

370 S I Street

SAN BERNARDINO, CA



PRESENTED BY



ROBERT MENDIETA JR., CCIM

DRE #01422904
PH. 951-977-3251
ROBERT@APEX-RES.COM

JOSEPH LOMBERA

DRE #01971957
PH. 909-406-6538
JOSEPH@APEX-RES.COM

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	7,000 SF
Lease Rate:	\$0.85 SF/month (MG)
Lot Size:	27,098 SF
Year Built:	1969
Building Size:	+/- 21,000 SF Total
Zoning:	IL (Industrial Light)
Market:	San Bernardino

PROPERTY OVERVIEW

370 S I Street is a +/- 7,000 square foot warehouse flex-space which is part of a larger +/- 21,000 square foot building situated on a +/- 27,098 square foot fully gated lot.

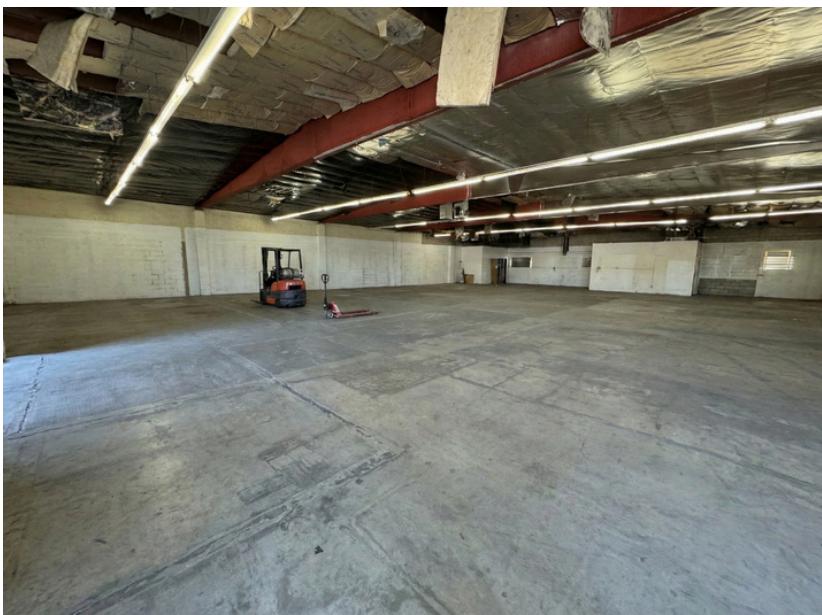
There is one grade level door and office space within. This property is perfect for tenants looking for warehouse space or for light industrial use.

This location is perfectly situated in San Bernardino off of the Mill Street exit off of the 215 freeway. The warehouse is less than 4 miles off of the 10 freeway for easy access.

PROPERTY HIGHLIGHTS

- +/- 7,000 square feet available
- Grade level door access
- Fully fenced & gated lot
- Near 215 & 10 Freeways
- Ample parking

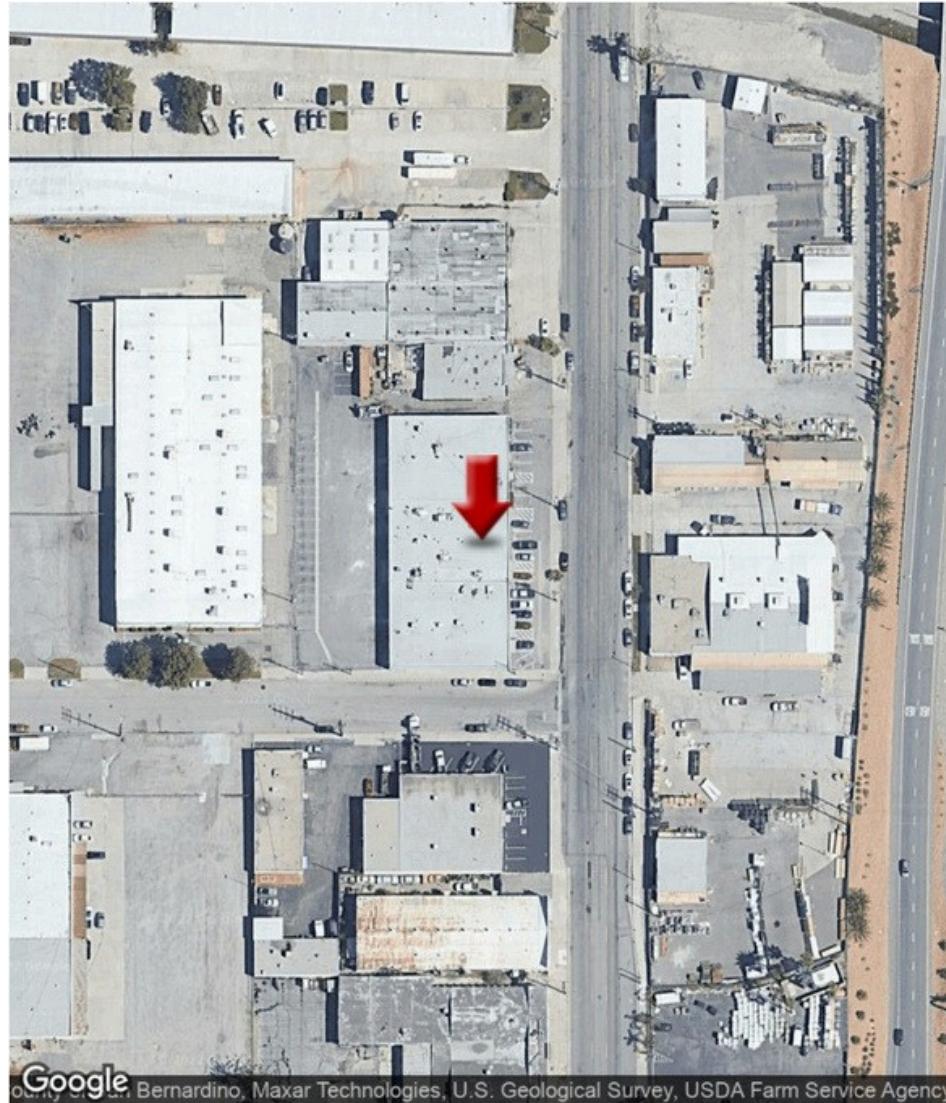
370 S I STREET SAN BERNARDINO, CA



LOCATION OVERVIEW

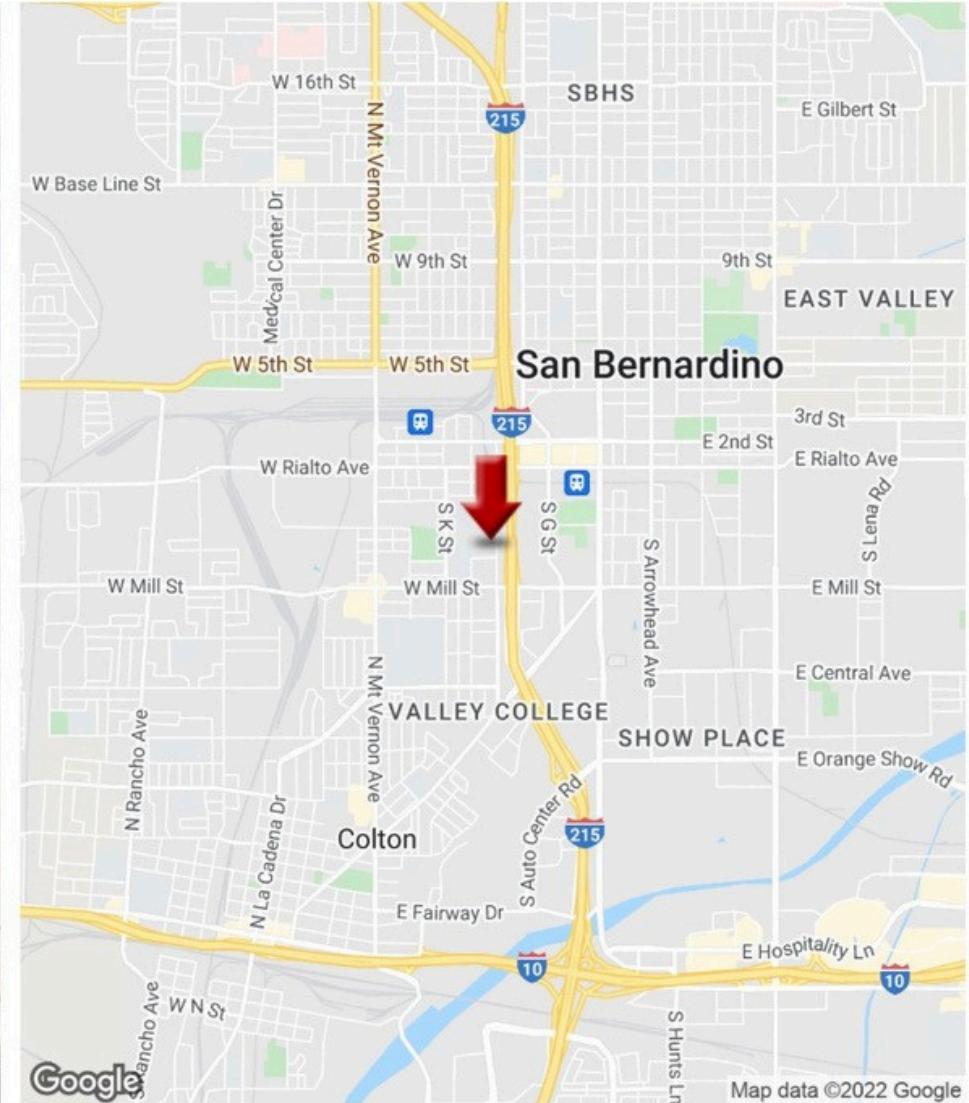


370 S I Street, San Bernardino, CA 92410



Google

Bernardino, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2022 Google

370 S I STREET SAN BERNARDINO, CA



Population Trends and Key Indicators

23.8k

Population

8,500

Households

2.8

Avg Size Household

34

Median Age

\$52k

Median Household Income

105

Wealth Index

POPULATION BY AGE



MORTGAGE INDICATORS

\$13,930

Avg Spent on Mortgage & Basics

38.4%

Percent of Income for Mortgage

POPULATION BY GENERATION

G 7.2%
Greatest Gen

B 22.9%
Baby Boomer

X 17.2%
Generation X

M 21.6%
Millennial

Z 22.1%
Generation Z

A 9.0%
Alpha

HOUSEHOLD INCOME

\$52k

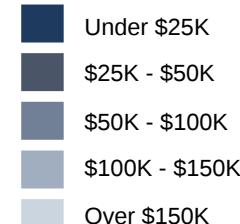
Median Income

\$65.5k

2028 Estimate

↑ 26%

Growth Rate



NUMBER OF EMPLOYEES

18.5k

Top Employment Categories:

Top Employment Categories

Educational services, and ...

Management, business, s...

Professional, scientific, an...

Transportation and wareh...

CONTACT INFORMATION



FOR FURTHER INQUIRIES, PLEASE CONTACT

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WE LOOK FORWARD TO BUILDING BETTER
COMMUNITIES WITH YOU.

