

# ±33,541 SF Pad Available For Sale or Lease

5,000 - 6,000 SF Build-To-Suit Opportunity

Perfect for Charter School, Day Care, Medical or General Office



## San Bernardino, California



Google

# Executive Summary

## PROPERTY FACTS

- Location: San Bernardino, San Bernardino County, CA
- Total Pad Area: +/- 0.77 AC / 33,541 SF
- APN: 0147-114-21-0000
- Zoning: Commercial, General or Medical Office
- **Purchase Price: \$750,000 (\$22.36 PSF)**
- **Lease Rate: \$45,000/Year NNN (\$1.34 PSF)**

## PROPERTY HIGHLIGHTS

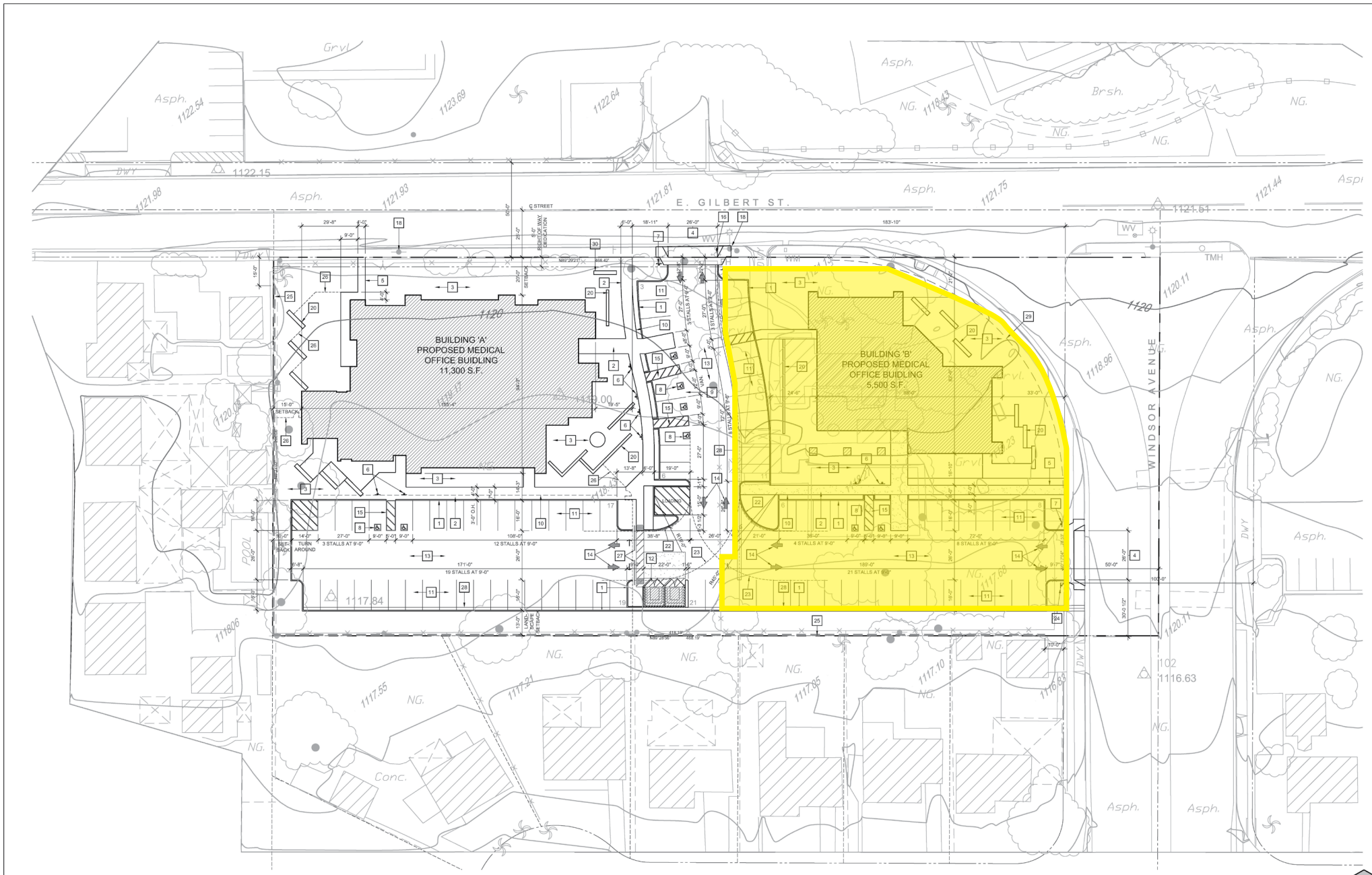
- Build-to-suit options available
- Fully-improved: graded, utilities stubbed, parking lot and all off-sites completed.
- Located next to recently completed +/- 11,000 square foot San Bernardino Department of Behavior Health Facility.

## ZONING INFORMATION

The property is zoned Commercial Office (CO) which allows for commercial, general or medical office development along with a variety of other uses.



# A1.0 Site Plan



Anthony C. Pings and Associates  
 Architecture  
 Planning and  
 Interior Design

6121 North Thesta #301, Fresno CA 93710  
 (P) 559-439-0700, (F) 559-439-0708  
 www.pings.com



Project Architect Approval:  
 Consultant:  
 Project Name:

**BEHAVIORAL HEALTH MOB**  
 FOR SAN BERNARDINO COUNTY

755 E. GILBERT ST.  
 SAN BERNARDINO, Ca. 92404

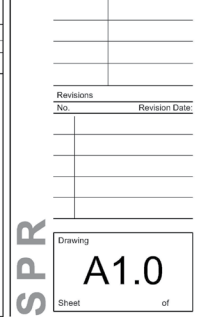
Sheet Title:  
**Site Plan**

Project Number:  
 423.0

Project Contact:  
 ANTHONY PINGS

Scale:  
 AS NOTED

Issue Date	Issue Description
4-3-19	SITE PLAN REVIEW



NO.	DESCRIPTION
1.	NEW 6" HIGH CONCRETE CURB, TYP.
2.	NEW CONCRETE WALK
3.	NEW LANDSCAPE AREA
4.	NEW DRIVE APPROACH 24'-0" PER CITY STANDARD PLAN 204
5.	NEW 6" MIN. ACCESSIBLE PATH OF TRAVEL AT SIDEWALKS (2% MAX. SLOPE, 2% MAX. CROSS SLOPE) PER PUBLIC WORKS STD.
6.	NEW ACCESSIBLE STALL POLE SIGN
7.	NEW ACCESSIBLE PARKING LOT SIGNAGE AT PARKING ENTRY
8.	NEW APPROVED 3'x3' HANDCAP PARKING SYMBOL
9.	NEW VAN ACCESSIBLE PARKING STALL AND LOADING AREA
10.	NEW LINE OF 2" VEHICLE OVERHANG, TYP.
11.	NEW STANDARD PARKING STALL
12.	NEW TRASH ENCLOSURE PER CITY STANDARD PLAN 508
13.	NEW PAVING - PER PUBLIC WORKS STD'S
14.	NEW PAINTED DIRECTIONAL ARROWS AT THE BEGINNING AND END OF AISLES
15.	NEW 5'-0" STRIPPED OFF-LOAD AREA FOR ACCESSIBLE PARKING (TYP.)
16.	EXISTING FIRE HYDRANT TO BE RELOCATED
17.	EXISTING 8" WATER SERVICE
18.	EXISTING STREET LIGHT / POWER POLE TO REMAIN
19.	EXISTING SEWER CONNECTION
20.	ARCHITECTURAL SCREEN WALL

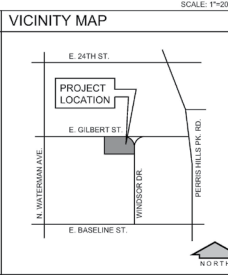
NO.	DESCRIPTION
21.	INDICATES DETECTABLE WARNING SURFACE
22.	DASHED LINE INDICATES NEW RED PAINTED FIRE LANE CURB. REQUIRED FIRE LANES SHALL BE DESIGNATED BY PAINTING THE CURB RED (TOP AND SIDES) AND STENCILING "FIRE LANE NO PARKING" IN 3 INCH WHITE LETTERS ON THE MOST VERTICAL CURB, AT LEAST EVERY 50 FEET.
23.	INDICATES 44'-0" TO CENTERLINE OF TURNING RADIUS, 54'-0" OUTSIDE TURNING RADIUS AND 19'-0" INSIDE RADIUS FOR FIRE AND SANITATION VEHICLES 26'-0" MIN. FIRE LANE
24.	INSTALL NEW 30" STATE STANDARD "STOP" SIGN(S) AT LOCATIONS SHOWN ON A 2' GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7' ABOVE GROUND, LOCATED BEHIND MAJOR STREET SIDEWALK, WHERE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION, INSTALL 30"x30" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST
25.	NEW CONCRETE BLOCK WALL AT PROPERTY LINE
26.	NEW ORNAMENTAL IRON FENCE / GATE
27.	NEW SLIDING SECURITY GATE AT STAFF PARKING
28.	NEW CONCRETE VALLEY GUTTER
29.	LINE OF RIGHT-OF-WAY TO BE DEDICATED
30.	PROPOSED MONUMENT SIGN (UNDER SEPARATE PERMIT)

PARKING DATA	
STANDARD STALLS	86
ACCESSIBLE STALLS	7
VAN ACCESSIBLE STALL	1
<b>TOTAL STALLS</b>	<b>94 STALLS</b>
STALLS REQUIRED BASED ON OFF-STREET PARKING STANDARDS CHAPTER 19.24	
MEDICAL OFFICE: 10 SPACES FOR THE FIRST 2000 S.F. + 1 STALL FOR EACH 175 S.F. THEREAFTER	1
<b>BUILDING "A"</b>	10 STALLS + (11,300 S.F. - 2,000 S.F.) / 175 S.F. = 63.1 STALLS REQUIRED
<b>BUILDING "B"</b>	10 STALLS + (5,500 S.F. - 2,000 S.F.) / 175 S.F. = 30 STALLS
<b>TOTAL STALLS REQUIRED</b>	<b>93 STALLS</b>
<b>TOTAL STALLS PROVIDED</b>	<b>94 STALLS</b>
<b>PARKING RATIO</b>	<b>94 STALLS / 16,800 S.F.</b>
<b>ACCESSIBLE PARKING</b>	PER CBC 115.208.2.1 PROVIDE 10% OF TOTAL STALLS FOR PATIENT AND VISITOR

BUILDING DATA	
<b>BUILDING DATA</b>	TYPE OF CONSTRUCTION: TYPE V-B (SPRINKLERED)
<b>USE:</b>	18' OCCUPANCY: MEDICAL OFFICE BUILDING
<b>LICENSE:</b>	FACILITY WILL NOT BE STATE LICENSED
<b>ALLOWABLE AREA (CBC TABLE 506.2)</b>	60,000 S.F. ALLOWABLE
<b>BUILDING "A"</b>	11,300 S.F. ACTUAL (OK)
<b>BUILDING "B"</b>	5,500 S.F. ACTUAL (OK)
<b>ALLOWABLE HEIGHT (CBC TABLE 504.3)</b>	60'-0" ALLOWABLE
<b>BUILDING "A"</b>	28'-0" STORY ACTUAL (OK)
<b>BUILDING "B"</b>	3 STORIES
<b>ALLOWED NUMBER OF STORES (CBC TABLE 504.4)</b>	1 STORY
<b>BUILDING "A"</b>	1 STORY
<b>BUILDING "B"</b>	1 STORY
<b>LOT COVERAGE</b>	BUILDING A: 11,300 (BUILDING FOOTPRINT) / 63,674 = 18% BUILDING B: 5,500 (BUILDING FOOTPRINT) / 63,674 = 9%

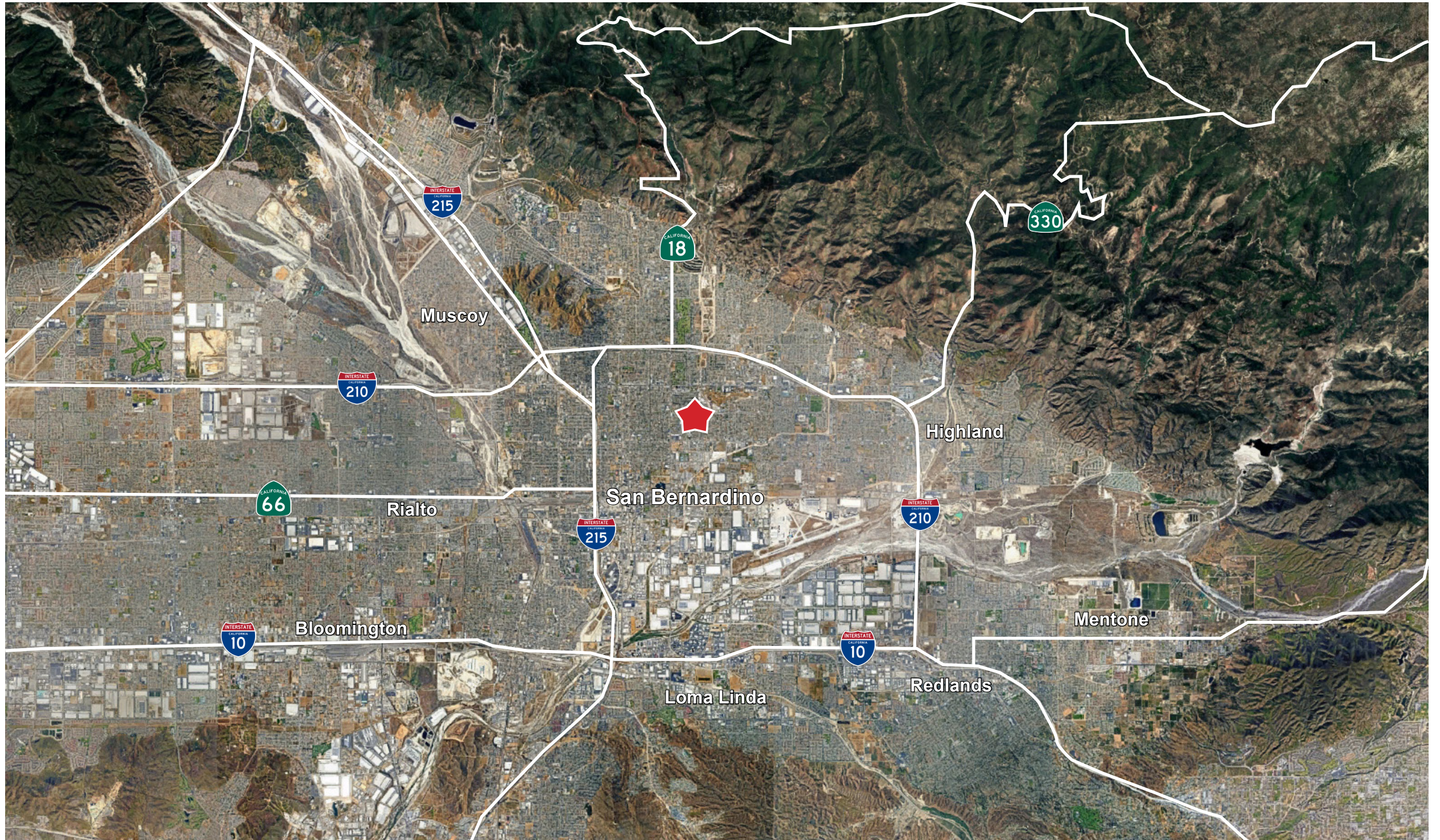
SITE DATA	
<b>ADDRESS:</b>	755 E. GILBERT STREET, SAN BERNARDINO, CA. 92404
<b>APN:</b>	0147-14-01
<b>ZONE:</b>	CO (COMMERCIAL OFFICE)
<b>SITE AREA:</b>	2.15 AC
<b>SETBACKS:</b>	STREET R.O.W. 15'-0" LANDSCAPE SETBACK 10'-0"
<b>EXISTING LAND USE:</b>	VACANT / MULTI-FAMILY RESIDENTIAL
<b>PROPOSED LAND USE:</b>	MEDICAL OFFICE BUILDING
<b>LOT COVERAGE:</b>	18% 19% 32% 50%
<b>SITE AREA:</b>	93,074 S.F.
<b>BUILDING AREA:</b>	16,800 S.F.
<b>PAVING AREA:</b>	29,531 S.F.
<b>LANDSCAPING:</b>	47,343 S.F.
<b>LEGAL DESCRIPTION:</b>	THE NORTH 200 FEET OF LOTS 12, BLOCK 41, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7, PAGE (812) OF MAPS, RECORDS OF SAID COUNTY LYING WESTERLY OF THE CENTER LINE OF THE NORTHERLY EXTENSION OF WINDSOR DRIVE AS SHOWN ON TRACT 3189, AS PER PLAT RECORDED IN BOOK 41, OF MAPS, PAGE(S) 90 TO 92, INCLUSIVE RECORDS OF SAID COUNTY.
<b>UTILITY PROVIDERS:</b>	SEE CIVIL TENTATIVE PARCEL MAP NO. 20112 SHEET NO 1

PROJECT TEAM	
<b>OWNER / DEVELOPER:</b>	SUDWEKS DEVELOPMENT & INVESTMENT COMPANY, LLC 2720 JEFFERSON AVE #1008 TEMECULA, CA 92590 PHONE: (951) 200-7663 CONTACT: BRANDON SUDWEKS
<b>CIVIL ENGINEER:</b>	KWC ENGINEERS 1880 COMPTON AVE #100 CORONA, CA 92581-3370 PHONE: (951) 734-2130 CONTACT: BRANDON BARNETT, P.E.
<b>ARCHITECT</b>	ANTHONY C. PINGS & ASSOCIATES 6121 N. THESTA ST. #301 FRESNO, CA 93710 PHONE: 559-439-0700 CONTACT: ANTHONY PINGS



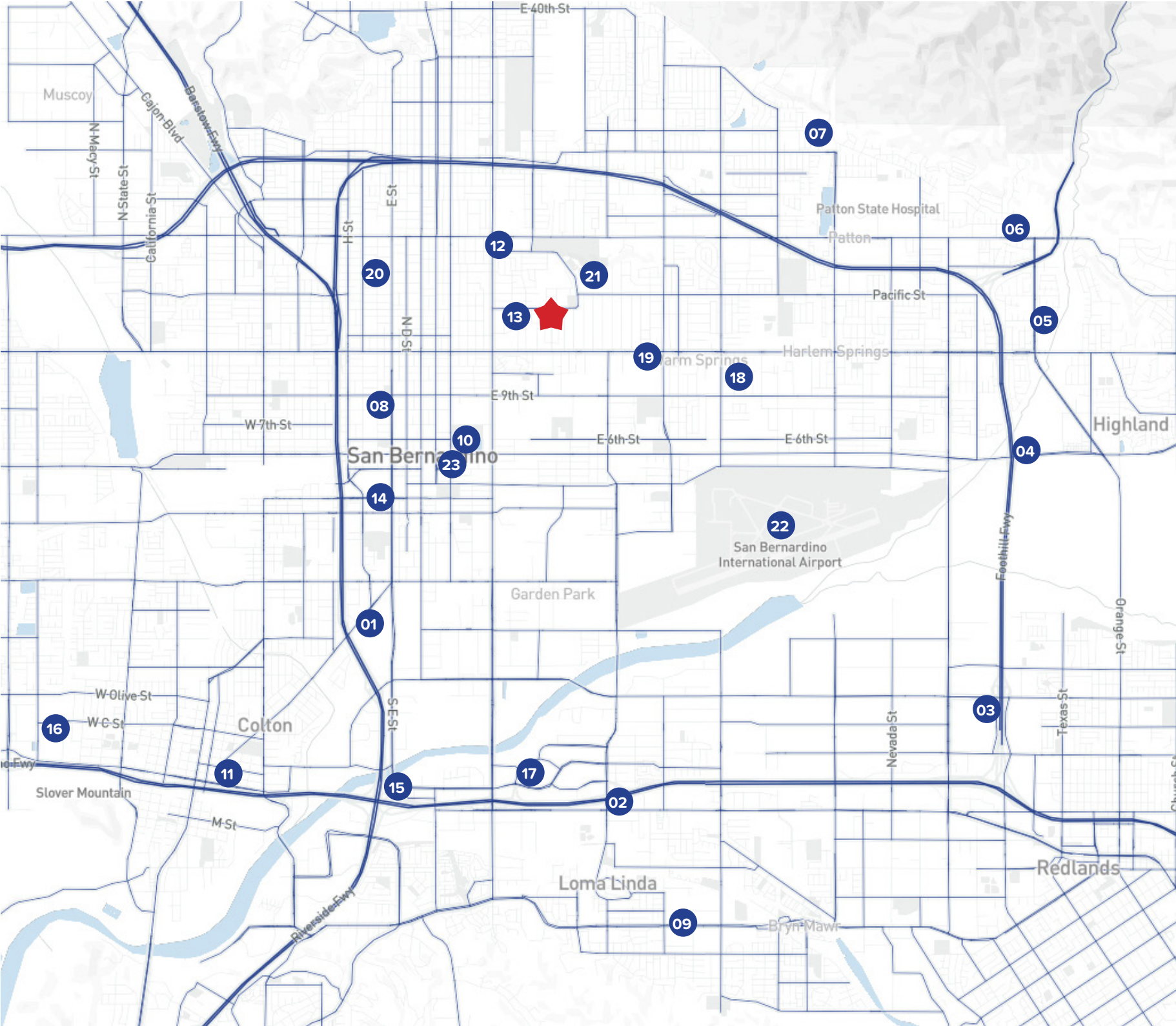
SPR Drawing A1.0 Sheet of

# Aerial Map





# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Inland Center
- 02 Loma Linda Town Center
- 03 Mountain Grove Shopping Center
- 04 Highland Crossings
- 05 Highland Village Plaza
- 06 Highland Avenue Plaza

## ENTERTAINMENT

- 07 Yaamava Resort & Casino
- 08 Sturges Center For the Fine Arts

## MEDICAL FACILITIES

- 09 Loma Linda University Medical Center
- 10 Quality Care Medical Center
- 11 Healthpointe Colton
- 12 Dignity Health - St. Bernadine Medical Center
- 13 San Bernardino Family Medical Clinic

## EDUCATION

- 14 Cal State San Bernardino
- 15 Azusa Pacific University
- 16 Cal State University of Science & Medicine
- 17 San Bernardino Community College
- 18 Warm Springs Elementary School
- 19 Curtis Middle School
- 20 San Bernardino High School
- 21 Pacific High School

## GOVERNMENT FACILITIES

- 22 San Bernardino Airport
- 23 San Bernardino County Government Center

# San Bernardino, CA

San Bernardino, California, is a city located in the Inland Empire region of Southern California. It is the county seat of San Bernardino County, the largest county in the United States by area. Here are some key facts about San Bernardino:

## Overview:

Population: Approximately 220,000 (as of recent estimates).

Location: Nestled at the base of the San Bernardino Mountains.

Climate: Mediterranean climate with hot summers and mild winters.

## Notable Attractions:

- San Manuel Stadium: Home to the Inland Empire 66ers baseball team.
- San Bernardino National Forest: Offers hiking, camping, and outdoor activities.
- Route 66: San Bernardino is a significant stop along the historic Route 66, celebrated in the local Route 66 Rendezvous festival.
- California State University, San Bernardino (CSUSB): A hub for education and culture.

## Economy:

Historically reliant on railroads and citrus farming, San Bernardino now has a diverse economy, including logistics, healthcare, and education.

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## 2024 Summary

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Population	223,728
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Households	62,486
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Median Age	31.2
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Median Household Income	\$79,091
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Average Household Income	\$78,779
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**FOR MORE INFORMATION CONTACT:**

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E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174

**ERIC WASHLE**

DIRECT: (951) 297-7429

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**MIKE PIZZAGONI**

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