



FOR SALE or LEASE

Community-Centered Office in Heart of San Bernardino

1661-1669 N E St. San Bernardino, CA 92405

2 Building on 1 Parcel | 6612 SqFt Avail.

Presented by

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PROPERTY OVERVIEW – FOR SALE

Community-Centered Office Space
1661-1669 N. E St, San Bernardino, CA 92405



PROPERTY DESCRIPTION

This early 1900s multi-tenant office property presents a distinctive opportunity in the core of San Bernardino's commercial corridor. Located on 0.34 acres with prominent corner frontage, the 6,612 SF building combines historic charm with versatile office layouts. Excellent street visibility along N E Street guarantees a strong presence for tenants or future development.

PROPERTY HIGHLIGHTS

- Multi-tenant office configuration
- Corner lot with strong visibility
- Zoning: Commercial General CG-1

OFFERING SUMMARY

Sale price	\$1,157,000.00
Building size	6,612 SF
Available SF	6,612 SF
Lot size	0.34 Acres
Number of buildings	2
Price / SF	\$175
Zoning	Commercial CG-1
APN	0145-131-25

VALUE PROPOSITION

Community-Centered Office Space
1661-1669 N. E St, San Bernardino, CA 92405



SUMMARY

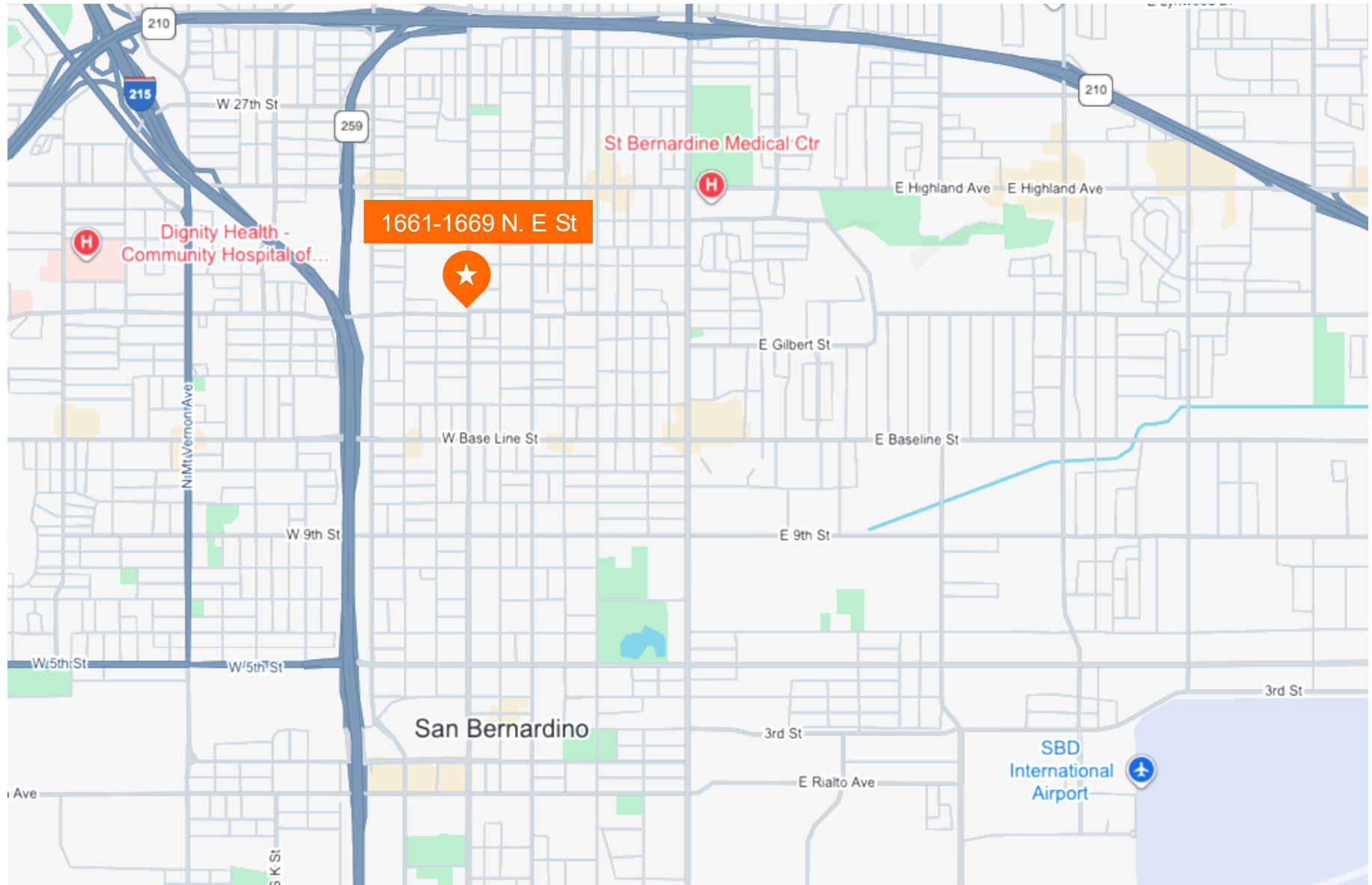
This property is well located for investors and owner-users looking for strong location fundamentals and the opportunity to reposition for higher returns. The high-visibility corner lot, combined with a versatile floor plan, enables multiple reconfiguration options..

Key Advantages:

- Approx. 10,000 daily traffic count along N E Street
- Proximity to I-215, I-10, and SR-210 freeways
- Dense surrounding residential population to support office/retail uses
- 1031 Exchange eligibility
- Potential for value-add through renovation or adaptive reuse

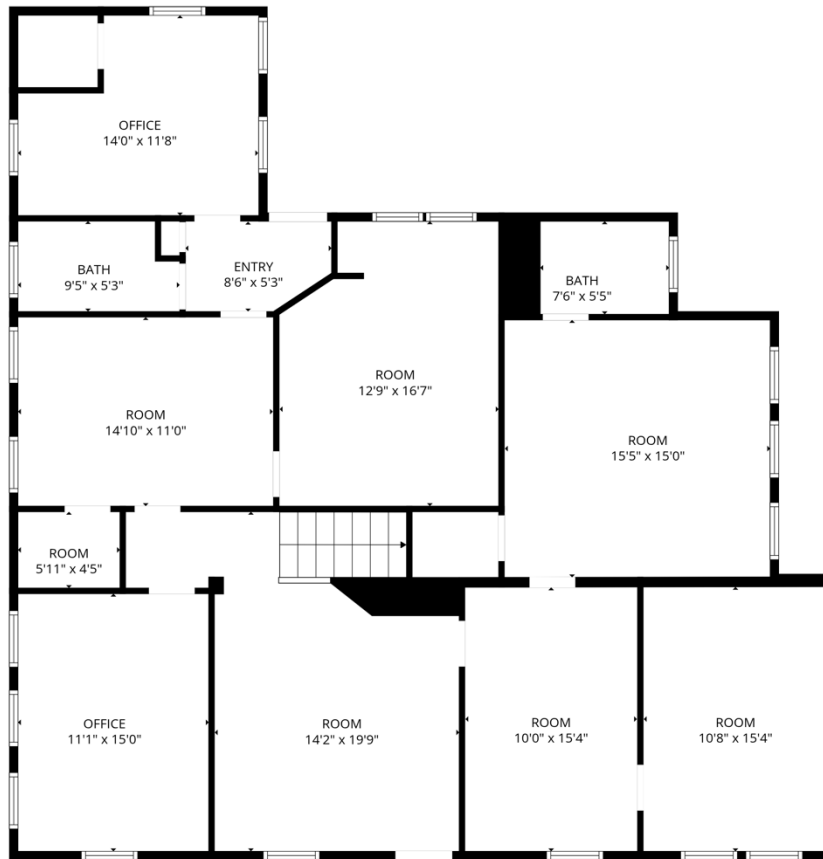
LOCATION MAP

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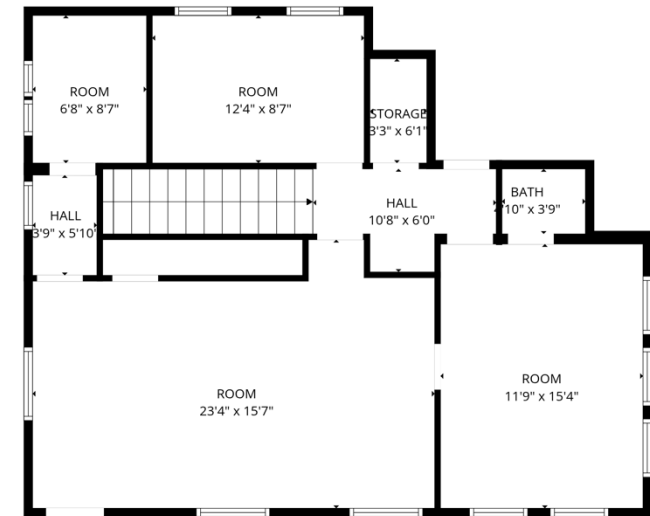


PROPERTY FLOOR PLAN

Community-Centered Office Space
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1st Floor



2nd Floor

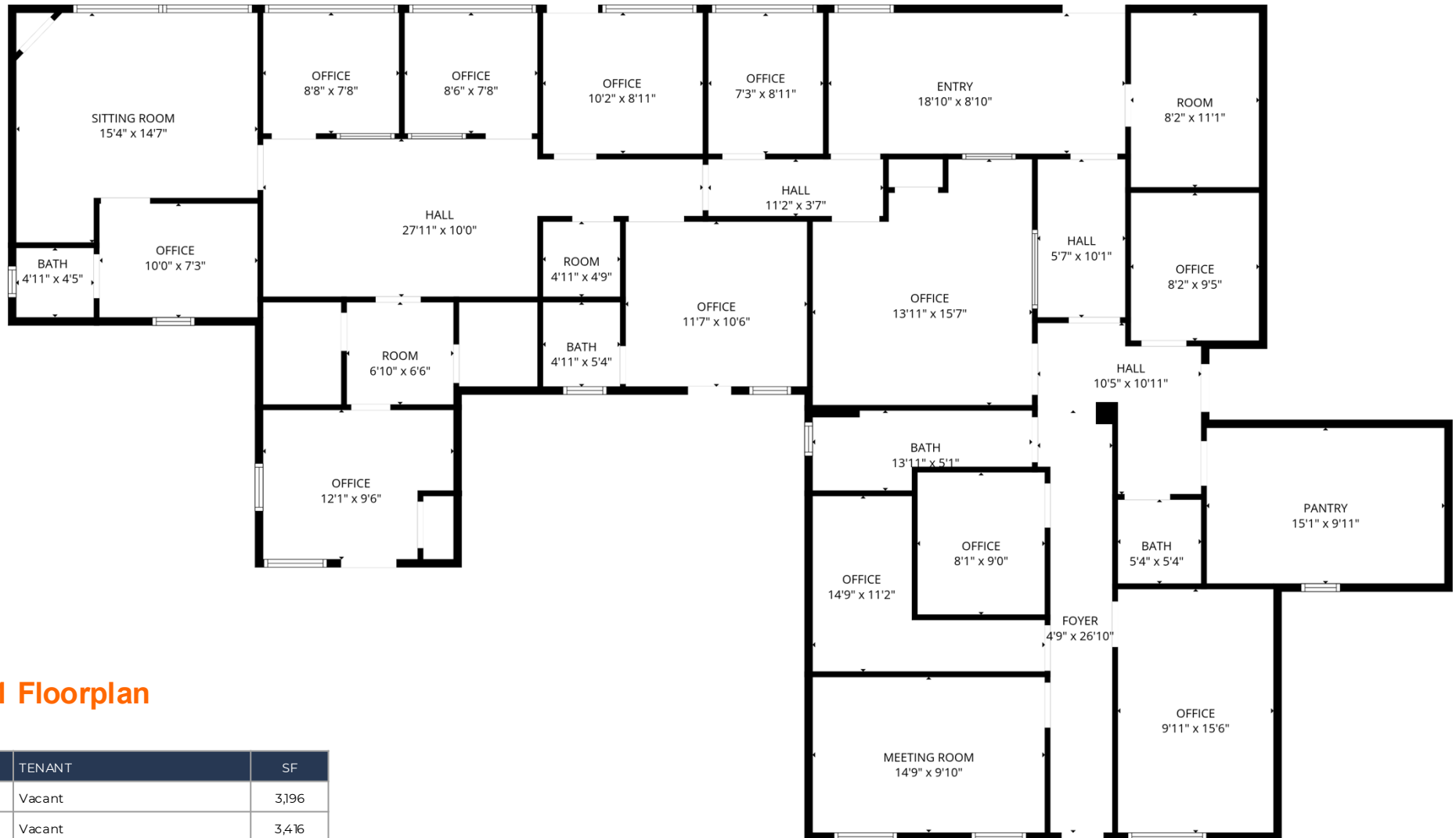
1669 Floorplan

Unit	TENANT	SF
1661	Vacant	3,196
1669	Vacant	3,416

Not to Scale. For information purposes only

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1661 Floorplan

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Market Overview

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San Bernardino – A City in Transformation

San Bernardino is experiencing renewed investment with a focus on revitalizing commercial corridors and enhancing downtown vibrancy. The city's strategic location as a logistics, education, and healthcare hub fuels steady economic demand

Demographic Highlights:

- **POPULATION:** Approximately 222,100 to 224,800
- **HOUSEHOLDS:** ~63,545
- **HOUSEHOLD SIZE:** 3.4
- **AVG HH INCOME:** \$80,152

Ethnic Composition

- Hispanic/Latin: ~ 68%
- White (non-Hispanic): ~ 13%
- Asian: ~4%
- Black/African American: ~12%
- Other: ~3.5%





DISCLAIMER

Each Party Shall Conduct Its Own Independent Investigation and Due Diligence

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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