

# OFFERING MEMORANDUM

276 E Highland Ave, San Bernadino CA 92404

*Car Wash & Commercial Vacant Land in San Bernadino*

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**RE/MAX**

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# PROPERTY DETAILS :

## Car Wash & Commercial Vacant Land in San Bernadino



276 E Highland Ave, 23<sup>rd</sup> St

<b>Building Size</b>	6,462 SF
<b>Lot Size</b>	84,164 SF
<b>Year Built</b>	1964 (Building)
<b>Use Code</b>	Car Wash, Commercial Vacant Land
<b>APN / Parcel ID</b>	0150-281-11-0000 0150-281-12-0000 0150-281-13-0000 0150-281-15-0000 0150-281-01-0000

**ASKING PRICE**  
**\$3,500,000 Building**  
**+ Car Wash Business**  
**+ Commercial Vacant Land**



# HIGHLIGHTS

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Prime area of city of San Bernardino

Easy convert to express car wash

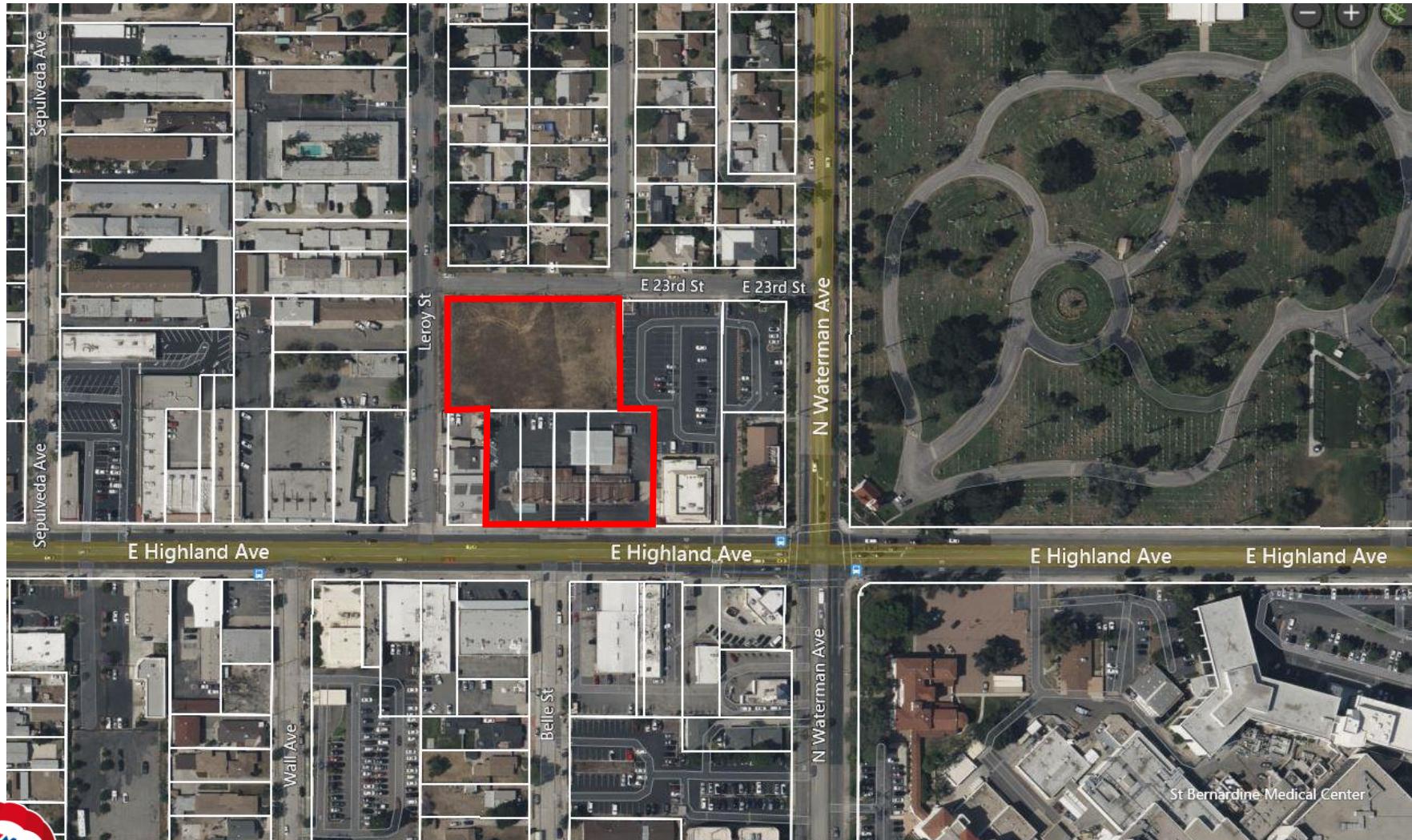
Prime location and good opportunity for investor

Close to all commercial and government building

Lots of traffic area & See it to believe It



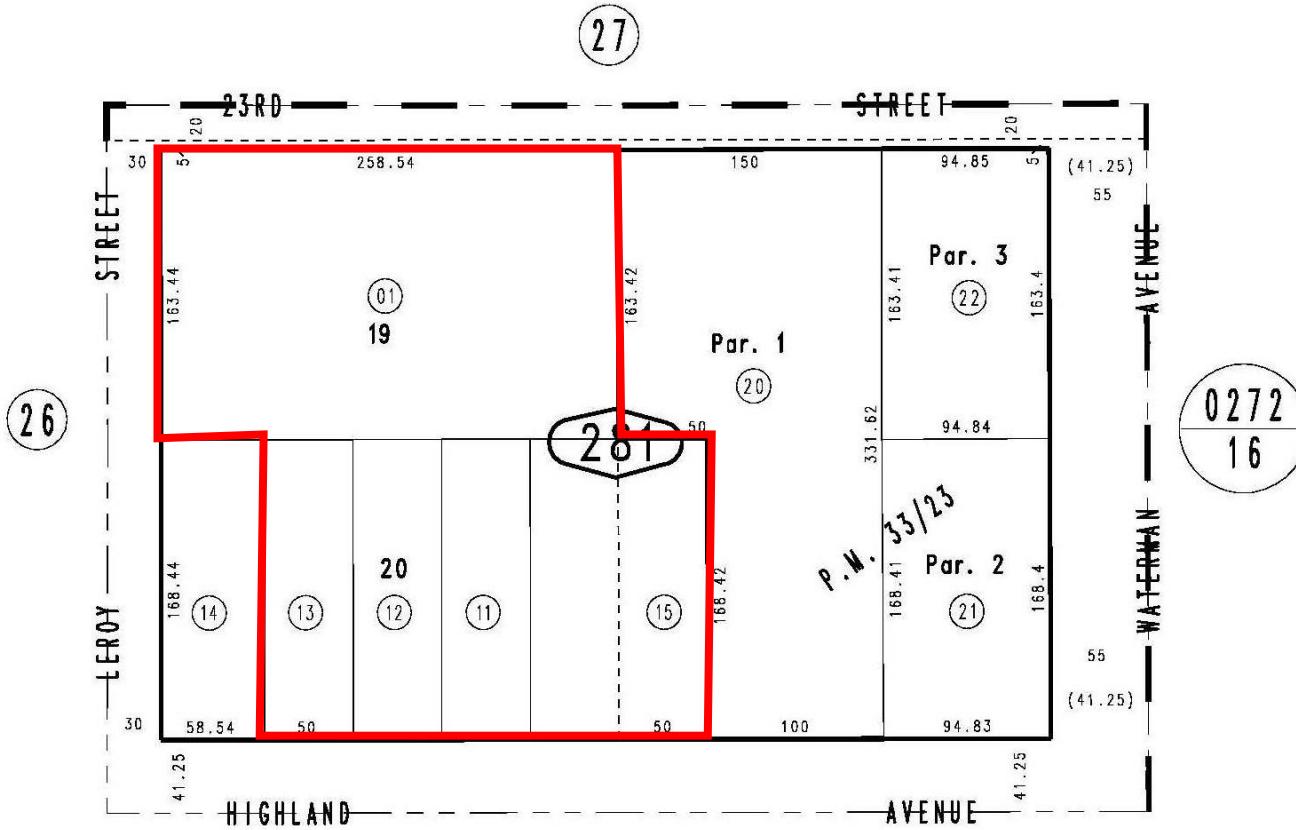
# AERIAL MAP



Car Wash & Commercial Vacant Land

Sang Lee 909.569.8898

# PARCEL MAP



Car Wash & Commercial Vacant Land

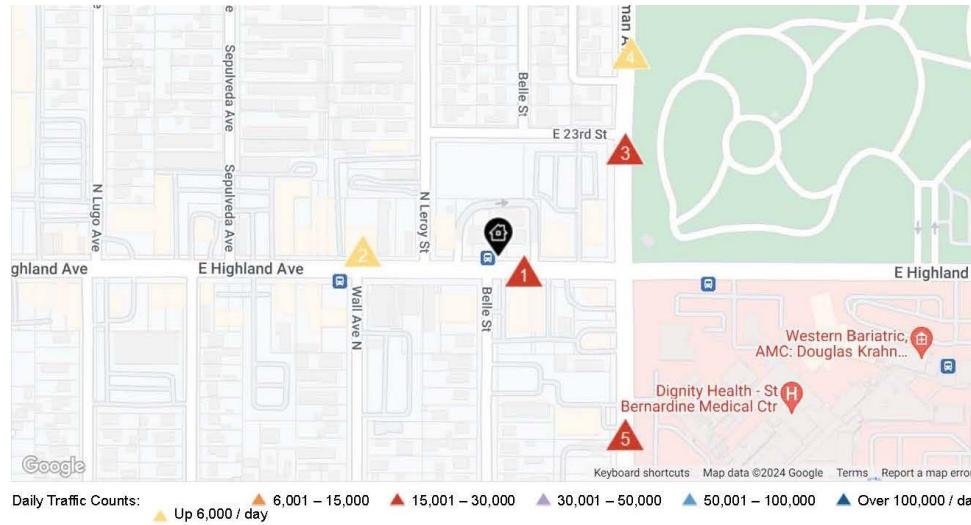
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# DEMOGRAPHIC PROFILE

	Zip 92404	National
Population		
2000	54,823	281,421,906
2008	59,685	309,731,508
2013	61,542	324,062,684
Growth Rate	0.9 %	1 %
Growth Centile	58 %	0 %
Households	Zip 92404	National
2000	17,683	105,480,101
2008	18,337	116,523,156
2013	18,765	122,109,448
Household Growth Rate	0.4 %	1.1 %
Average Household Size	3.17	2.59
Families	Zip 92404	National
2000	12,648	71,787,347
2008	13,044	77,956,117
Family Growth Rate	0.3 %	0.9 %
Age Distribution	Zip 92404	National
0 - 4	9.9 %	6.8 %
5 - 9	8.9 %	6.7 %
10 - 14	8.2 %	6.6 %
15 - 19	9.2 %	7.1 %
20 - 24	8.1 %	6.9 %
25 - 44	25.5 %	27 %
45 - 64	19.9 %	26 %
65 - 84	8.5 %	10.9 %
85+	1.7 %	1.9 %
Median Age	Zip 92404	National
2008	28.7	36.9
Male/Female Ratio	48.7%/51.3%	49.2%/50.8%
Household Income	Zip 92404	National
% <\$25K	33 %	20.9 %
% \$25K - 50K	29.3 %	24.4 %
% \$50K - 100K	29.8 %	35.3 %
% \$100K - 150K	5.8 %	11.7 %
% >\$150K	2.1 %	7.6 %
Median Household Income	Zip 92404	National
2008	\$ 37,751	\$ 54,719
2013	\$ 40,150	\$ 56,938
Per Capita Income	\$ 15,406	\$ 27,277
Household Income Centile	Zip 92404	National
National	26 %	
State	18 %	



# TRAFFIC COUNTS



**1**  
**26,981**  
2023 Est. daily traffic counts

Street: E Highland Ave  
Cross: N Belle St  
Cross Dir: W  
Dist: 0.02 miles

Historical counts		
Year	Count	Type
2003	▲ 26,944	ADT
1999	▲ 21,852	ADT

**2**  
**301**  
2023 Est. daily traffic counts

Street: Highland Avenue  
Cross: N Wall Ave  
Cross Dir: SW  
Dist: 0.01 miles

Historical counts		
Year	Count	Type
2019	▲ 301	ADT

**3**  
**19,125**  
2023 Est. daily traffic counts

Street: N Waterman Ave  
Cross: E 23rd St  
Cross Dir: N  
Dist: 0.01 miles

Historical counts		
Year	Count	Type
2004	▲ 19,100	ADT
1997	▲ 17,277	ADT

**4**  
**2,350**  
2023 Est. daily traffic counts

Street: Waterman Avenue  
Cross: E 23rd St  
Cross Dir: S  
Dist: 0.05 miles

Historical counts		
Year	Count	Type
2019	▲ 2,347	ADT

**5**  
**22,964**  
2023 Est. daily traffic counts

Street: N Waterman Ave  
Cross: E 21st St  
Cross Dir: S  
Dist: 0.04 miles

Historical counts		
Year	Count	Type
2003	▲ 22,933	ADT
1999	▲ 22,832	ADT
1997	▲ 19,800	ADT
1992	▲ 25,910	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



# PHOTOS



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