



**FOR SALE OR FULL BUILDING LEASE**

# 247 E HIGHLAND AVE

SAN BERNARDINO, CA 92404

## OWNER-USER & INVESTMENT OPPORTUNITY – FULL BUILDING AVAILABLE

Acquire or lease a fully renovated, move-in ready two-story office building on Highland Avenue at a price point well below replacement cost. Ideal for owner-users, investors, non-profits, behavioral health groups, workforce development organizations, and professional services firms.

FOR SALE – OWNER USER / INVESTOR

**\$799,999**

Fee Simple – Below Replacement Cost

FULL BUILDING LEASE

**\$1.00 – \$1.05 PSF**

Modified Gross – ±5,886 SF

BUILDING SIZE

**±5,886 SF**

Two Stories – Renovated 2026

### IDEAL FOR NON-PROFITS, BEHAVIORAL HEALTH & PROFESSIONAL SERVICES

#### NON-PROFIT & SOCIAL SERVICES

Case management, program rooms, and client intake all in one building. Below-market lease with room to grow your mission.

#### BEHAVIORAL & MENTAL HEALTH

Private offices for individual sessions, open floor for group programs and admin. High-demand market in the Inland Empire.

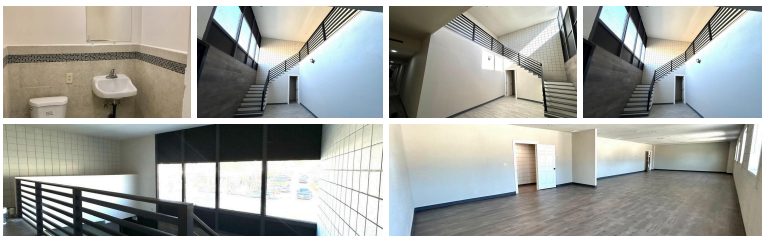
#### GOVERNMENT & WORKFORCE DEV.

Satellite office or training center with walk-in Highland Ave access and ample parking for staff and clients.

#### PROFESSIONAL SERVICES FIRM

Law, accounting, or consulting firm seeking full headquarters with signage rights and long-term corridor stability.

### PROPERTY PHOTOS



### PROPERTY OVERVIEW

Fully renovated in 2026 with new LVP flooring, recessed LED lighting, fresh paint, and modernized restrooms throughout. Contemporary steel railings on dual stairwells. Approximately 25 surface parking spaces with direct Highland Avenue frontage – critical for organizations serving walk-in clientele.

### PROPERTY FACTS

PROPERTY TYPE	Office – Class B
BUILDING SIZE	±5,886 SF
STORIES	Two (2)
TYPICAL FLOOR	±2,943 SF
YEAR BUILT / RENO	1965 / 2026
PRIVATE OFFICES	Four (4)
OPEN FLOOR PLANS	Two (2) Large
PARKING	±25 Surface Spaces
ZONING	C1 Commercial
APN	0146-031-29-0000
MARKET	Inland Empire – San Bernardino

### INVESTMENT & LEASE HIGHLIGHTS

- For Sale – Below Replacement Cost
- Highland Ave Visibility
- 4 Private Offices
- ±25 On-Site Parking Spaces
- Non-Profit / Health Use Ready
- SR-18 & I-215 Access
- Full Building Available Now
- Move-In Ready 2026 Reno
- 2 Large Open Floor Plans
- C1 Zoning – Flexible Use
- Below Market PSF Rate
- Owner-User Opportunity

### LOCATION & ACCESS

E Highland Avenue connects Downtown San Bernardino to the City of Highland. Direct access to SR-18 and I-215. Minutes from Arrowhead Regional Medical Center, San Bernardino County offices, and the Metrolink station. Surrounded by healthcare, government, and service sector uses.

