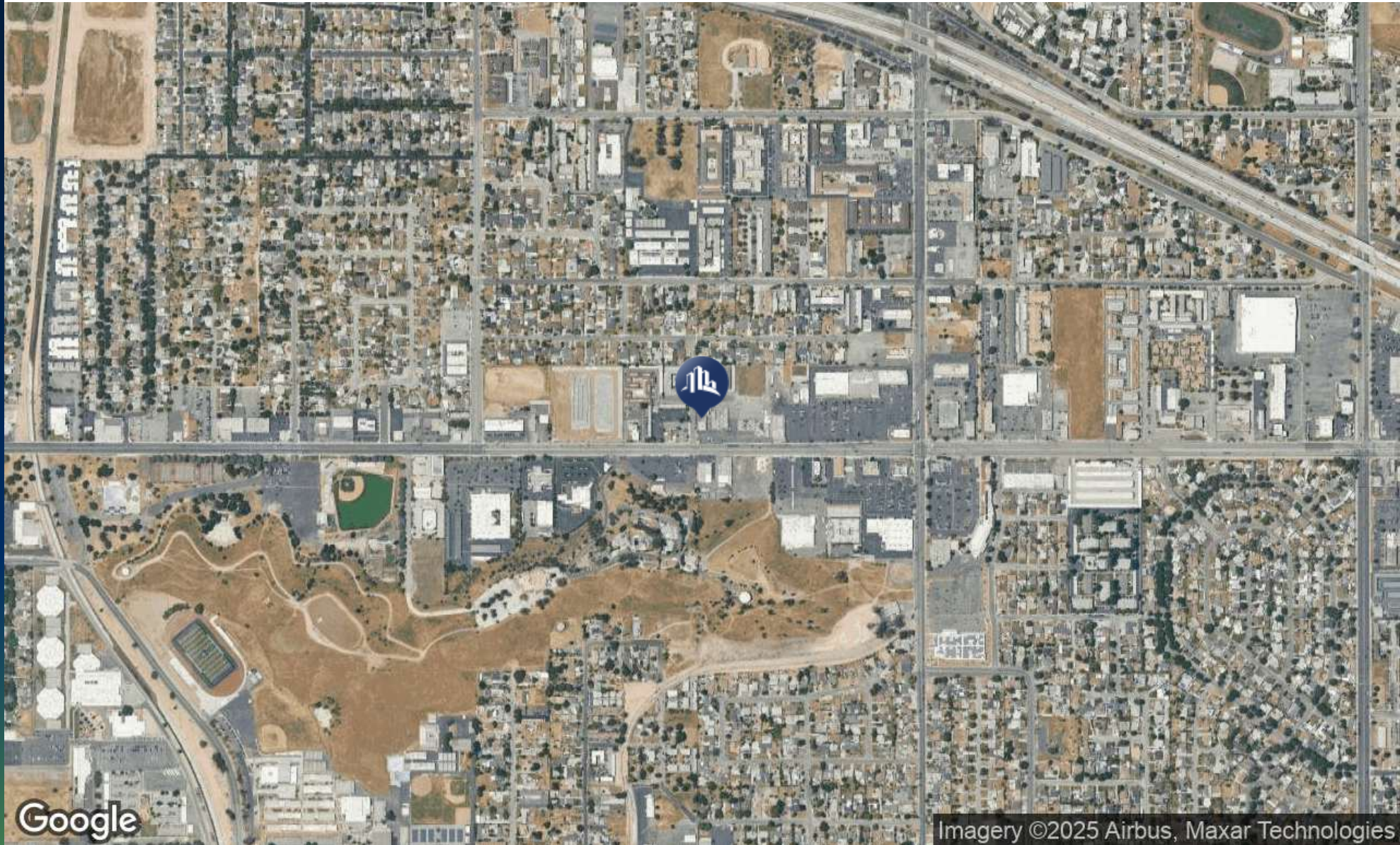
SECTION 2

LOCATION INFORMATION

Regional Map



Aerial Map



Subject
Site

secure
space
SELF STORAGE



HARBOR FREE



SECTION 3

DEMOGRAPHICS

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,343	5,781	25,441
Average Age	33	34	34
Average Age (Male)	32	33	33
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	670	1,685	7,061
# of Persons per HH	3.5	3.4	3.6
Average HH Income	\$63,677	\$68,929	\$71,192
Average House Value	\$484,082	\$484,650	\$380,759

Demographics data derived from AlphaMap

