

OFFERING MEMORANDUM

444 W. MILL STREET

SAN BERNADINO, CA 92401

*Prime San Bernadino
Retail: Aquire Property,
Business, or Both.*

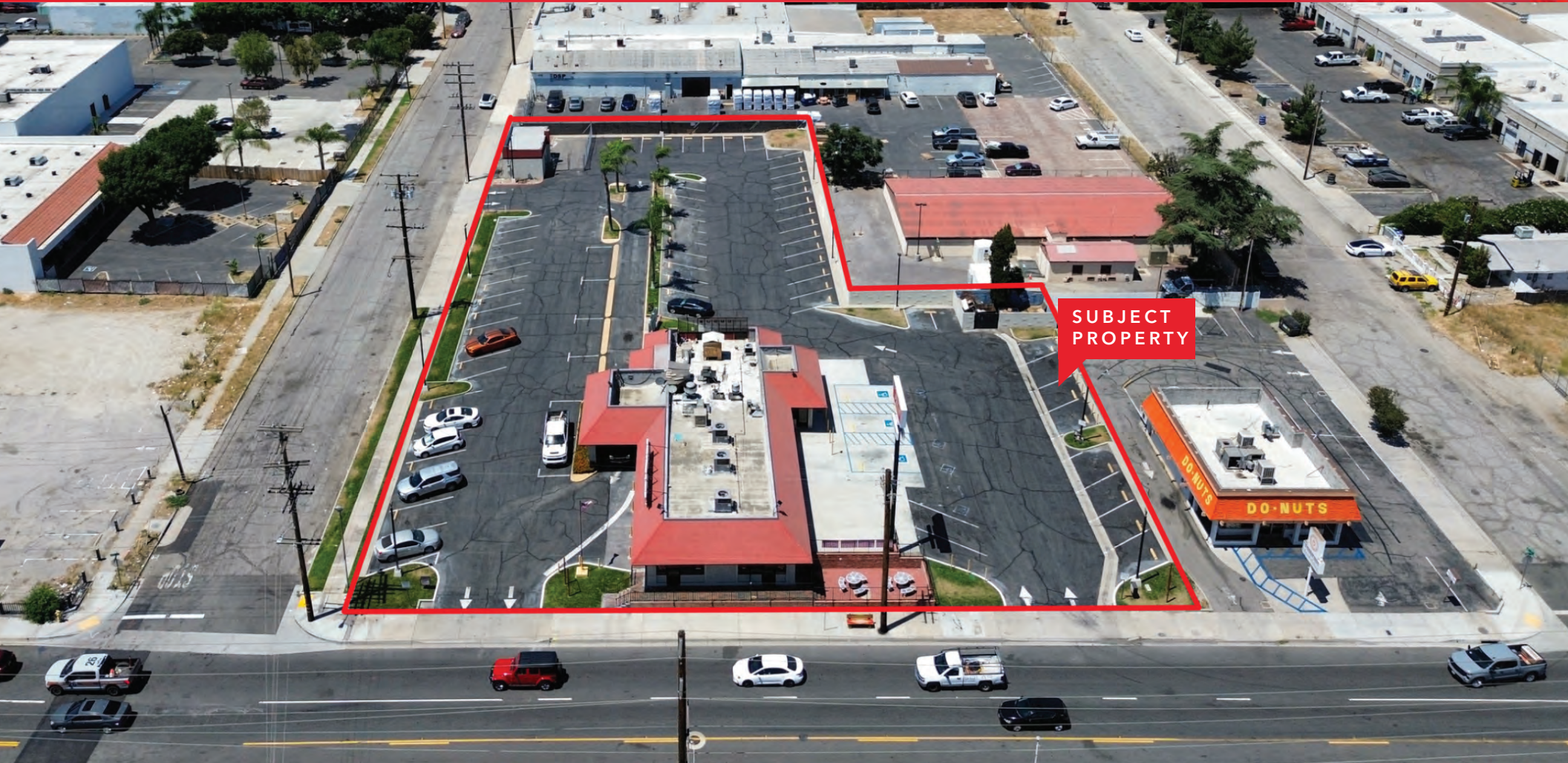




TABLE of CONTENTS

01

EXECUTIVE SUMMARY

02

FINANCIAL ANALYSIS

03

LOCATION OVERVIEW

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EXECUTIVE SUMMARY

TURNKEY BUSINESS OR DEVELOPMENT OPPORTUNITY WITH FLEXIBLE ACQUISITION OPTIONS

We are pleased to present an exceptional retail opportunity at 444 W Mill St, San Bernardino, CA 92401, strategically positioned in the thriving San Bernardino submarket. This prime property, constructed between 1972 and 1974, boasts a gross building area of approximately 3,976 square feet, situated on a generous 48,260 square foot (1.11 acre) lot. The property's central location and substantial footprint render it ideally suited for a diverse array of retail enterprises seeking to establish or expand their market presence.

This offering presents a unique proposition: the property and the existing business are available for acquisition, either together or separately. This flexibility allows prospective buyers to tailor their investment to their specific needs and objectives. The real estate can be purchased independently for those looking to develop or repurpose the site, while the business acquisition option provides a turnkey solution for entrepreneurs seeking an established operation with an existing customer base.

To facilitate a smooth transaction, the seller is amenable to providing financing options, demonstrating a commitment to the property's successful transition and the buyer's long-term success. Additionally, the seller is open to exploring franchise opportunities, adding another layer of potential to this already compelling offering. This flexibility allows investors to potentially leverage the power of an established brand while capitalizing on the property's prime location and extensive market reach.



ADDRESS

444 W Mill Street
San Bernardino , CA 92401

SUBMARKET

San Bernardino

PROPERTY TYPE

Retail

YEAR BUILT

1972 / 1974

BUILDING SF

3,976 SF

LOT SIZE

48,260

LOT SIZE

0136-192-30-0000

0136-192-26-0000

INVESTMENT HIGHLIGHTS

- Flexible Acquisition Options: Real estate and business available for purchase together or separately.
- Seller Financing Available: Demonstrates seller's commitment and provides flexible terms for qualified buyers.
- Versatile Use: Property suitable for a wide range of retail businesses, offering adaptability to various market needs.
- Development Potential: Large lot size presents opportunities for future expansion or redevelopment if acquiring the real estate.
- Brand Leverage



Business Profile

Business Description

Burger Point is a popular fast-casual restaurant located in San Bernardino, California. Known for its delicious and diverse menu, the restaurant specializes in gourmet burgers, offering a unique twist on classic American favorites. The establishment prides itself on using high-quality ingredients and providing exceptional customer service.

Menu Highlights

Gourmet Burgers: A wide variety of burgers including beef, chicken, and vegetarian options, all made with fresh ingredients.

Specialty Fries: An assortment of fries, including loaded fries with various toppings.

Sides and Appetizers: A selection of sides such as onion rings, mozzarella sticks, and more.

Drinks and Shakes: A range of beverages including soft drinks, milkshakes, and specialty drinks.

No. of Locations: 4

Customer Reviews

- Yelp Rating: 4.5/5 stars based on 350 reviews
- Customer Feedback: Customers frequently praise the quality of the food, the friendly service, and the inviting atmosphere. Many reviews highlight the gourmet burgers and specialty fries as standout items.

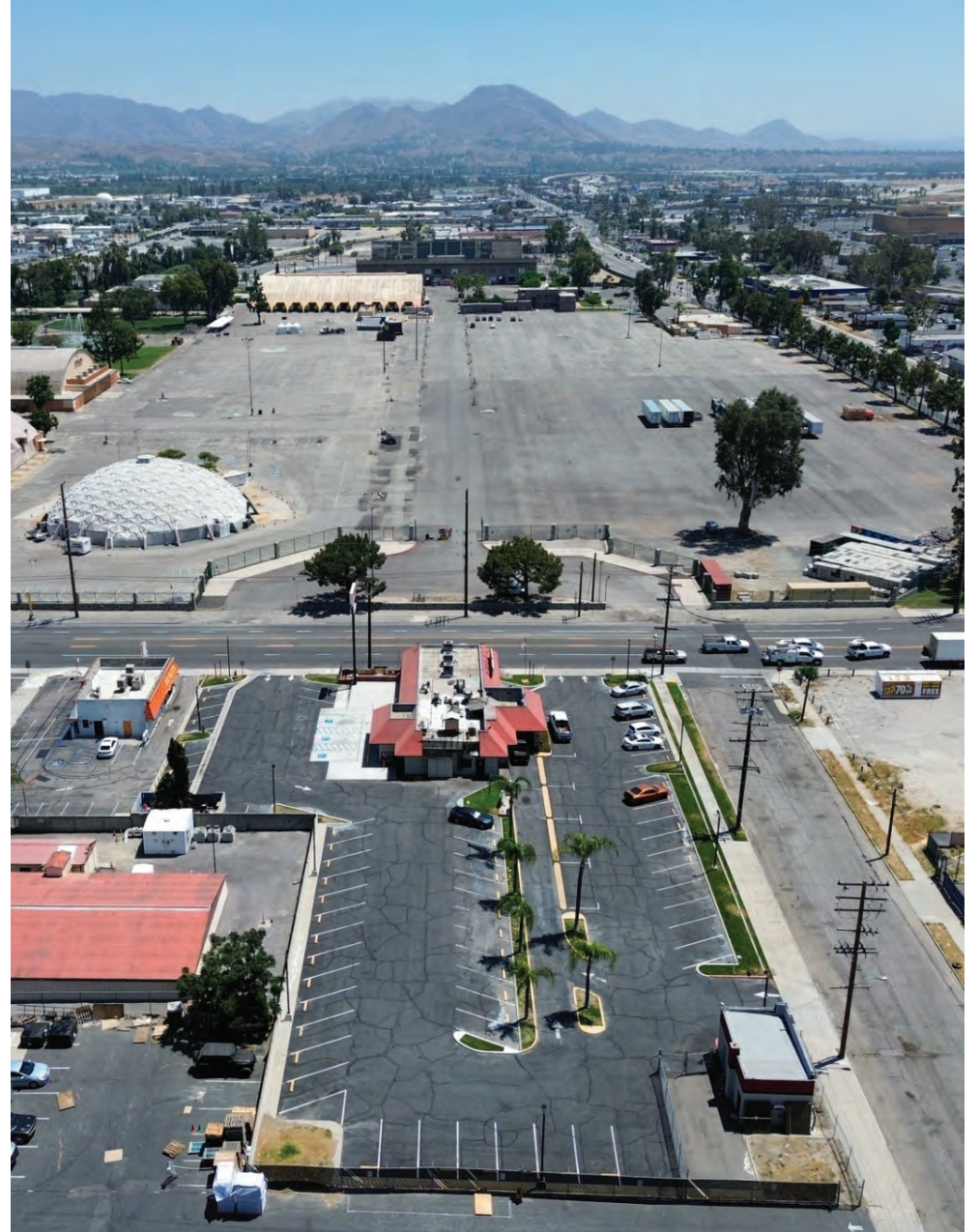
Unique Selling Points

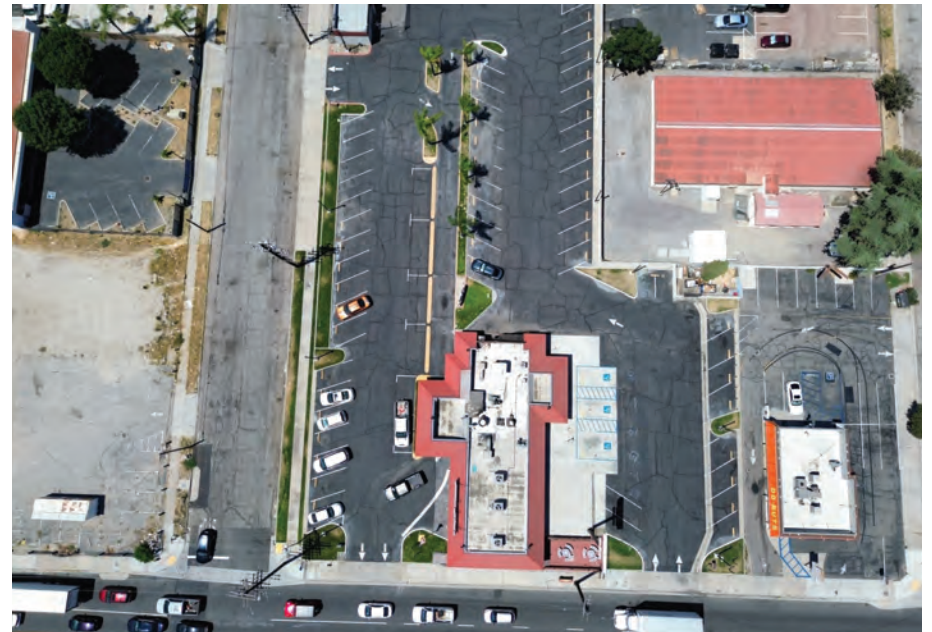
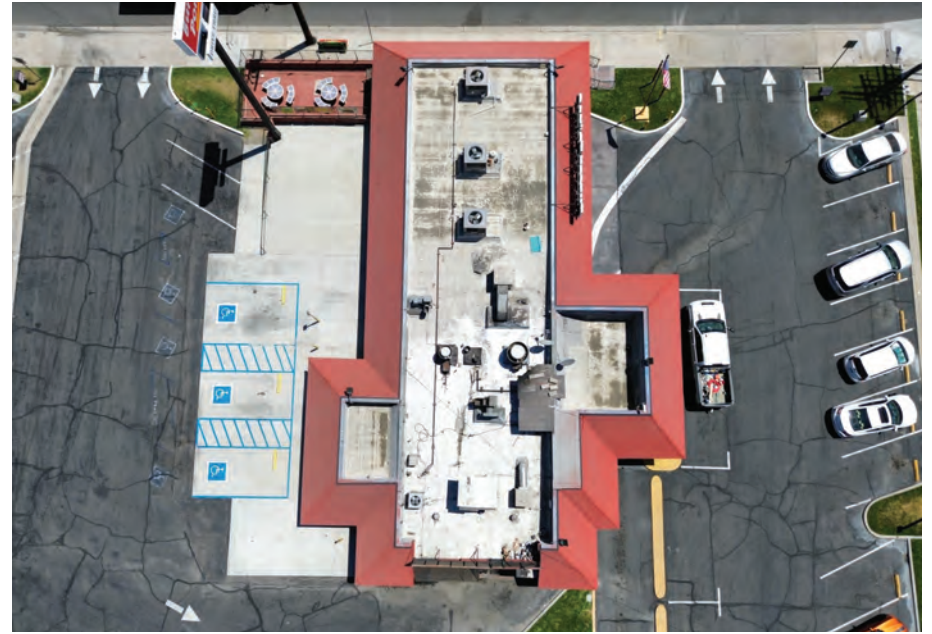
- High-Quality Ingredients: Burger Point emphasizes the use of fresh, high-quality ingredients in all their menu items.
- Innovative Menu: The restaurant offers a creative and diverse menu that caters to a wide range of tastes and dietary preferences.
- Customer Service: Exceptional customer service is a cornerstone of Burger Point's business, contributing to high customer satisfaction and repeat business.

Business Viability

Burger Point has established itself as a staple in the San Bernardino community, drawing a steady stream of customers from the local area and beyond. Its high ratings on review platforms like Yelp and a strong online presence underscore its popularity and business acumen. The restaurant's commitment to quality and innovation positions it as a desirable tenant for any commercial property.

Property Photos





FINANCIAL ANALYSIS

FINANCIAL OVERVIEW

VALUATION - REAL ESTATE

PRICE	\$3,170,000
GROSS BUILDING AREA	3,976 SF
BUILDING PSF	\$797.28
LOT SIZE	± 48,260 SF / 1.11 AC
LAND PSF	\$65.69

VALUATION - BUSINESS

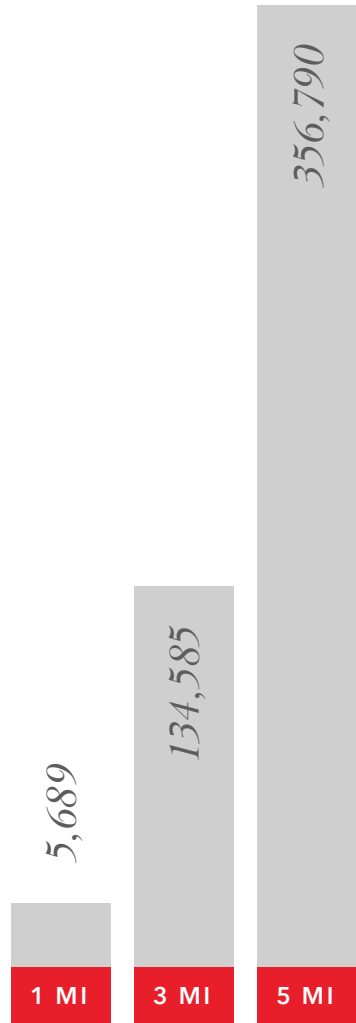
PRICE	\$1,325,000
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Note: Financials will be provided upon receipt of an offer

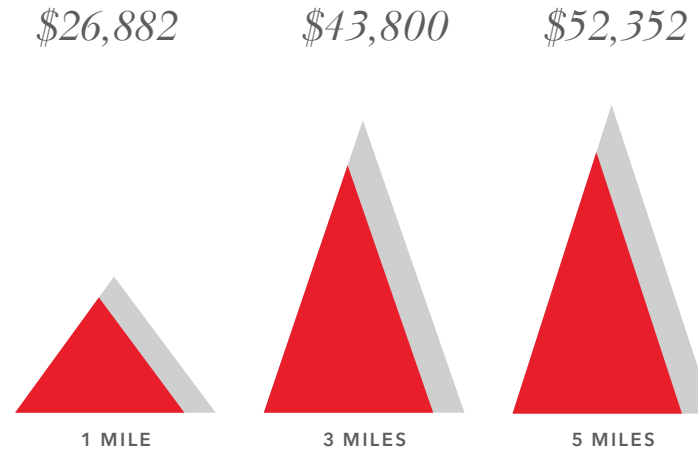
LOCATION OVERVIEW

DEMOGRAPHICS

ESTIMATED POPULATION



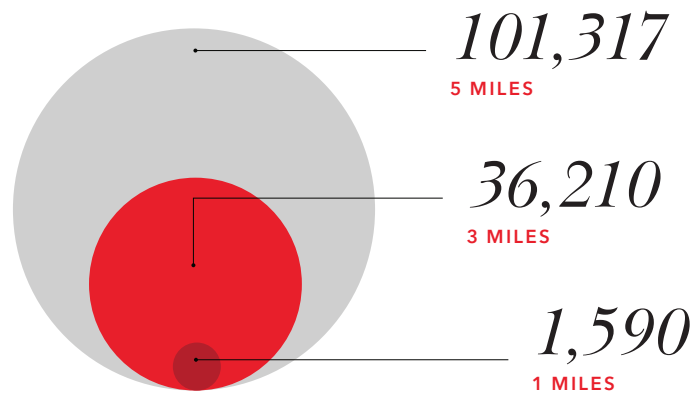
AVERAGE HOUSEHOLD INCOME



MEDIAN AGE



ESTIMATED HOUSEHOLDS



MEDIAN HOME VALUE



Data Source: CoStar

MARKET OVERVIEW

SAN BERNARDINO, CA

San Bernardino, CA 92401, is a bustling city located in the heart of Southern California's Inland Empire. The city boasts a strategic location, situated approximately 60 miles east of Los Angeles and 120 miles north of San Diego, making it an attractive hub for businesses and residents alike. San Bernardino is well-connected by major highways, including Interstate 10 and Interstate 215, and is served by the San Bernardino International Airport. The city is also home to the San Bernardino Santa Fe Depot, a historic train station that connects the city to the Metrolink commuter rail system.

San Bernardino's economy is diverse, with a strong presence in the logistics, healthcare, and education sectors. The city is home to several large employers, including Amazon, Stater Bros. Markets, and the San Bernardino City Unified School District. The city's proximity to popular attractions, such as the San Bernardino National Forest and the Glen Helen Regional Park, makes it an appealing destination for outdoor enthusiasts. Additionally, the city's downtown area features a variety of shops, restaurants, and entertainment options, including the California Theatre of the Performing Arts and the San Bernardino County Museum.

LOCAL RETAIL



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