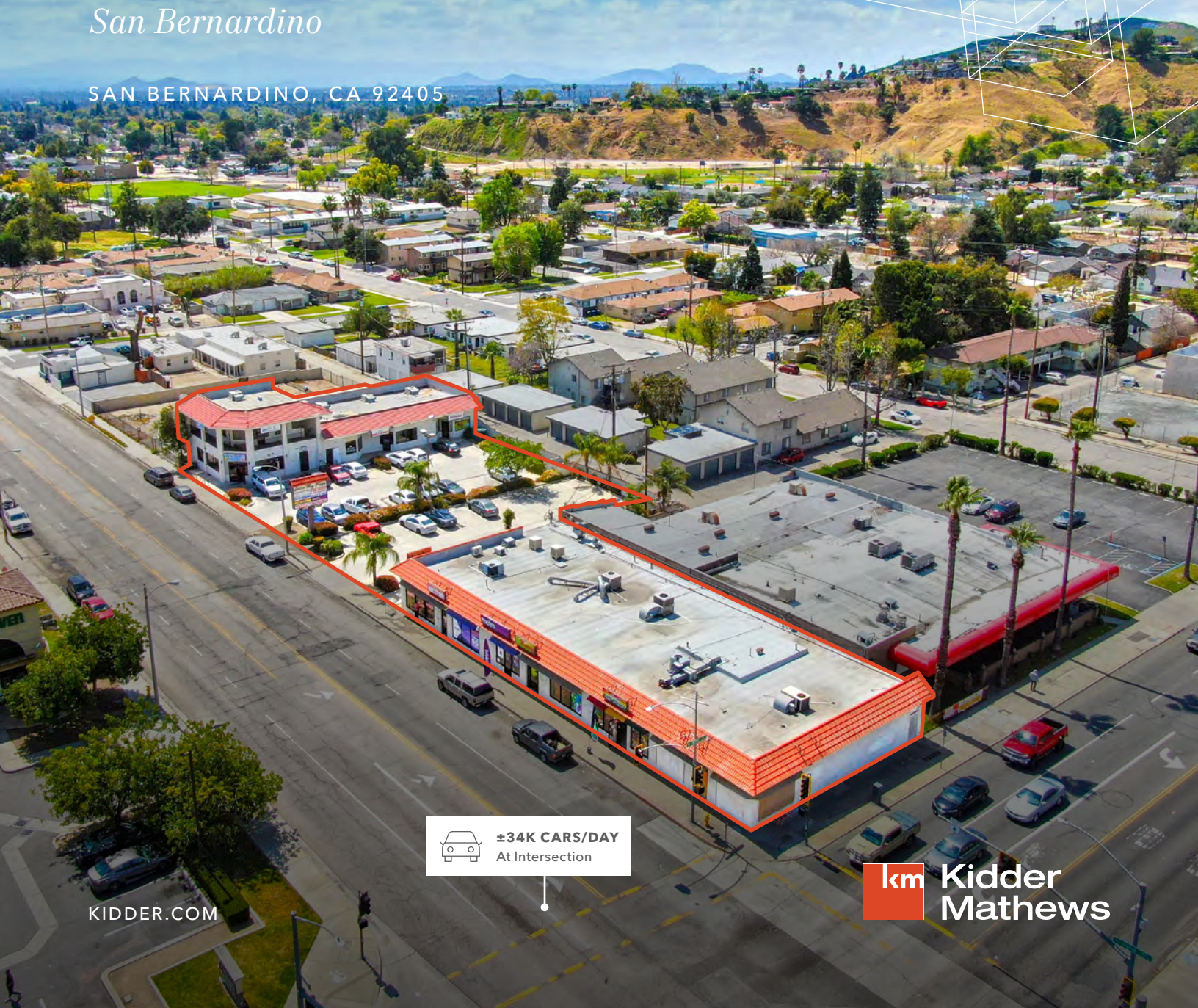


FOR SALE

3970-3996 N SIERRA WAY

*\$800,000 Reduction Motivated Seller
±13.4K SF Retail Strip Centers Located
on the Main-on-Main Retail Corner in
San Bernardino*

SAN BERNARDINO, CA 92405



±34K CARS/DAY
At Intersection

KIDDER.COM

km

Kidder
Mathews

+13.4K SF RETAIL STRIP CENTER ON MAIN RETAIL CORNER

3970-3996 N Sierra Way (Sierra Way Plaza) is a two property asset consisting of two strip centers located on the hard signalized corner of N Sierra Way and E 40th St. The buildings span 13,396 SF on 27,158 SF of land with a combined/dedicated parking lot in between the two centers. This rare infill retail opportunity includes daily convenience and essential retailers to constantly provide a constant draw of customers that includes restaurants, Metro PCS, and nail salon, and smoke shop. The properties are situated on the immediate Southwest corner that is shared with 7Eleven, Walgreens, and Cardenas Markets. The asset is primely located in this San Bernardino neighborhood essential for shopping, dining, and convenience.

Sierra Way Plaza is a value-add investment featuring in-place short term tenants on under-market rents. There is stable/historical tenancy with in-place customer draw with built-out/operating restaurants and service tenants. The center is 19% vacant with the majority of tenants having month to month or expirations in 2024/2025. The potential investor will have the opportunity to add tremendous value with a market lease-up that benefits from its build-outs, and prime corner location in the heart of this retail pocket in San Bernardino.

REDUCED PRICE	\$2,950,000 (\$800K Reduction)
CAP RATE	8.77% (Pro Forma)
PRICE/SF	\$220
OCCUPANCY	81% SF occupied (in-place)
BUILDING SF	3970: 5,624 SF 3990: 7,772 SF Total SF: 13,396
TOTAL LOT SF	27,158 SF (0.61 Acres)
STORIES	3970: 2
UNITS/TENANTS	9 retail/restaurants
PARKING	±46 spaces
ZONING	CG-1
PARCELS	0154-262-12, 0154-262-13, 0154-262-14, 0154-262-15
YEAR BUILT	1961/1982



2 Building Strip Center On The Hard Corner



Value-Add Investment / Internet Resistant

Located on the main signalized corner of N Sierra Way and E 40th St in San Bernardino. This rare in-fill retail investment includes 2 retail strip centers consisting of 13,396 SF with its own dedicated parking lots. The properties consist of 9 units and has unparalleled frontage and convenience directly on the main corridor and corner. The property is well positioned to benefit from the synergistic draw immediately surrounding the centers.

The properties include a synergistic mix of restaurant, retail, and service providers. These local retailers attract a constant draw of daily customers for the in-place restaurants, nail salon, Metro PCS, and smoke shop. The majority of tenants are on expiring leases with 2 vacant units including the prime corner. Lease up to market allows the investor to increase the properties income potential.



Major National Retail Draw on Immediate Corner



Dense Inland Empire Market / San Bernardino

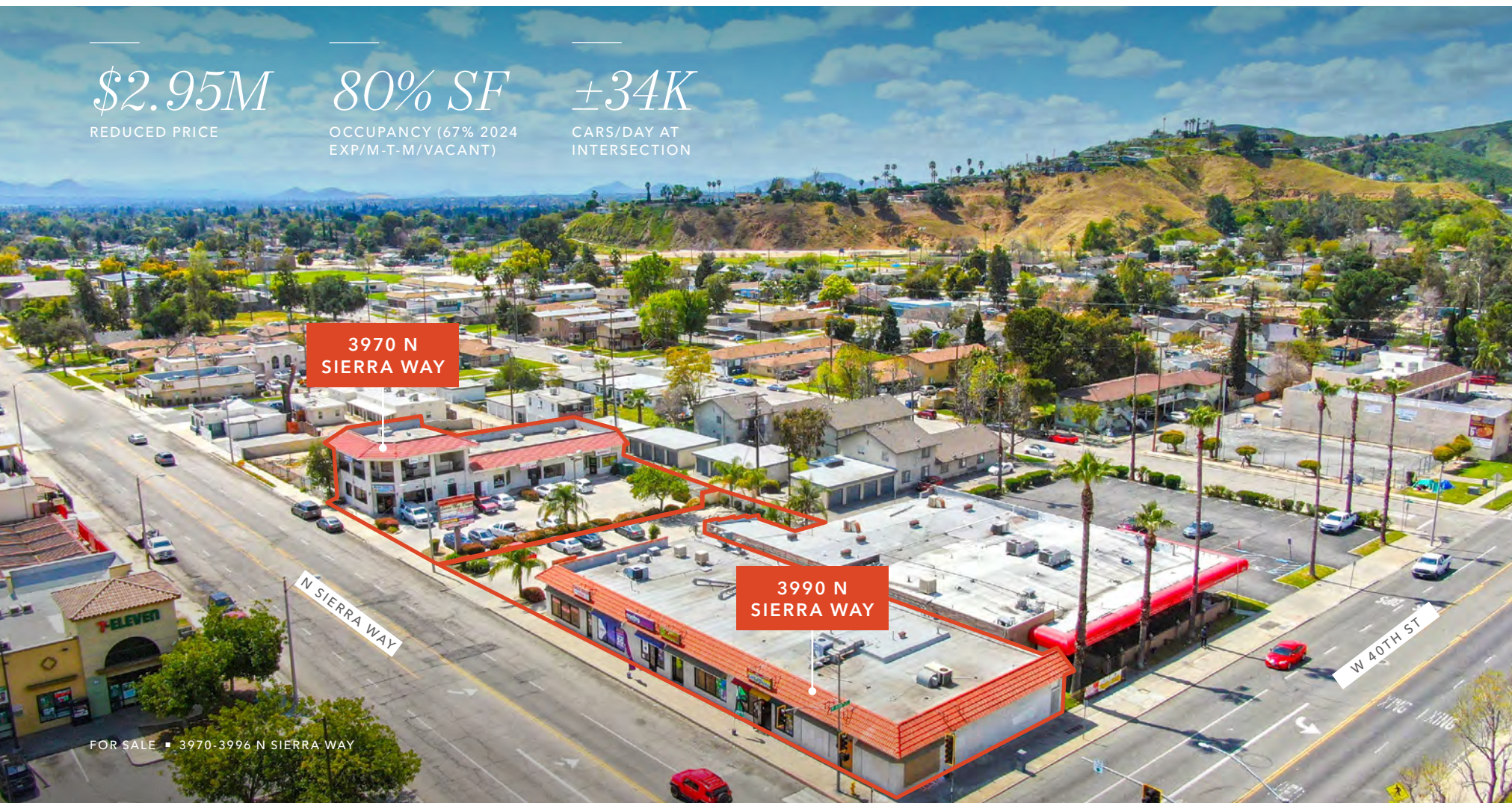
All major tenants, businesses, national retailers and restaurants surround this pocket to create a densely populated shopping destination between Sierra Way and Waterman Ave. Immediate nearby retailers include Cardenas Markets, Walgreens, Stater Brothers, TJ Maxx, and a plethora of popular local and national quick service/fast casual restaurants.

Located at the base of the San Bernardino Mountains, the property is surrounded by a dense residential community. 114k residents are located in a 3 mile radius with estimated \$68K household income. Major employers include Amazon, CSU San Bernardino, hospitals, and distribution Centers. The Inland Empire has been the subject of significant growth in recent years.

\$2.95M
REDUCED PRICE

80% SF
OCCUPANCY (67% 2024
EXP/M-T-M/VACANT)

±34K
CARS/DAY AT
INTERSECTION



INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

Rare infill/contiguous 2 property strip centers located on main-on-main signalized corner.

Enormous frontage and convenient access to/from N Sierra Way with dedicated parking lots.

In-place investment occupied by synergistic mix of internet resistant retail and restaurants. The local tenants generate a constant draw of customers for its convenience and local popularity that include a Mexican Bakery, Pupuseria, Hair and Nail Salon, and Smoke Shop.

Majority of rent roll is expiring in 2024 providing a short term value-add opportunity to lease up at market rates in the immediate prime retail trade area.

AREA HIGHLIGHTS

National tenants continuously target and occupy this retail pocket for its amenities and consumer draw.

High density location with $\pm 22.3K$ cars per day on E 40th St and $\pm 11.8K$ on N Sierra Way.

Direct neighboring tenants include Cardenas Markets, Walgreens, and 7-Eleven providing a constant daily consumer draw to the immediate area.

Sierra Way and 40th intersection are lined with the major national retail/restaurants in the area. This high density intersection feature shopping centers anchored by Cardenas Markets, Stater Brothers, and TJ Maxx as well as many national quick service fast food chains.

San Bernardino/Inland Empire market with consumer demographics of \$74k - \$66K household incomes in a 1-5 mile radius, and population of 16K to 234k residents in a 1-5 mile radius.

$\pm 22.3K$

AVERAGE VEHICLES PER DAY (W 40TH ST)

$\pm 11.8K$

AVERAGE VEHICLES PER DAY (N SIERRA WAY)

FOR SALE ■ 3970-3996 N SIERRA WAY



KIDDER MATHEWS



W 40TH ST

SUBJECT PROPERTY

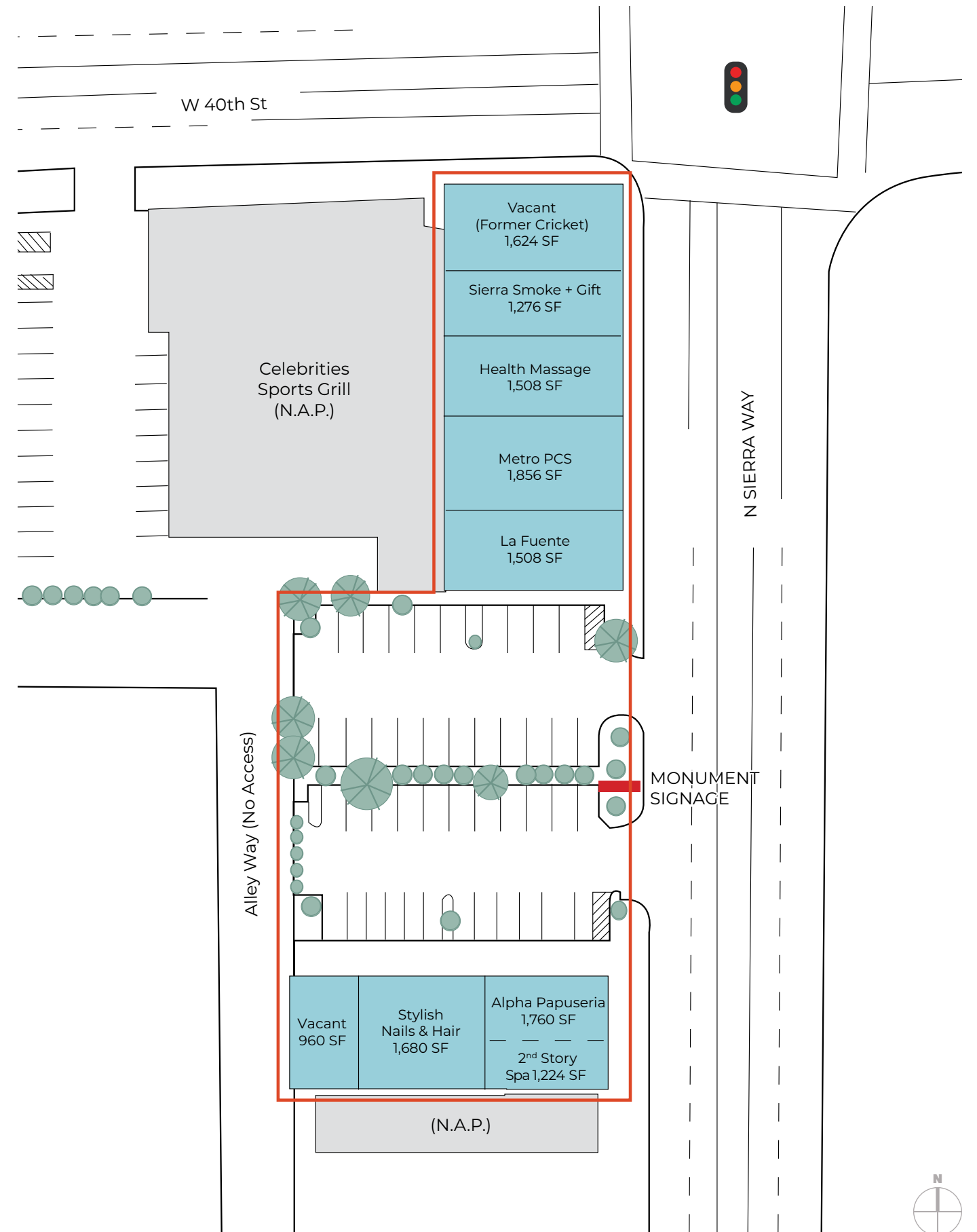


N SIERRA WAY

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PARCEL MAP



SAN BERNARDINO

San Bernardino is the economic, cultural, and political hub of the San Bernardino Valley and the Inland Empire.

Nestled south of the San Bernardino Mountains and west of the lower desert – the city has been recognized for its scenic beauty and strategic location. Today, the City of San Bernardino serves as the county seat and is the largest city in the County of San Bernardino. Furthermore, the city's University District serves as a college town, as home to California State University, San Bernardino.

For more than 100 years, the City of San Bernardino has been a major transportation link between the east and west coasts.

San Bernardino is located approximately 60 miles east of Los Angeles, 120 miles northeast of metropolitan San

Diego, and 55 miles northwest of Palm Springs. For more than 100 years, the City of San Bernardino has been a major transportation link between the east and west coasts. With rail, freeway, two nearby International Airports and the Port of Los Angeles within an hour's drive, San Bernardino is the link to national markets, Mexico, and the Pacific Rim.

San Bernardino is, now more than ever, a city of opportunity. As the City rests in the heart of inland Southern California it offers affordable housing, a pathways-focused public education system, an innovative Cal-State university, low-cost of doing business, a large labor force, and a multifaceted transportation hub.

62
MILES TO
LOS ANGELES, CA

56
MILES TO
PALM SPRINGS, CA

16
MILES TO
RIVERSIDE, CA

DEMOGRAPHICS

POPULATION

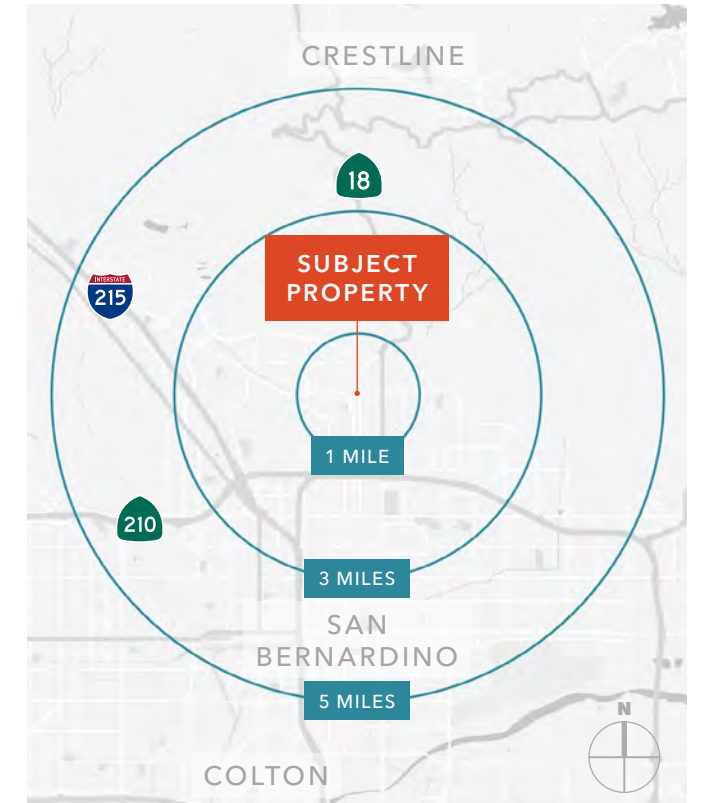
	1 Mile	3 Miles	5 Miles
2023 POPULATION	17,435	113,287	243,885
2028 POPULATION PROJECTION	16,519	108,813	235,511
ANNUAL GROWTH 2010-2020	0.6%	0.5%	0.5%
ANNUAL GROWTH 2023-2028	-1.1%	-0.8%	-0.7%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
TOTAL ANNUAL CONSUMER SPENDING (\$)	\$424.7M	\$2.22B	\$4.46B

INCOME

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$110,701	\$94,312	\$93,307
MEDIAN HH INCOME	\$75,256	\$69,756	\$68,246



FINANCIAL INFORMATION

RENT ROLL

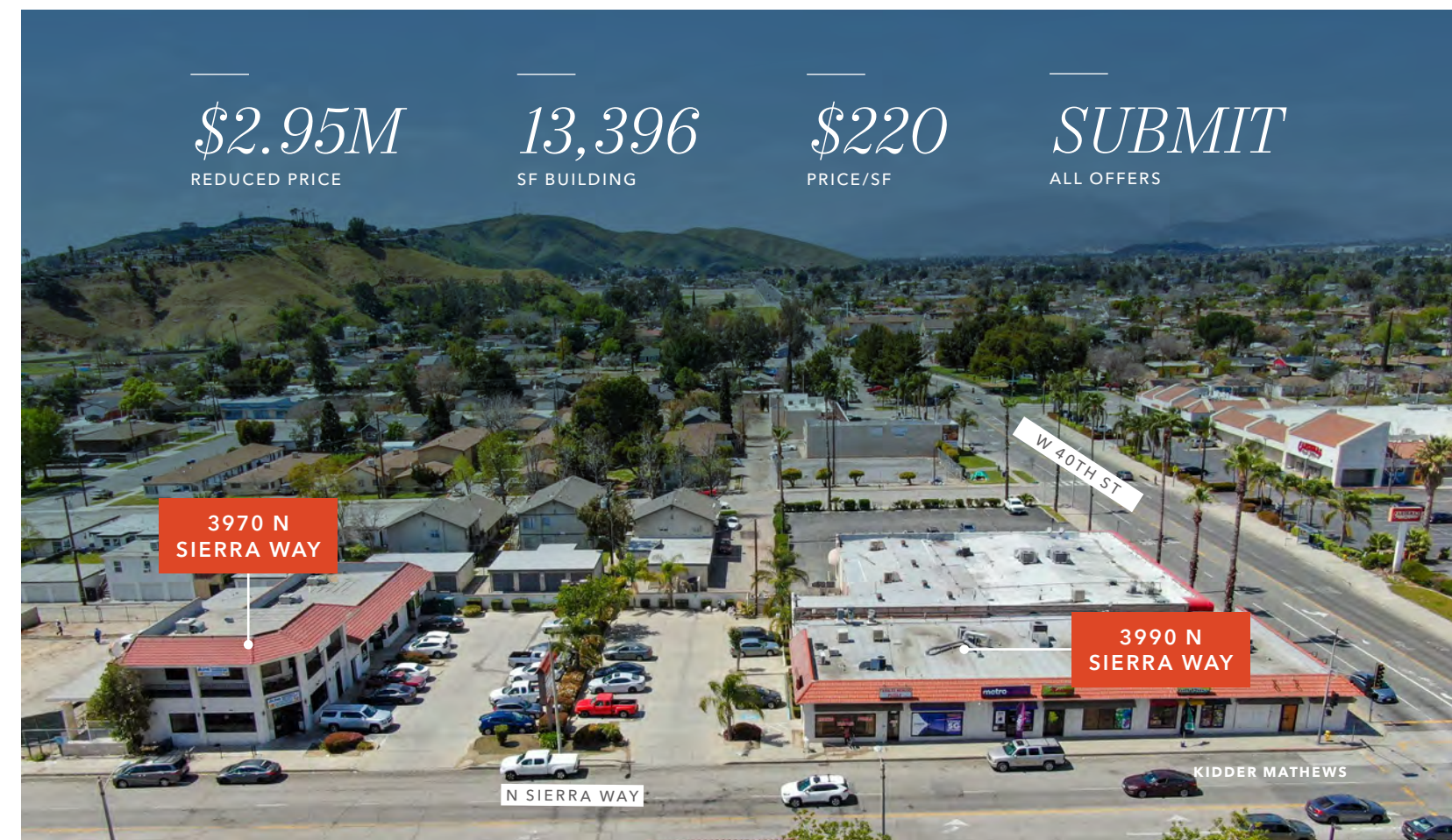
Suite	Tenant	Size	IN-PLACE		PRO FORMA (NNN)		Lease Expires	Type
			Rent	Rent/SF	Rent	Rent/SF		
3970 A	Alpha Pupuseria	1,760 SF	\$3,043	\$1.73	\$3,960	\$2.25	9/30/2024	Gross
3970 B	Stylish Nails & Hair Salon	1,680 SF	\$2,266	\$1.35	\$2,520	\$1.50	MTM	Gross
3970 C	Vacant	960 SF	\$1,440	\$1.50	\$1,440	\$1.50	---	Gross
3970 D	Sakura Spa	1,224 SF	\$1,138	\$0.93	\$1,138	\$0.93	4/30/2027	NNN
3990	La Fuente Mexican Bakery	1,508 SF	\$3,166	\$2.10	\$3,393	\$2.25	10/31/2024	Gross
3992 A	Metro PCS	1,856 SF	\$1,950	\$1.05	\$1,950	\$1.05	4/30/2027	NNN
3992 B	Health Massage	1,508 SF	\$2,262	\$1.50	\$2,262	\$1.50	MTM	Gross
3994	Sierra Smoke & Gift Shop	1,276 SF	\$1,800	\$1.41	\$1,799	\$1.41	5/31/2027	Gross
3996	Vacant (Former Cricket)	1,624 SF	\$3,654	\$2.25	\$3,654	\$2.25	---	NNN
TOTAL		13,396 SF	\$20,719		\$22,116			
ANNUAL			\$248,632		\$265,398			
Vacancy			19.29%					
12/24 Vacancy			67.48%					

FOR SALE ■ 3970-3996 N SIERRA WAY

INCOME STATEMENT

	In-Place	Pro Forma
GROSS OPERATING INCOME	\$248,632	\$265,398
EXPENSE REIMBURSEMENTS	\$16,305	\$64,161
VACANCY	(\$61,128) 19%	---
GROSS INCOME	\$203,809	\$329,559
EXPENSES		
	In-Place	Pro Forma
PROPERTY TAX (NEW 1.15%)*	\$43,125	\$43,125
UTILITIES	\$14,550	\$14,550
INSURANCE	\$10,841	\$10,841
GARDENING	\$2,400	\$2,400
TOTAL	\$70,916	\$70,916
NET OPERATING INCOME	\$132,893	\$258,643
CAP RATE	4.50%	8.77%

*Current Taxes \$24,374



\$2.95M
REDUCED PRICE

13,396
SF BUILDING

\$220
PRICE/SF

SUBMIT
ALL OFFERS

KIDDER MATHEWS



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