

# PROPERTY FEATURES



**BUILDING SIZE:**  
±2,318 sq.ft.



**LOT SIZE:**  
±42,840 sq.ft. (±0.98 Acre)



**PARCELS**  
APN: 0136-501-04-0000

**ZONING**  
Commercial General (CG-1), per the City of San Bernardino, CA

## PROPERTY HIGHLIGHTS

- Freestanding Building
- Building and Pole Signage
- Permitted Drive-Thru (Verify)
- Grease Interceptor in Place (Verify)
- Frontage on E St. (±18,000 Vehicles per Day)
- Great Access to I-215 Freeway from Mill St. and Inland Centre Dr. On/Off Ramps, and Minutes from the I-15 and I-210 Freeways



**INLAND  
EMPIRE**

**CAL DRE # 02120868**

KW COMMERCIAL  
3595-1 Inland Empire  
Blvd. Suite 1250  
Ontario, CA 91764  
909.980.6868

# FOR LEASE

**590 S. E St.**  
**SAN BERNARDINO, CA 92408**



**Rene Ramos, Jr.**  
**909.980.6868**  
Rene.Ramos@kwcommercial.com  
CalDRE Lic. #01836872

**Jacob B. Bernardy**  
**909.935.0935**  
Jacob.Bernardy@kwcommercial.com  
CalDRE Lic. #02039512

**Aidan J. Isaias**  
**909.980.6868**  
Aidan.Isaias@kwcie.com  
CalDRE Lic. #02228061

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY, OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

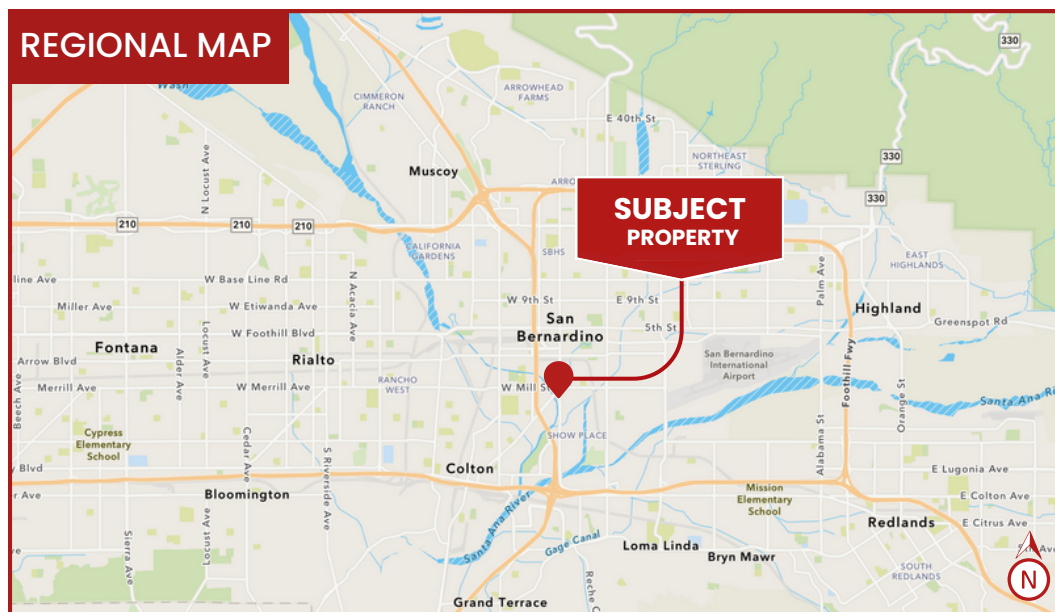
## AERIAL MAP



## LOCAL MAP



## REGIONAL MAP



Rene Ramos, Jr.  
909.980.6868  
Rene.Ramos@kwcommercial.com  
CalDRE Lic. #01836872

Jacob B. Bernardy  
909.935.0935  
Jacob.Bernardy@kwcommercial.com  
CalDRE Lic. #02039512

Aidan J. Isaias  
909.935.0936  
Aidan.Isaias@kwcie.com  
CalDRE Lic. #0222



**INLAND  
EMPIRE**

**CAL DRE # 02120868**

## ADDITIONAL PICTURES

590 S. E ST., SAN BERNARDINO, CA 92408



Rene Ramos, Jr.  
909.980.6868  
Rene.Ramos@kwcommercial.com  
CalDRE Lic. #01836872

Jacob B. Bernardy  
909.935.0935  
Jacob.Bernardy@kwcommercial.com  
CalDRE Lic. #02039512

Aidan J. Isaias  
909.935.0936  
Aidan.Isaias@kwcie.com  
CalDRE Lic. #0222



INLAND  
EMPIRE

CAL DRE # 02120868



Rene Ramos, Jr.  
909.980.6868  
Rene.Ramos@kwcommercial.com  
CalDRE Lic. #01836872

Jacob B. Bernardy  
909.935.0935  
Jacob.Bernardy@kwcommercial.com  
CalDRE Lic. #02039512

Aidan J. Isaias  
909.935.0936  
Aidan.Isaias@kwcie.com  
CalDRE Lic. #0222



INLAND  
EMPIRE

CAL DRE # 02120868