

PROPERTY FEATURES



BUILDING SIZE

±6,400 sq.ft.

LOT SIZE

±12,197 sq.ft.



PARCELS

APN #: 0145-031-28-0000



ZONING

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

FOR SALE

**457 W. HIGHLAND AVE.
SAN BERNARDINO, CA 92405**



Highland Ave.

PROPERTY INFORMATION

- Frontage on W. Highland Ave.
- ±26,955 cars per day
- Building and Pylon Signage
- Fenced & Secured Parking
- Great Owner-User Opportunity
- Located blocks East of the I-215

Freeway, and minutes South of the I-

210 Freeway



**INLAND
EMPIRE**

CAL DRE # 02120868

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

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

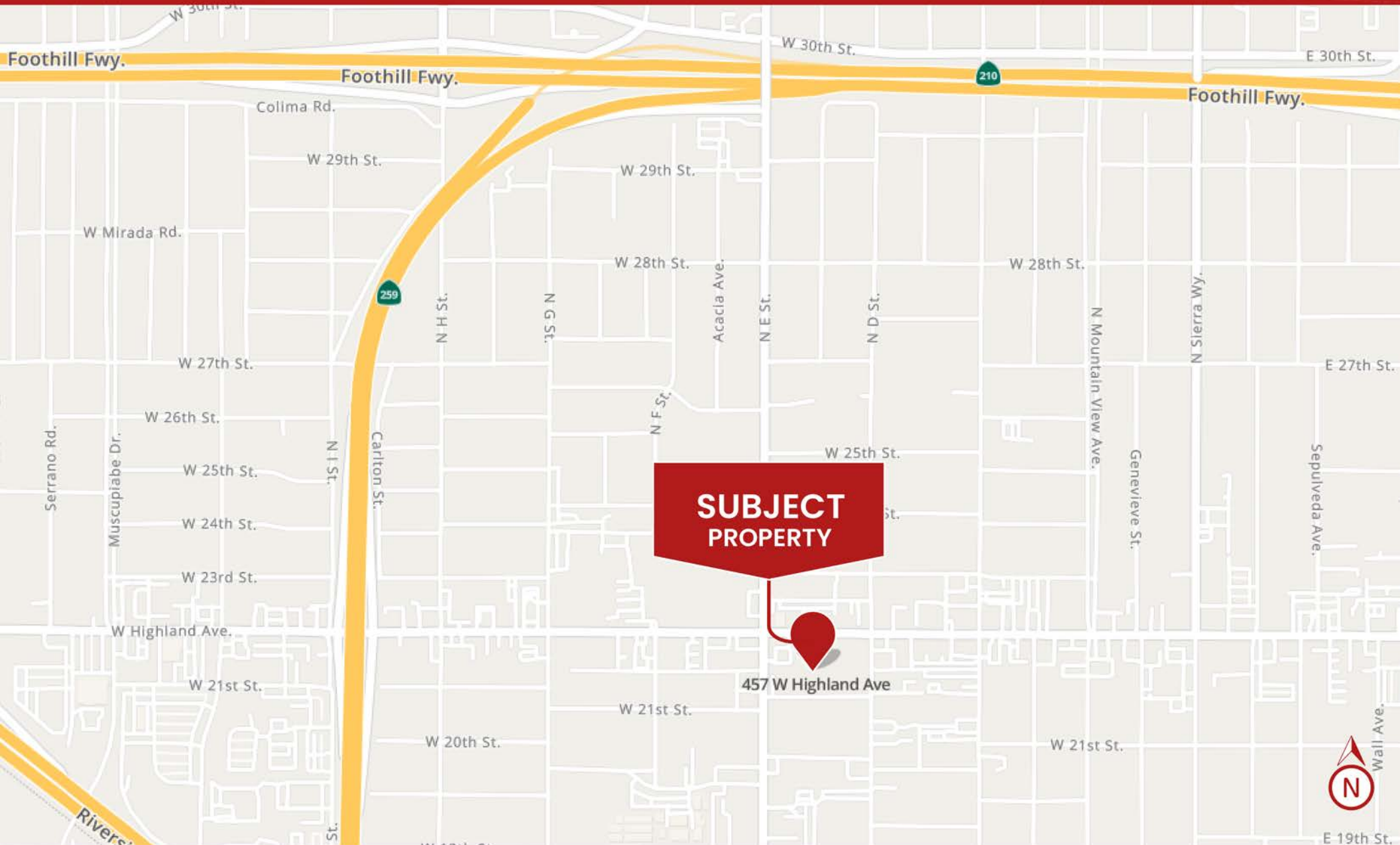
Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.243.7747 x 222
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221

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.

LOCAL MAP

457 W. Highland Ave. San Bernardino, CA 92405



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

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.243.7747 x 222
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221

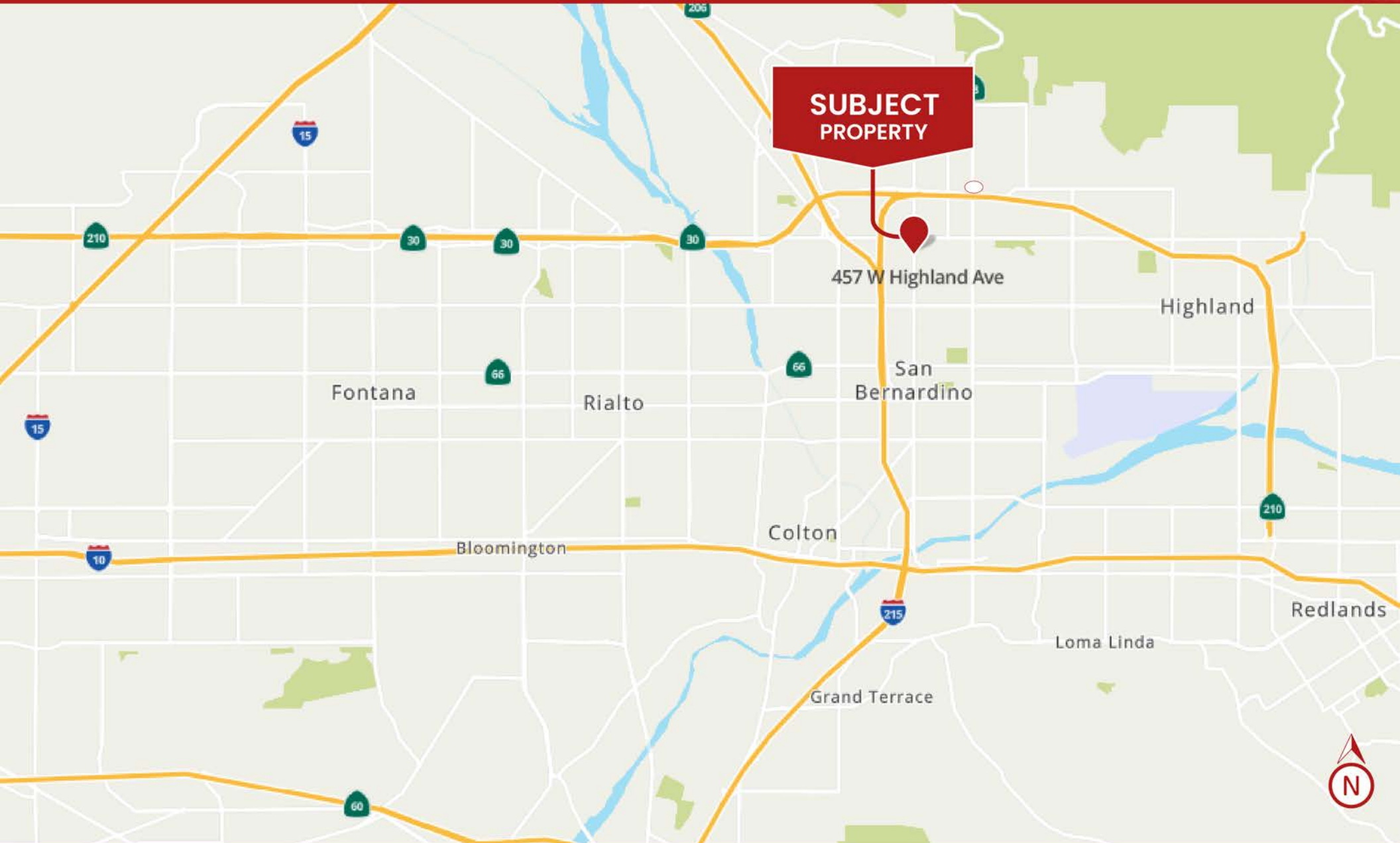


**INLAND
EMPIRE**

CAL DRE # 02120868

REGIONAL MAP

457 W. Highland Ave. San Bernardino, CA 92405



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

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.243.7747 x 222
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221



**INLAND
EMPIRE**

CAL DRE # 02120868

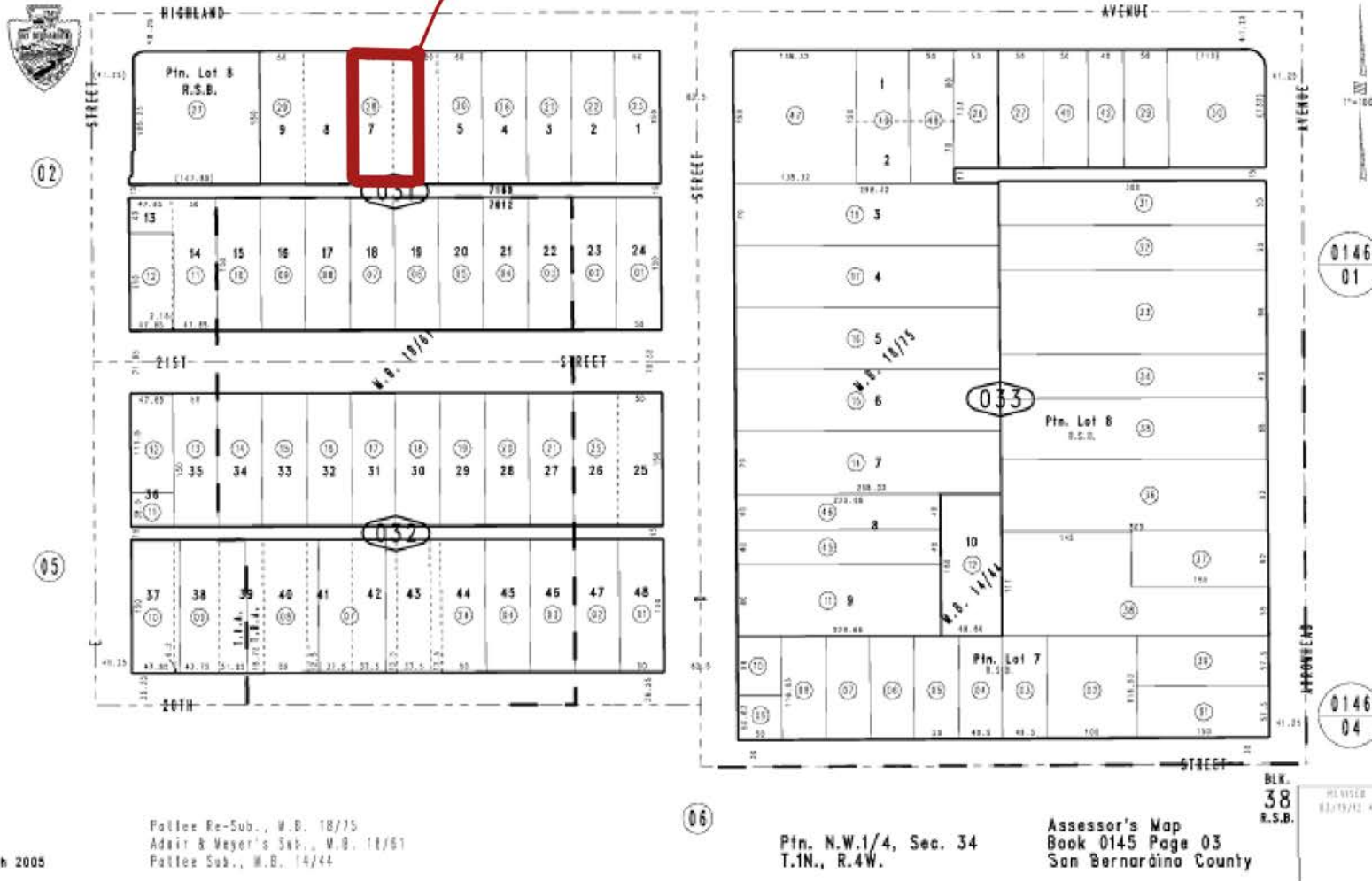
457 W. HIGHLAND AVE.
SAN BERNARDINO, CA 92405

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

0149
22

City of San Bernardino 0145 - 03
Tax Rate Area
7012,7160



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

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.243.7747 x 222
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221

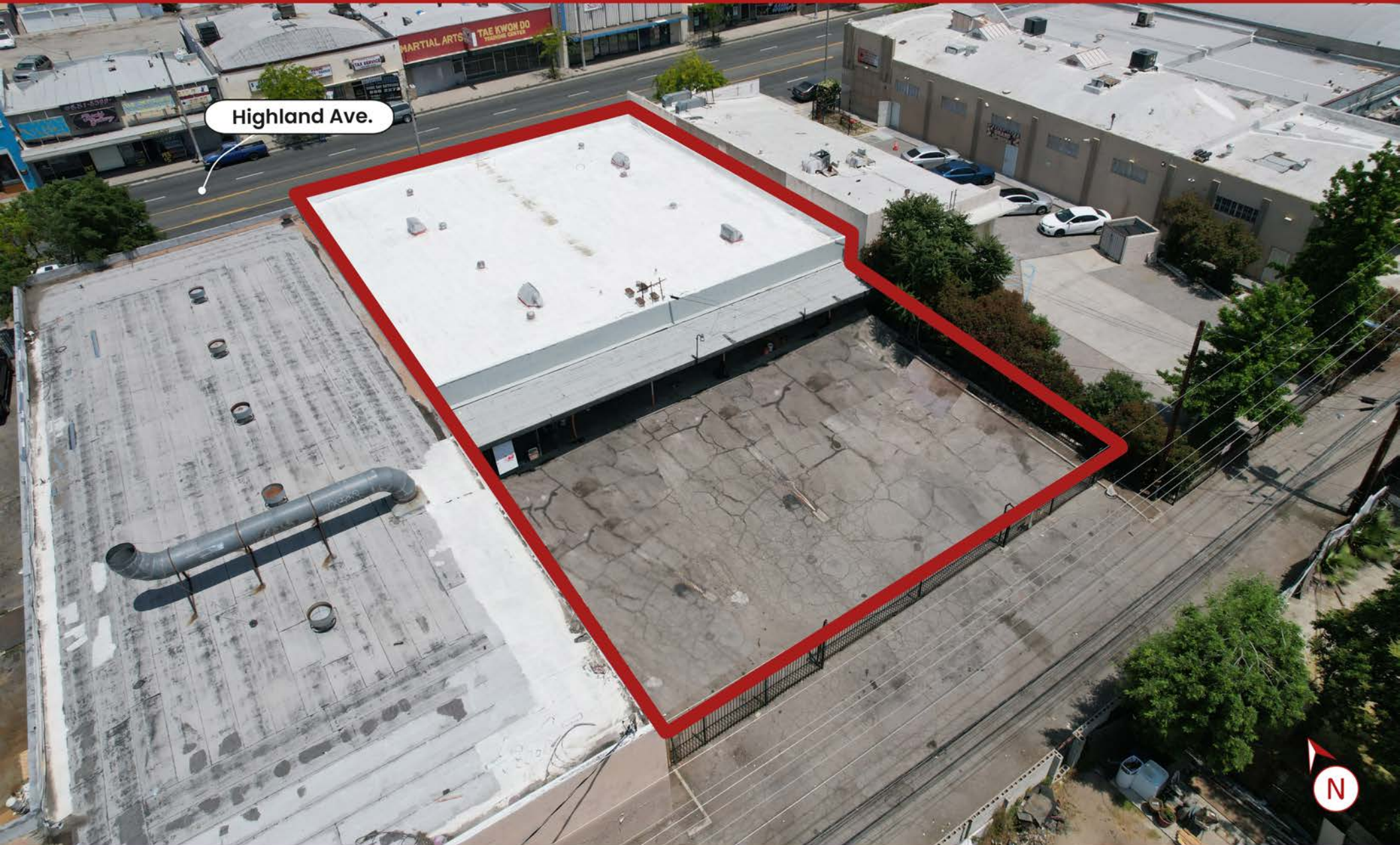


INLAND
EMPIRE

CAL DRE # 02120868

ADDITIONAL PROPERTY PICTURES

457 W. Highland Ave. San Bernardino, CA 92405



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

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.243.7747 x 222
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221



**INLAND
EMPIRE**

CAL DRE # 02120868

ADDITIONAL PROPERTY PICTURES

457 W. Highland Ave. San Bernardino, CA 92405



Highland Ave.



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

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.243.7747 x 222
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221

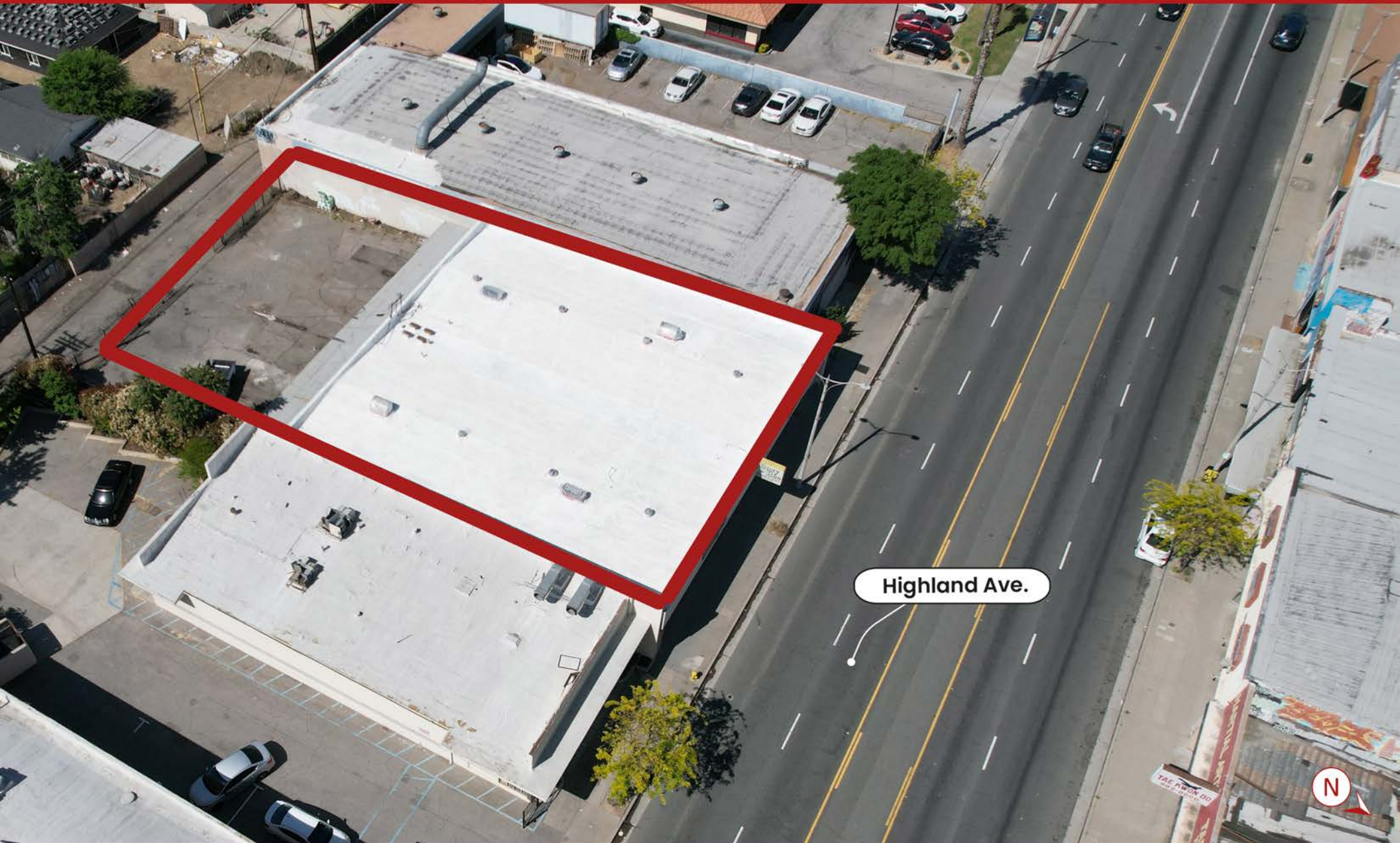


**INLAND
EMPIRE**

CAL DRE # 02120868

ADDITIONAL PROPERTY PICTURES

457 W. Highland Ave. San Bernardino, CA 92405



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

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.243.7747 x 222
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221



**INLAND
EMPIRE**

CAL DRE # 02120868