

Kinetic Real Estate proudly presents:



Located on the corner of S Waterman and E Commercial Road, San Bernardino

2555 S. Waterman Road Priced at \$1,599,000

1.57 acres consisting of 3 parcels in the city
of San Bernardino on the outskirts of Loma Linda.

Zoned Commercial General and Residential Medium High.



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Visit the
property website



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Residential | Property Management | Commercial

About the Area and Population

Located in a developing area of San Bernadino and on the northern outskirts of the city of Loma Linda. Located 1.4 miles from Loma Linda University Medical Center school and hospital and 2.4 miles from the VA Hospital, Jerry L. Bettis Memorial Veteran Hospital.

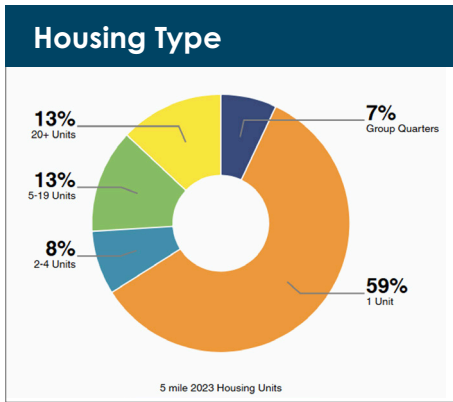
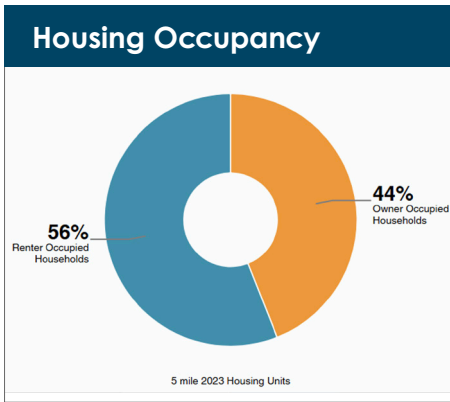
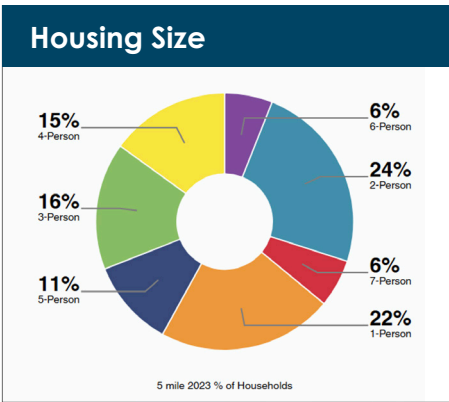
Conveniently located near interstate 10 and Interstate 215.



Population			
	2 mile	5 mile	10 mile
2010 Population	31,249	193,376	913,848
2023 Population	35,619	212,214	980,259
2028 Population Projection	36,346	215,133	987,167
Annual Growth 2010-2023	1.1%	0.7%	0.6%
Annual Growth 2023-2028	0.4%	0.3%	0.1%
Median Age	35.5	33.6	33.7
Bachelor's Degree or Higher	33%	19%	18%
U.S. Armed Forces	214	303	951

Households			
	2 mile	5 mile	10 mile
2010 Households	11,138	57,725	263,304
2023 Households	12,631	63,848	284,961
2028 Household Projection	12,874	64,789	287,263
Annual Growth 2010-2023	0.6%	0.5%	0.3%
Annual Growth 2023-2028	0.4%	0.3%	0.2%
Owner Occupied Households	4,420	28,254	156,456
Renter Occupied Households	8,454	36,535	130,806
Avg Household Size	2.7	3.2	3.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$374.6M	\$1.9B	\$9.5B

Strong City & Regional Demographics



Neighborhood Details

Area has seen several multi-housing developments in recent years.

Great opportunity for a multi-housing, industrial, flex or office developer. Or any savvy investor that is looking for immediate development or a long-term hold in a developing area.



1

Telecua Buena Vista Apts

365 E Commercial Road

Built in 2005

3 stories, 74 units

Waterman Business Center

Industrial condo development

Built in 2007, 8 buildings

2

Loma Villa Apts

415 E Commercial Road

Built in 2022

2 stories, 70 units

3

Amber Cove Luxury Apts

330 Wier Road

Built in 2020

3 stories, 48 units

Land Sales Report

2212 Arden Ave - Arden Avenue Commercial

SOLD

San Bernardino, CA 92404

San Bernardino

Sold at \$25.37 psf



Sale Date **Mar 15, 2023**
Sale Price **\$2,200,000**
Price/AC Land **\$1,105,533**

Type **2 Star Land**
Land Acres **1.99 AC**
Land SF **86,684 SF**
Zoning **Commercial General -1**

Parcels **0285-175-11, 0285-175-20**
Comp ID **6347328**
Comp Status **Research Complete**

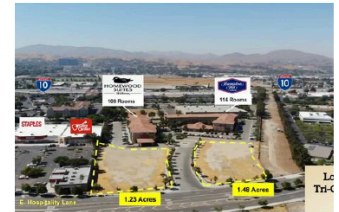
Hospitality Ln

SOLD

San Bernardino, CA 92408

San Bernardino

Sold at \$22.52 psf



Sale Date **Mar 8, 2023**
Sale Price **\$1,452,000**
Price/AC Land **\$981,078**

Type **3 Star Land**
Land Acres **1.48 AC**
Land SF **64,469 SF**
Zoning **CR-3**

Parcels **0281-361-22**
Comp ID **6371684**
Comp Status **Research Complete**

Land Sales Report

E Hospitality Ln - Built to Suit or Ground Lease

SOLD

San Bernardino, CA 92408

San Bernardino



Sold at \$22.56 psf

Sale Date **Mar 8, 2023**
Sale Price **\$1,208,500**
Price/AC Land **\$982,517**

Type **2 Star Land**
Land Acres **1.23 AC**
Land SF **53,579 SF**
Zoning **CG-3**

Parcels **0281-361-23**
Comp ID **6371692**
Comp Status **Research Complete**

888 Harriman Pl

SOLD

San Bernardino, CA 92408

San Bernardino



Sold at \$24.69 psf

Sale Date **Jan 10, 2023**
Sale Price **\$1,850,000**
Price/AC Land **\$1,075,584**

Type **Land**
Land Acres **1.72 AC**
Land SF **74,923 SF**

Parcels **0281-361-28**
Comp ID **6282093**
Comp Status **Research Complete**