

Commercenter West Plaza

1894 Commercenter W.
San Bernardino - 2 Buildings

AVAILABLE
FOR SALE ± 34,704 SF – 85% LEASED
Chris L'Allier - Ph or Text (909) 923-2469
DRE Lic. 1710022

INVESTMENT OPPORTUNITY



[LINK TO VIDEO ON YOUTUBE](#)

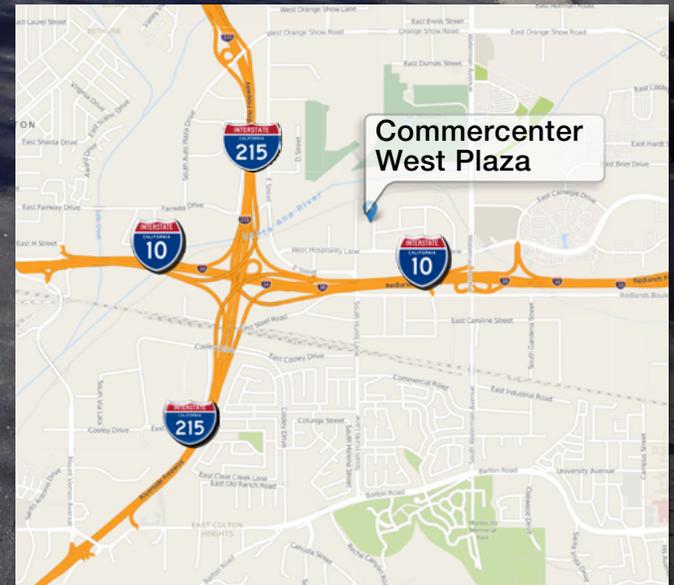


Commercenter West Plaza

1894 Commercenter W Dr, San Bernardino, CA 92408

1894 Commercenter W San Bernardino, CA

Properties of Escondido Enterprises



Product Overview

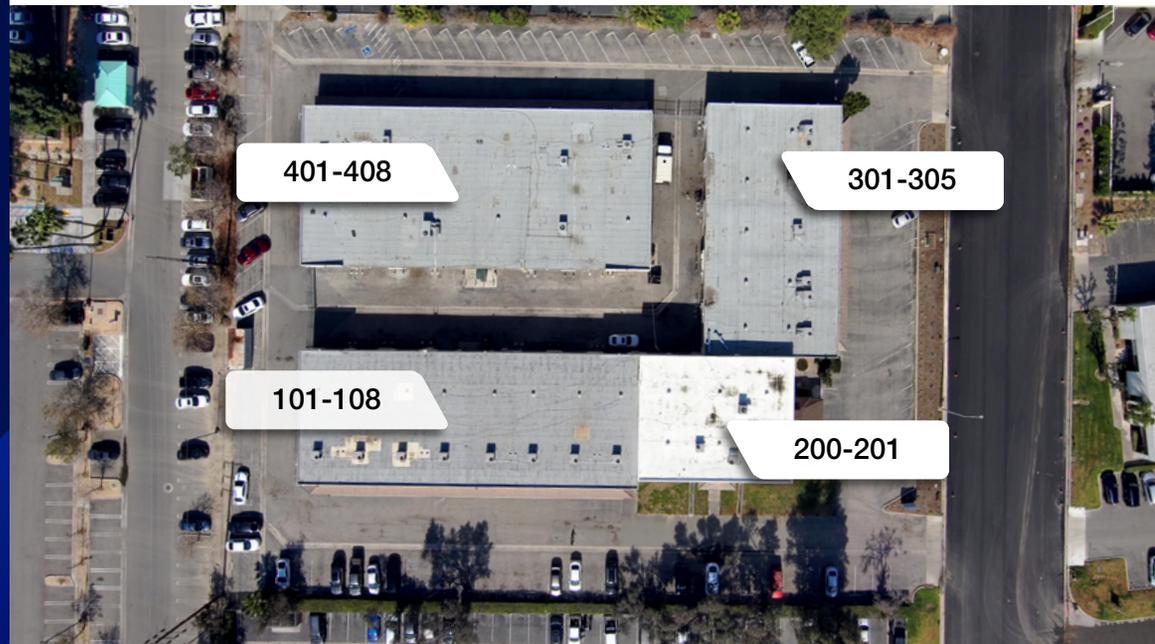
1894 Commercenter W. San Bernardino, CA 92408			
Buildings (Suites)			Total
	101-108 200, 201 301-305	401-408	
Building Types	Concrete Tilt Up	Concrete Tilt Up	
Building Size SF	22,124	12,580	34,704
Units	15	8	23
Parcel Size SF	99,499		
Construction Dates	2008 (101-108) 1977 (200-305)	1977	
Clear Heights	12' - 18'	14'	
Loading	100 Series 10'12"W X 12' T 200 Series 10'W X 12'T 10'W X 14'T 300 Series 12'W X 12'T	400 Series 12'W X 12'T	
Roof Specifications	Cap Sheet		
Parking Stalls	68	29	97
Zoning	CR-3		
Water Fire Suppression	Yes	No	
Fire Monitoring	All Buildings		

Executive Summary

Escondido Enterprises is pleased to offer for sale Commercenter West Plaza, a premier multi-unit business park strategically located at the high-traffic I-10 and I-215 freeway interchange. Having recently completed front landscaping and ADA-compliance upgrades, the property is primed for a professional management firm to capture immediate upside by transitioning non-paying occupied spaces to market-rate leases. Much of the foundational work has already been achieved, with 20%-30% of the rent roll successfully adjusted to current market standards over the past year. This investment offers a unique combination of modern infrastructure, including a 2008-built 100-series building, and significant embedded growth potential in a key regional logistics hub.

Features

- Latest rents at \$1.25 PSF
- 30% of total space are Street Frontage suites
- New outside light upgrade and parking lot resurface
- 120/208 voltage, 3-phase power
- Gated rear access for added security
- No cross over parcels or association
- Plenty of up-side rents to be triggered
- 6 tenants M-T-M, 3 tenants less than one-year on term
- Rear loader layouts - Offices in front and warehouses in the rear
- Building consists of full drive around access and two street driveways
- Gas hook ups available on all units



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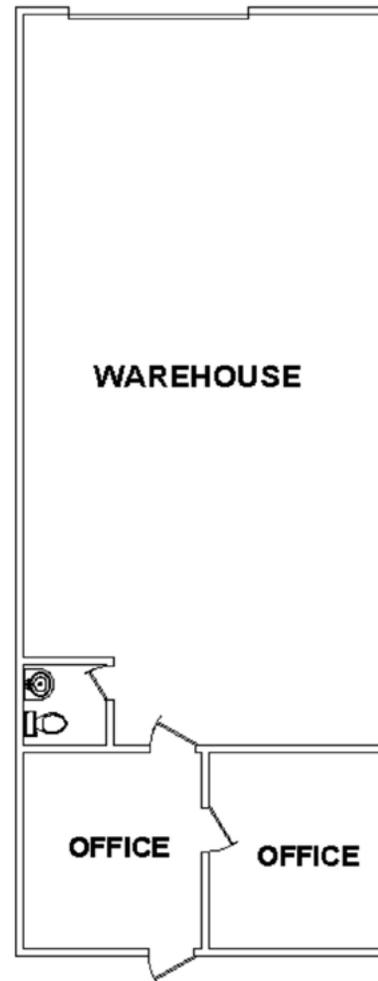
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101-108



301-305



The plans and photos are representative of the type of layouts that some of the units are.

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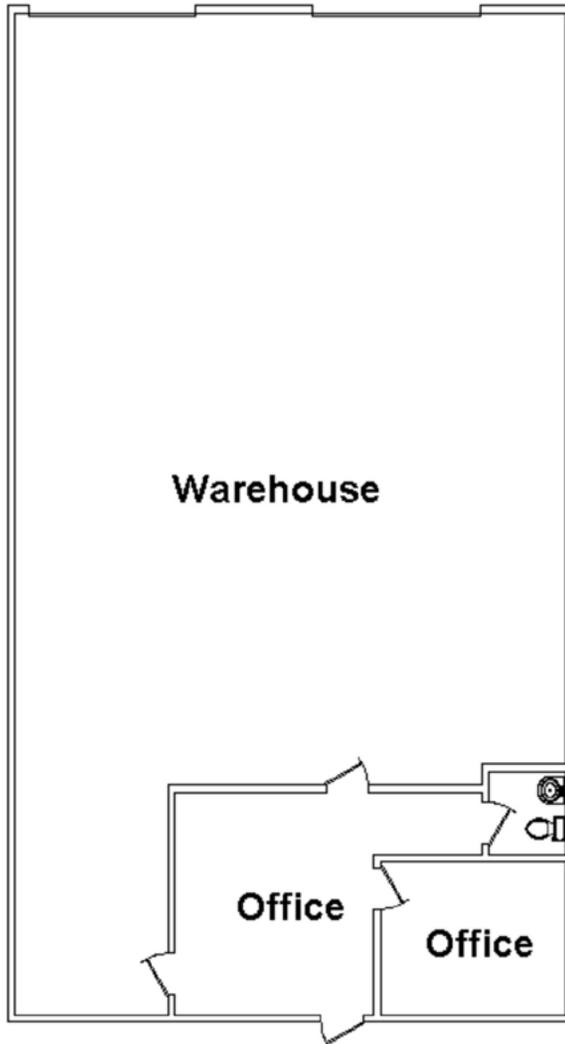
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401-408



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FINANCIALS

2025 Profit & Loss

Revenue (ann.)

Current Base Rents for 2025	\$309,779
HVAC Inspection Fee (Bi-Annual)	\$3,600
Total Annual Revenue	\$313,379

Expenses (ann.)

Property Taxes 1.15%	(Based on \$5.97 MM)	\$68,655
Property Insurance	(\$0.45 PSF)	\$15,616
Management Fee (5%)	(Based on \$309K Rents)	\$15,450
General Maintenance + Repairs		\$55,563
Utilites + Disposal Services		\$19,311
Landscape Maintenance		\$8,951
Roof Repair		\$4,600
HVAC Maintenance + Repairs		\$4,606
Backflow Testing + Repair		\$510
Fire Monitoring + Phone Lines + Panel Repair		\$1,000

Total Annual Expenses	\$194,262
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Current Net Income	\$119,117
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Annual NOI \$5.970 MM (\$172psf)

1.9% Cap Rate

2026 Proforma

- Lease out Suites 401 & 408 (3,165 SF) @ \$1.25 psf market rate. Calculated for only last six months of 2026
- Lease back to Seller \$1.00 psf for Suites 201 & 403 (4,136 SF) Calculated for only last six months of 2026
- 5% Vacancy Rate average through out the year
- 30-day Notice to Quit for Suite #303, lease out suite at \$1.25 psf. Charge current tenant \$1.25 psf for Suites 301, 302 (4,474 SF) Calculated for only last six months of 2026
- Expenses calculated as the same as year 2025

Revenue

Base Rents for 2026	\$422,740
HVAC Inspection Fee (Bi-Annual)	\$3,600
5% Vacancy Rate	-\$21,317
Total Annual Revenue	\$405,023
Net Income	\$210,761

Annual NOI \$5.970 MM (\$172psf)

3.5% Cap Rate

2027 Proforma

- 5% Vacancy Rate average through out the year
- Lease out Suites 401 & 408 (3,165 SF) @ \$1.25 psf market rate. Finished in 2026.
- Lease back to Seller \$1.00 psf for Suites 201 & 403 (4,136 SF) Finished in 2026.
- 30-day Notice to Quit for Suite #303, lease out suite at \$1.25 psf. Charge current tenant \$1.25 psf for Suites 301, 302 (4,474 SF) Finished in 2026.
- Expenses calculated as the same as year 2025

Revenue

Base Rents for 2027	\$504,849
HVAC Inspection Fee (Bi-Annual)	\$5,760
5% Vacancy Rate	-\$25,530
Proforma Total Annual Revenue	\$485,079
Net Income	\$290,817

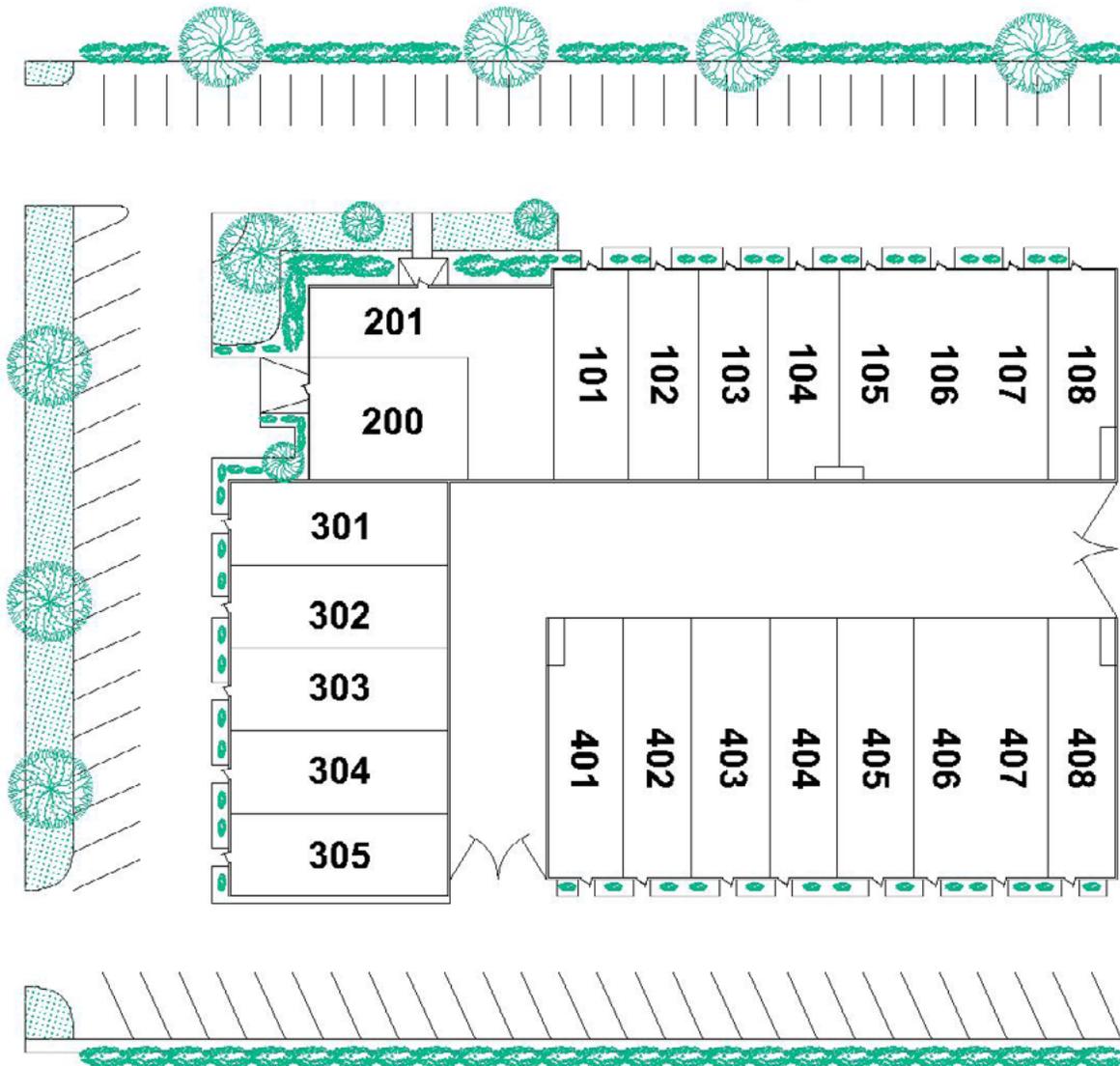
Annual NOI \$5.970 MM (\$172psf)

4.8% Cap Rate

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This site plan may not accurately reflect the final build-out and requires independent verification.

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San Bernardino Demographics

Education Levels		National
Master's degree or higher	4%	14%
Bachelor's degree	9%	21%
Some college or associate's degree	26%	28%
More v		

Racial Diversity	
Hispanic	70%
White	12%
African American	11%

Gender	
Female	50%
Male	50%

Age	
<10 years	14%
10-17 years	13%
18-24 years	11%
More v	

Income

Median Household Income
\$63,988
National \$78,538

Household Income Brackets

<\$25k	18%
\$25-\$44k	18%
\$45-\$74k	22%
\$75-\$149k	30%
\$150k+	12%

Median Individual Income
\$30,256
National \$39,982

Individual Income Brackets

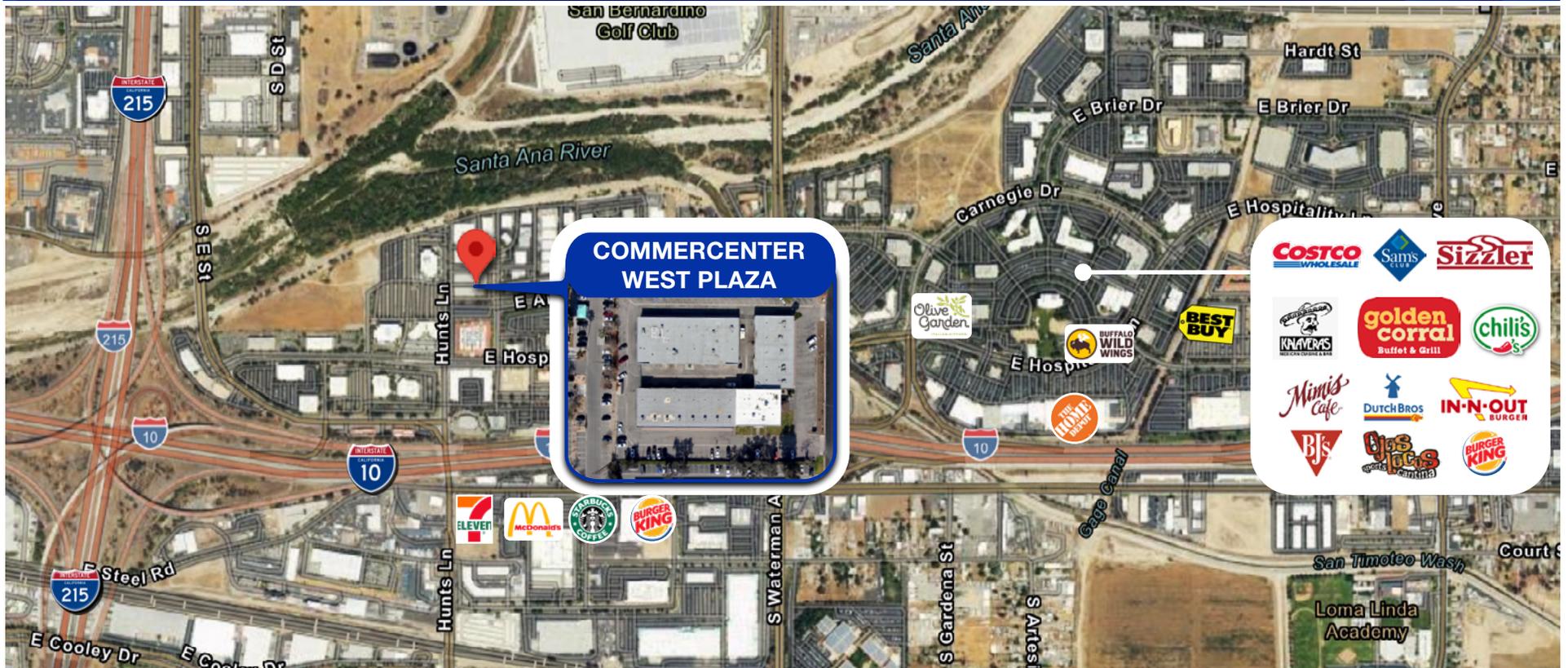
<\$15k	28%
\$15-\$34k	29%
\$35-\$64k	27%
\$65k+	16%

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Apple maps



Google maps

FOR MORE INFO CALL OR TEXT:

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