

432 W HIGHLAND AVE, SAN BERNARDINO, CA 92405

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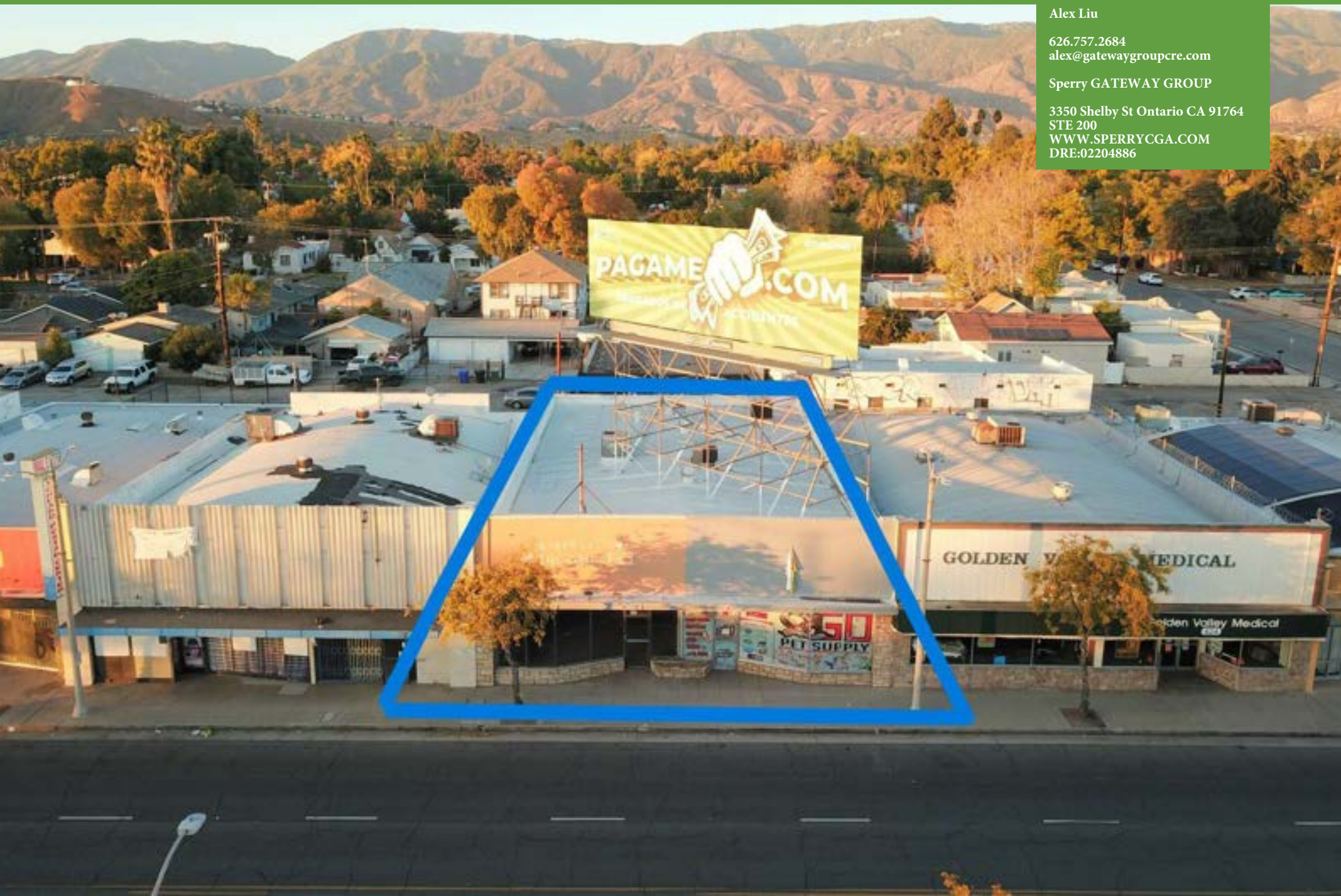


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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (MG)
Building Size:	4,200 SF
Available SF:	Unit #432 2,100 SF Unit #434 2,100 SF
Lot Size:	7,494 SF
Year Built:	1953
Zoning:	Commercial General (CG-1)

PROPERTY OVERVIEW

432-434 W Highland Ave San Bernardino
2,100 SF units available at \$0.85 Price/SF MG Lease.

Affordable Retail great for small or first time business owners, Private parking in the rear of the building. All spaces are built out as Shell spaces.

PROPERTY HIGHLIGHTS

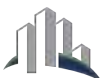
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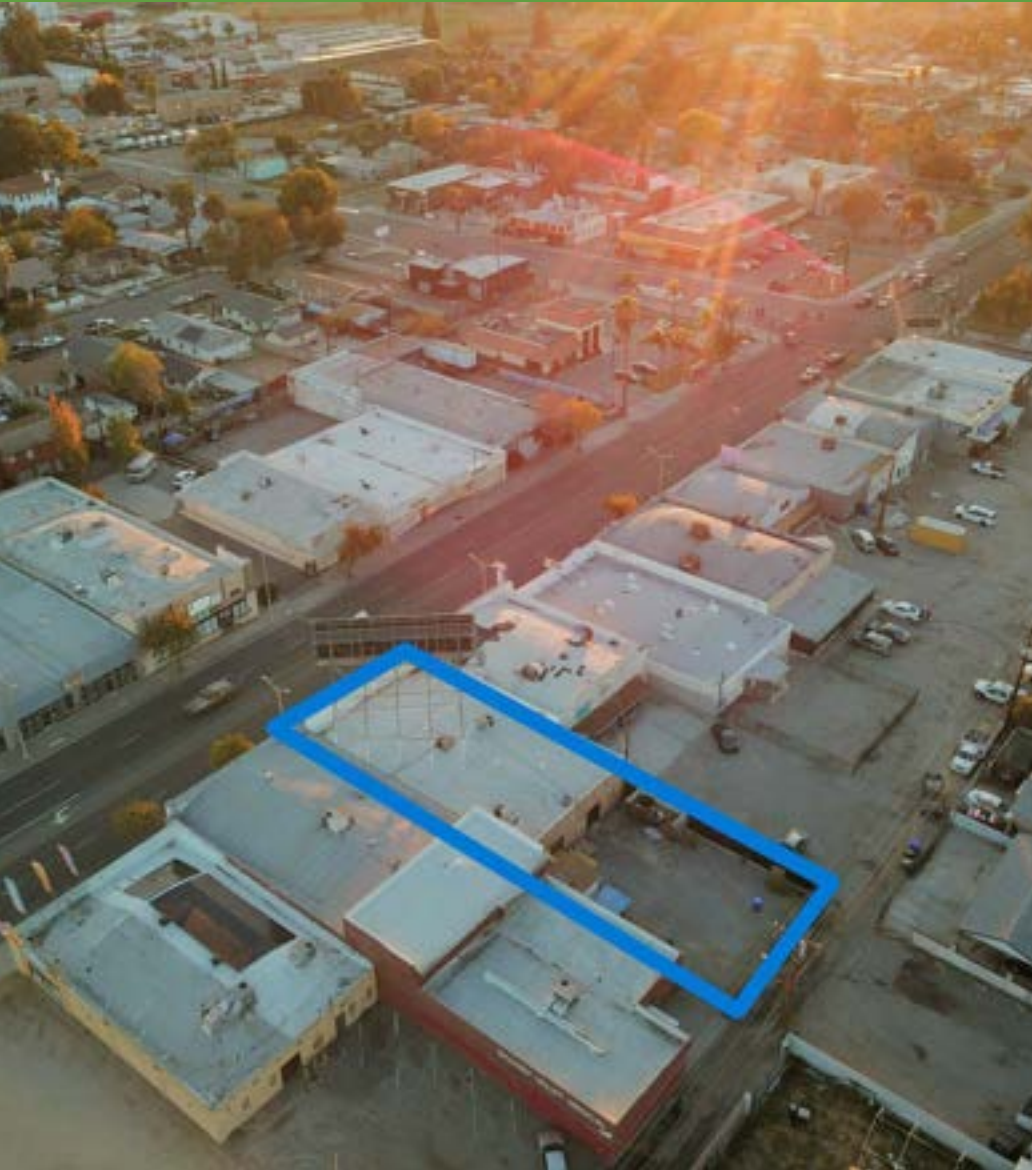
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EXECUTIVE SUMMARY // 2



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PROPERTY DESCRIPTION



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Affordable Retail great for small or first time business owners, Private parking in the rear of the building. All spaces are built out as Shell spaces.

LOCATION DESCRIPTION

Discover the vibrant surroundings of San Bernardino, CA, where the property is located. Conveniently situated near the lively downtown area and within close proximity to the picturesque San Bernardino Mountains, this bustling neighborhood offers a mix of urban excitement and natural beauty. Enjoy easy access to popular dining destinations, premier shopping centers, and cultural attractions, such as the National Orange Show Events Center and the California Theatre of Performing Arts. With a diverse array of amenities and entertainment options nearby, tenants at the location will experience the perfect blend of work and leisure in this dynamic city.

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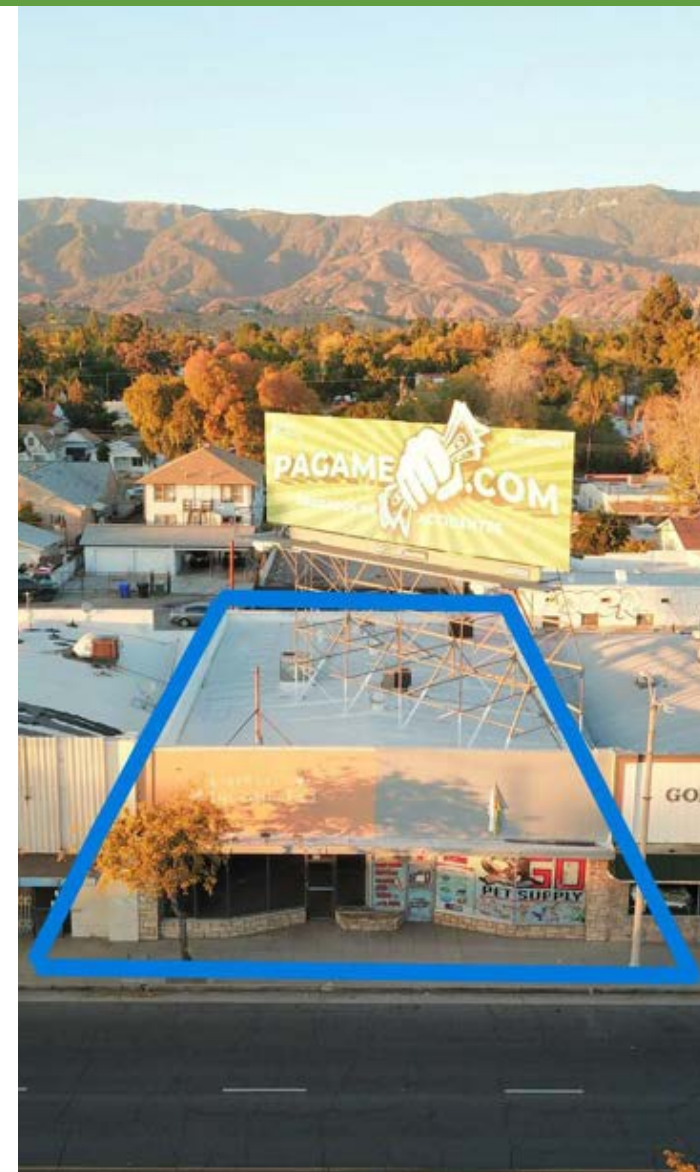
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PROPERTY DESCRIPTION // 3



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ADDITIONAL PHOTOS



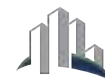
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ADDITIONAL PHOTOS // 4



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AERIAL MAP



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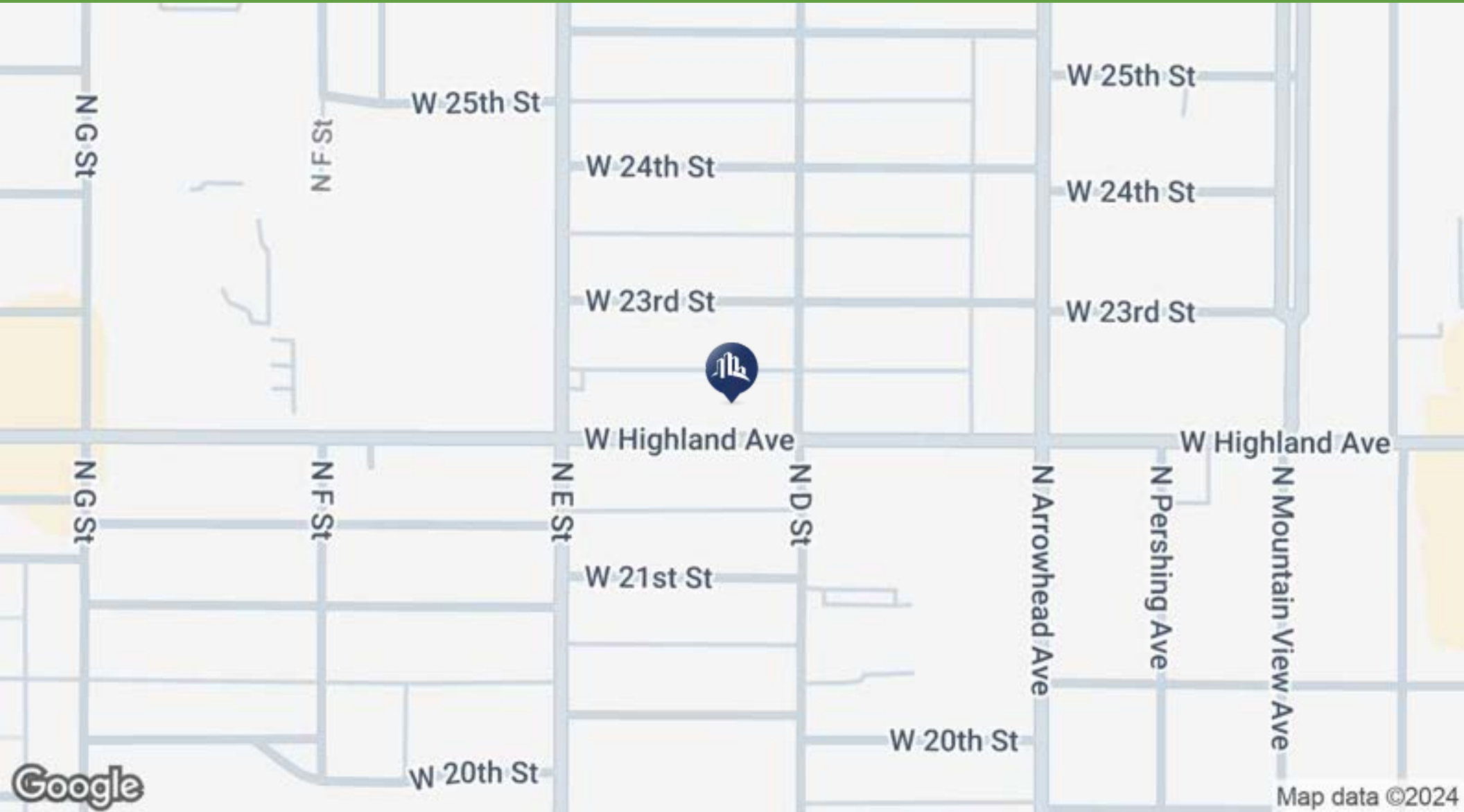
AERIAL MAP // 5



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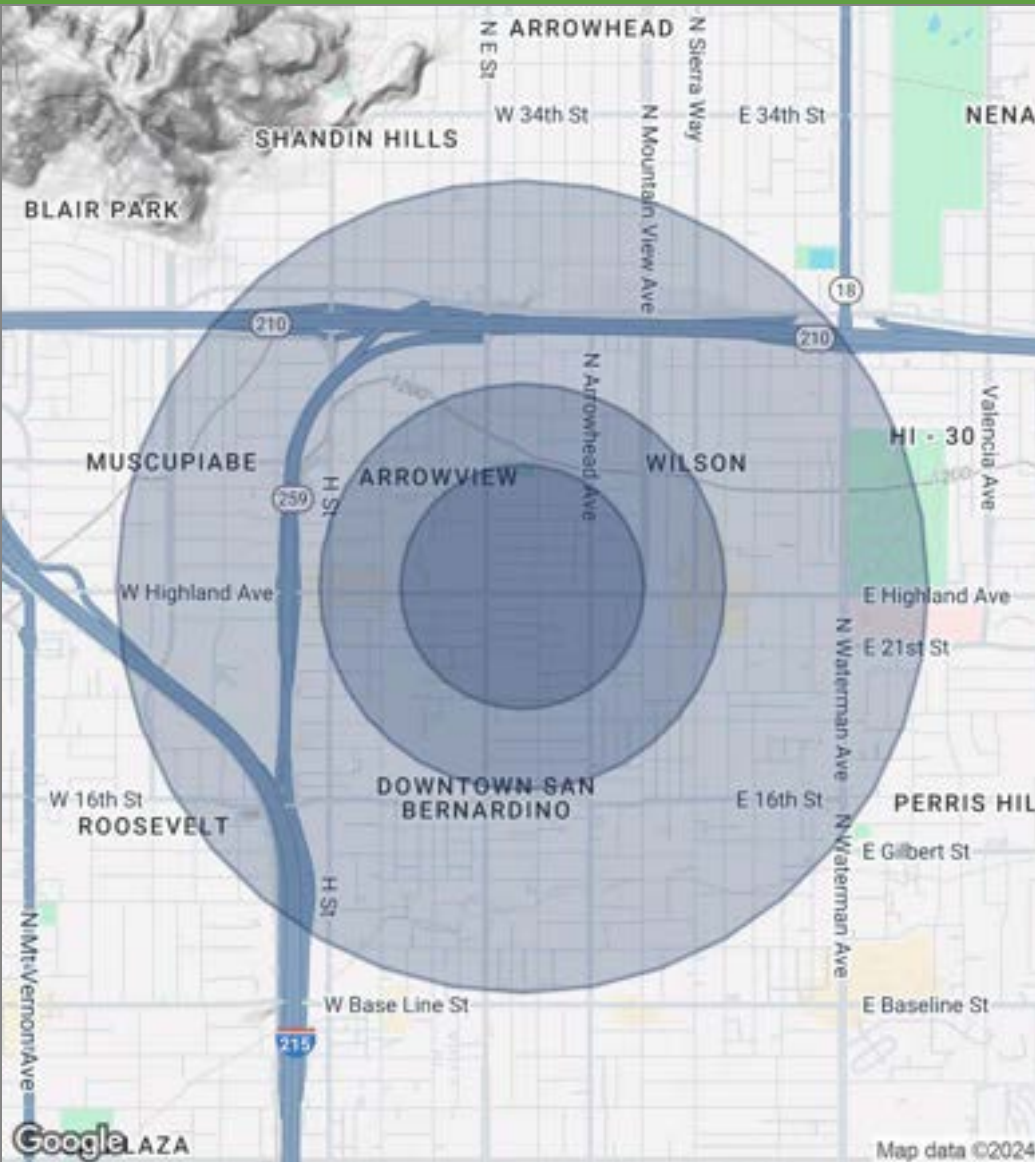
LOCATION MAP // 6



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DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	2,383	6,602	28,116
Median age	34	34	34
Median age (Male)	33	33	33
Median age (Female)	35	35	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	686	1,860	7,905
# of persons per HH	3.5	3.5	3.6
Average HH income	\$73,304	\$72,422	\$66,324
Average house value	\$380,045	\$370,442	\$393,194

* Demographic data derived from 2020 ACS - US Census

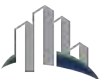
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DEMOGRAPHICS MAP // 7



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