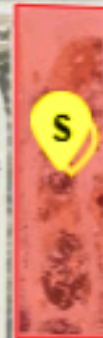


# FOR SALE



GOLDWELL BANKER  
COMMERCIAL  
REALTY



**PRIME LAND PARCEL  
ON ORANGE SHOW LAND IN SAN BERNARDINO**

**36,000 SQUARE FEET WITH SUBSTANTIAL FRONTAGE ON ORANGE SHOW RD  
APN # 0281-031-13-000**

**Priced to sell quickly at \$1,349,000  
E. Orange Show Rd, San Bernardino, CA 92408**



## OFFERING SUMMARY

ADDRESS	E. Orange Show Rd San Bernardino, CA 92408
LAND SF	+/- 36,000 SF
LAND AC	+/- 0.83
APN	0281-031-13-0000

## FINANCIAL SUMMARY

PRICE	\$1,349,000
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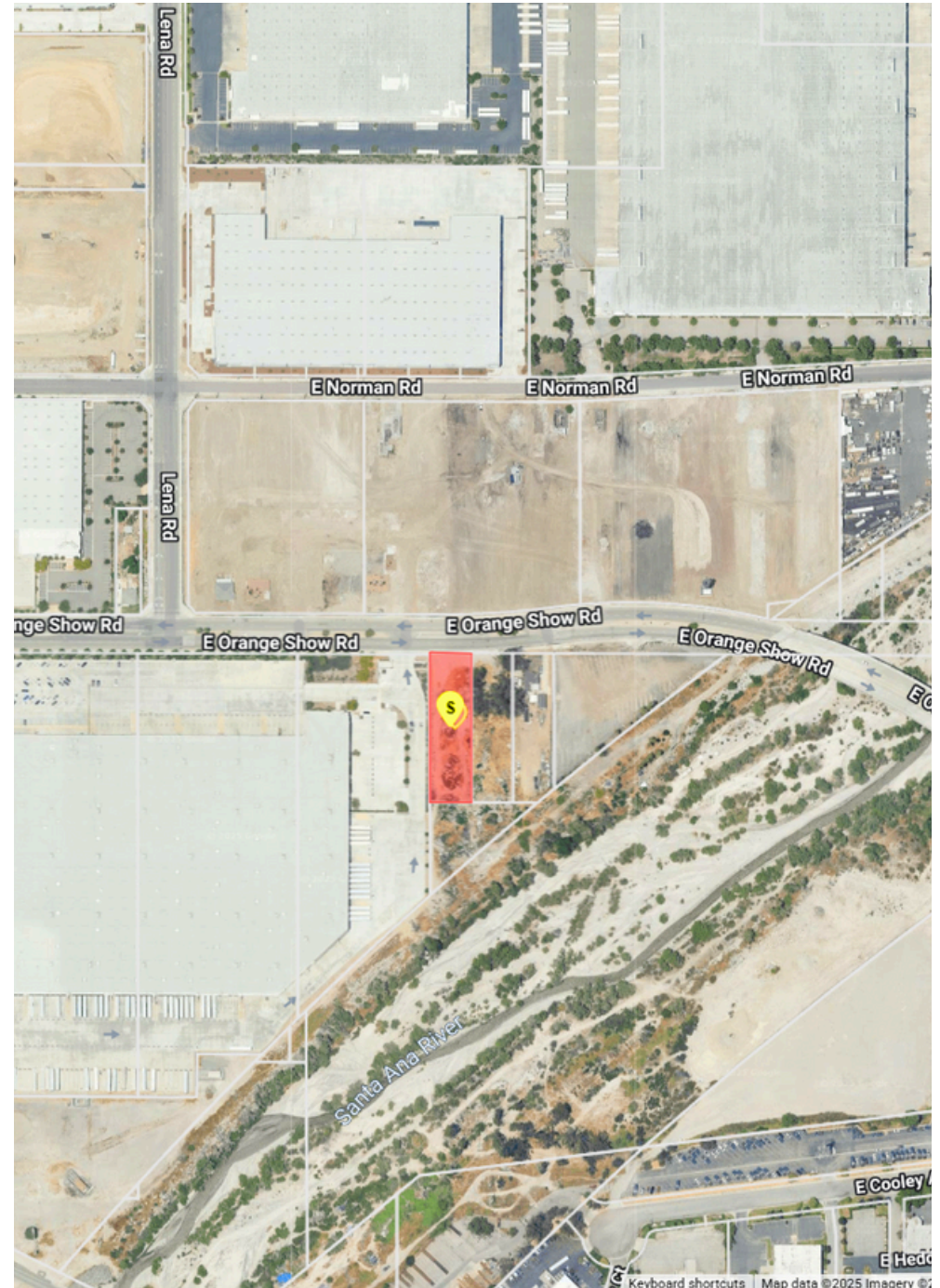
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,897	89,515	302,096
2025 Median HH Income	\$54,795	\$63,494	\$67,930
2025 Average HH Income	\$72,027	\$85,453	\$87,929

## PROPERTY DESCRIPTION

### Prime Land Parcel for Sale – Orange Show Lane, San Bernardino

This offering consists of approximately 36,000 square feet of vacant land with substantial frontage along Orange Show Lane in San Bernardino. The property, identified as APN 0281-031-12-000, is positioned within a high-visibility corridor and represents a strategic acquisition opportunity.

At a list price of \$1,349,000, the parcel is competitively priced for immediate sale. Its size, exposure, and accessibility make it well-suited for a range of potential commercial or mixed-use development projects. This is a rare opportunity to secure a prime landholding in a strong Southern California market.



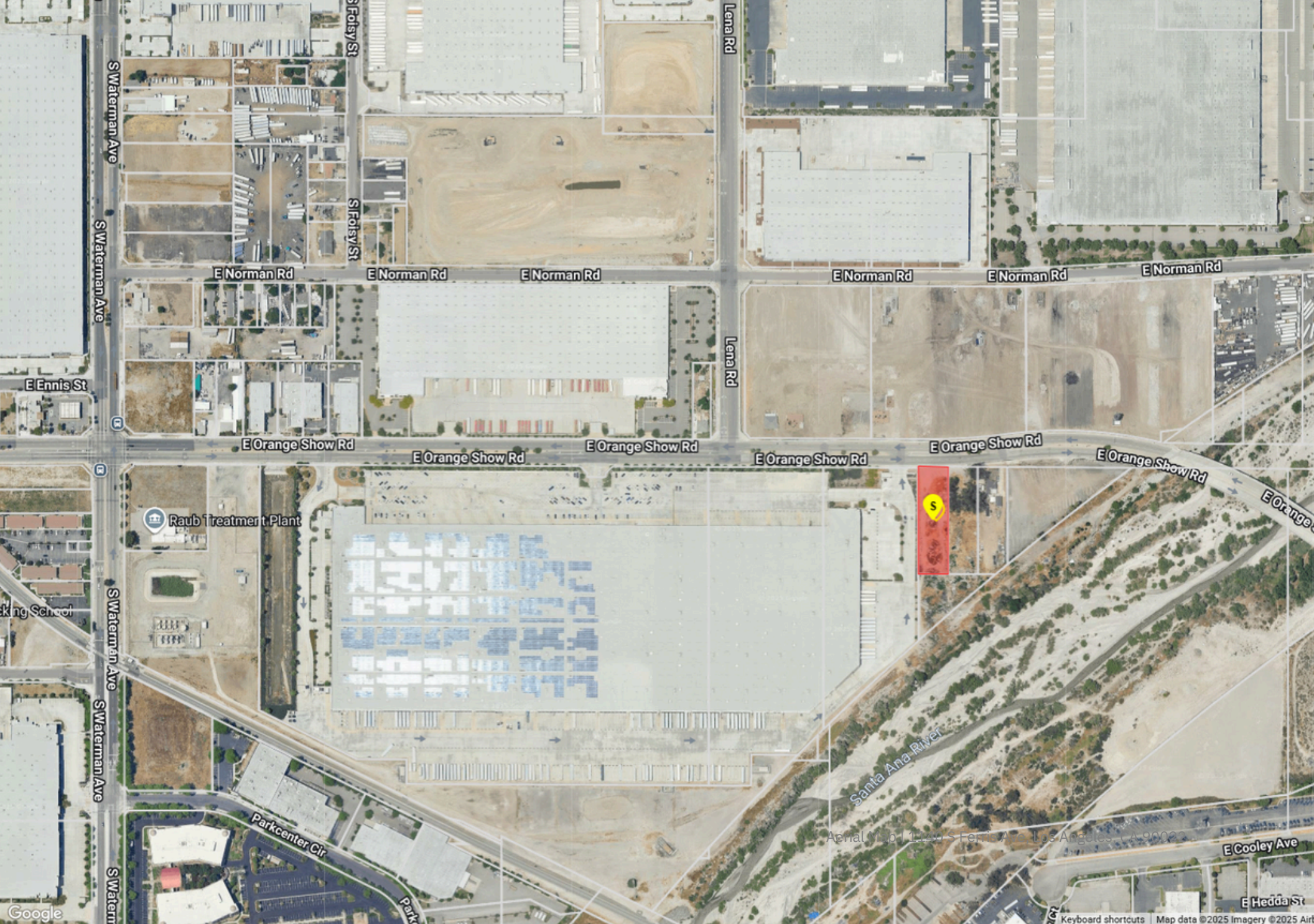




Aerial Map | 4140 S. Temple Ave, Los Angeles, CA 90022

Keyboard shortcuts | Map data ©2025 Imagery ©2025 A

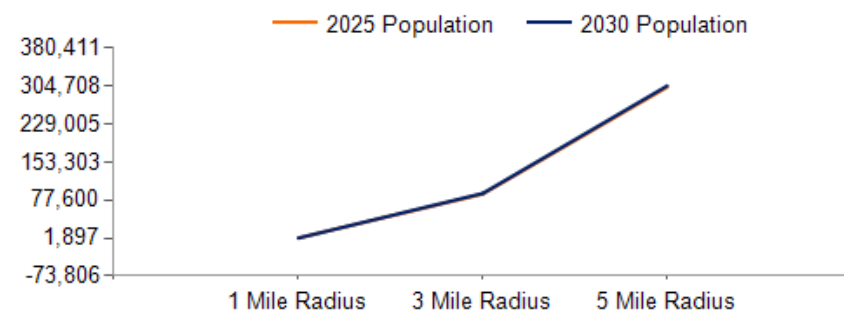




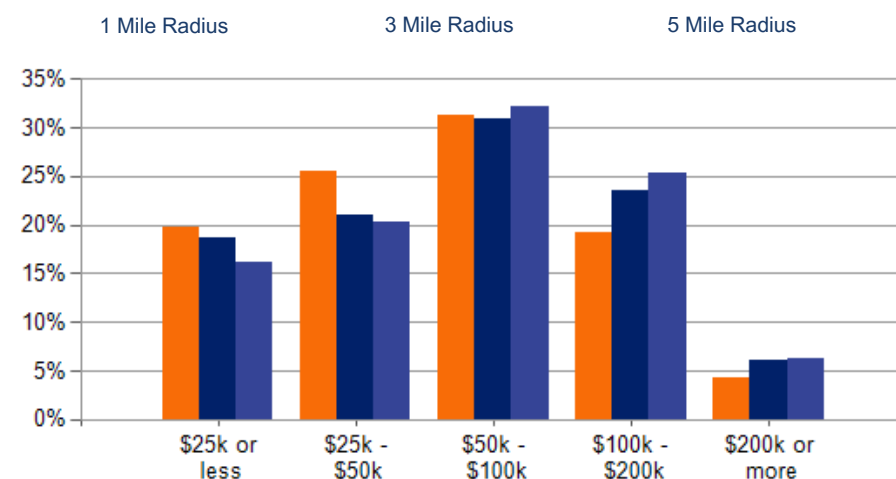


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,137	78,430	256,473
2010 Population	1,970	86,559	286,251
2025 Population	1,897	89,515	302,096
2030 Population	1,905	90,701	304,708
2025 African American	91	8,694	29,597
2025 American Indian	36	1,545	6,358
2025 Asian	206	10,832	22,800
2025 Hispanic	1,408	56,800	204,722
2025 Other Race	830	33,623	119,492
2025 White	362	20,947	72,671
2025 Multiracial	356	13,576	50,098
2025-2030: Population: Growth Rate	0.40%	1.30%	0.85%

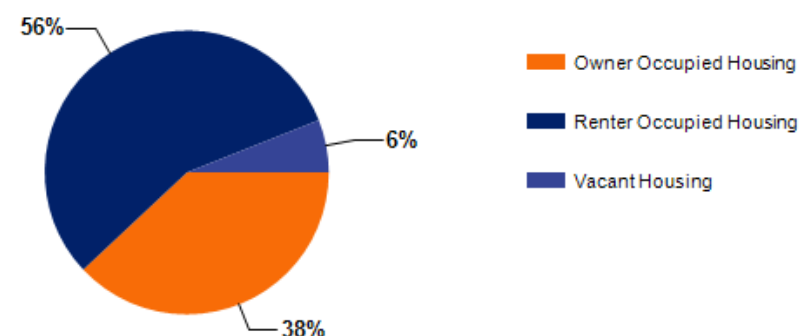
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	63	3,453	9,167
\$15,000-\$24,999	28	1,890	5,888
\$25,000-\$34,999	35	2,604	8,072
\$35,000-\$49,999	83	3,424	10,811
\$50,000-\$74,999	83	5,094	16,701
\$75,000-\$99,999	61	3,774	13,186
\$100,000-\$149,999	67	4,620	16,066
\$150,000-\$199,999	22	2,146	7,478
\$200,000 or greater	20	1,755	5,863
Median HH Income	\$54,795	\$63,494	\$67,930
Average HH Income	\$72,027	\$85,453	\$87,929



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

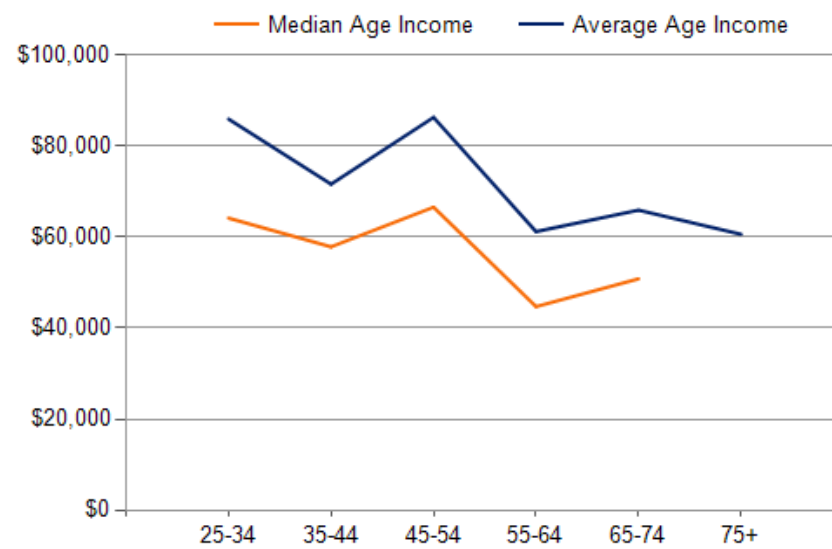
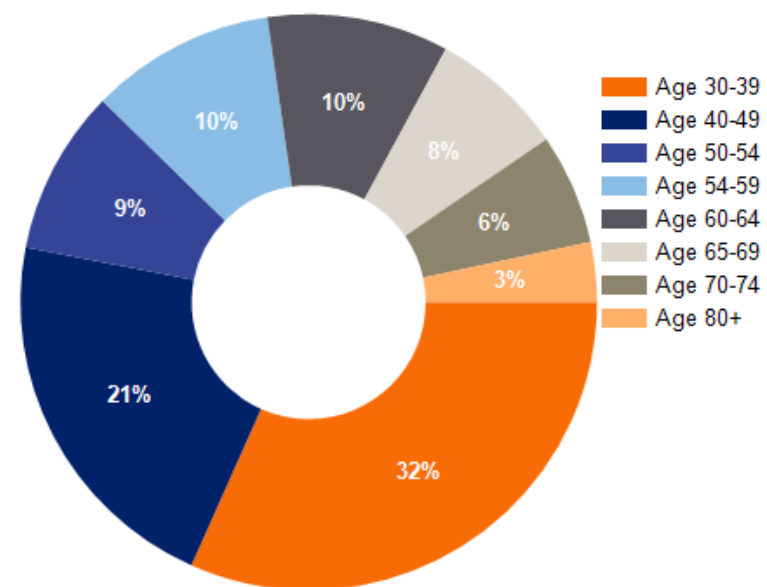


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	184	8,026	26,109
2025 Population Age 35-39	127	6,481	21,773
2025 Population Age 40-44	108	5,726	19,399
2025 Population Age 45-49	102	4,798	16,746
2025 Population Age 50-54	91	4,498	15,923
2025 Population Age 55-59	102	4,439	15,153
2025 Population Age 60-64	100	4,383	14,784
2025 Population Age 65-69	74	3,859	12,929
2025 Population Age 70-74	61	3,132	9,807
2025 Population Age 75-79	33	2,096	6,866
2025 Population Age 80-84	22	1,312	4,118
2025 Population Age 85+	18	1,308	3,855
2025 Population Age 18+	1,412	67,307	225,137
2025 Median Age	32	33	33
2030 Median Age	33	35	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,197	\$73,915	\$76,133
Average Household Income 25-34	\$85,976	\$90,033	\$91,121
Median Household Income 35-44	\$57,876	\$72,046	\$77,402
Average Household Income 35-44	\$71,657	\$97,319	\$99,801
Median Household Income 45-54	\$66,590	\$73,239	\$78,032
Average Household Income 45-54	\$86,341	\$96,639	\$99,368
Median Household Income 55-64	\$44,729	\$62,710	\$67,763
Average Household Income 55-64	\$61,227	\$86,951	\$89,550
Median Household Income 65-74	\$50,841	\$47,804	\$51,938
Average Household Income 65-74	\$65,936	\$74,685	\$75,607
Average Household Income 75+	\$60,637	\$57,697	\$60,110





**APN 0281-031-13-0000**

**E. Orange Show Rd**

**San Bernardino, CA 92408**

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