

FOR SALE

±6,638 SF Former Bank

245 E Highland Avenue | San Bernardino, CA 92404



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SUMMARY

PROPERTY DESCRIPTION

The subject property is a freestanding building located near the signalized intersection of East Highland Avenue and Waterman Avenue in San Bernardino, CA, County of San Bernardino. This former 1-story bank branch building is ±6,638 square feet and sits on a large ±48,956 square foot parcel with ample parking (±70 stalls). Owner to leave behind ATM, which is addressed in Owner's Purchase and Sale Agreement. Per the City of San Bernardino, the property is zoned as Commercial General (CG-1), according to the City's Specific Plan.

DUE DILIGENCE

Due diligence can be found at:

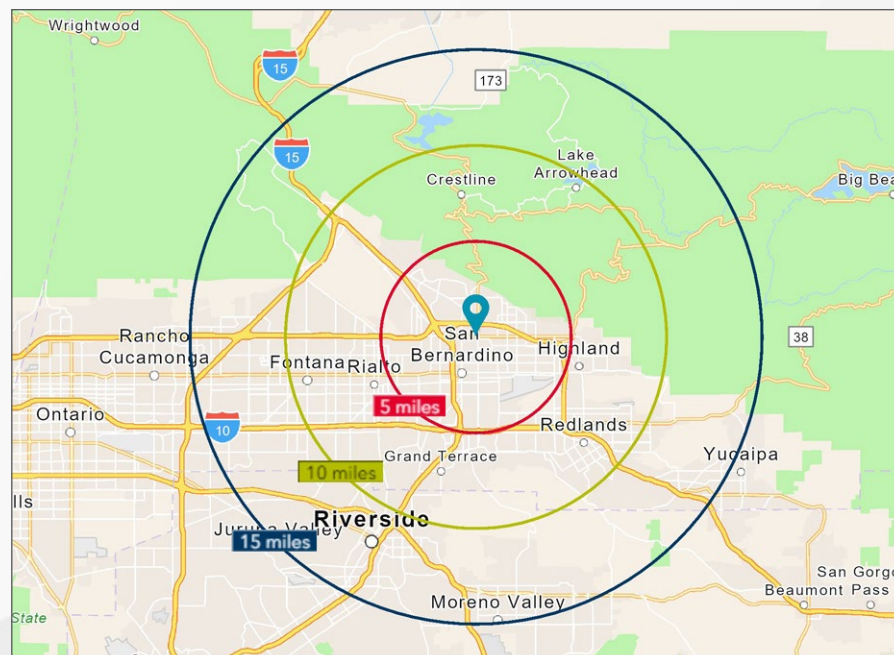
www.BankingCentersForSale.com

DEMOGRAPHICS

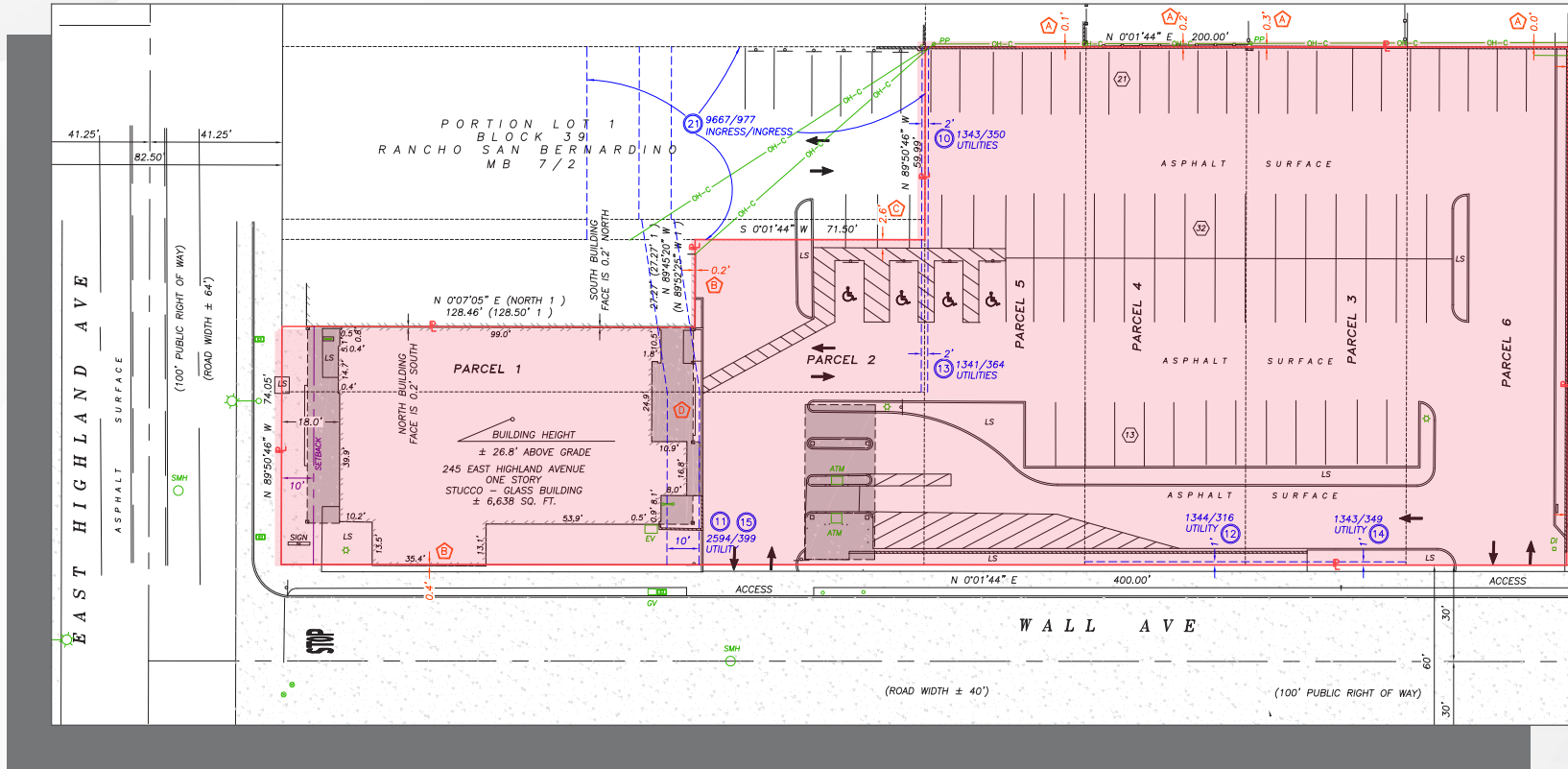
	5 MILE	10 MILES	15 MILES
Pop (2024)	305,002	756,714	1,299,962
AHH Income	\$80,754	\$100,279	\$109,157
Daytime Pop	101,977	259,351	435,042

Source: ESRI 2024 & CoStar

Parcel Size	±48,956 SF (1.124 AC)
Address	245 East Highland Avenue San Bernardino CA 92404
Building Size	±6,638 SF
Floors	1-Story
Year Built	1956
APN	0146-031-31-0-000
Zoning	Commercial General 1 - CG-1
Parking	66 Standard + 4 Handicap Spaces (70 Total Spaces)



SURVEY MAP



(For Illustration Purposes Only)

AERIAL



245 East Highland Avenue | San Bernardino, CA 92404

For more information, please contact:

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