



## 603 S Arrowhead Ave

San Bernardino, California 92408

### Offering Summary

Sale Price:	\$9,199,000
Building Size:	28,787 SF
Lot Size:	4.43 Acres

### Property Overview

Introducing an exceptional property in the Inland Empire area. This property features four (4) buildings totaling +/-28,787 SF. The site measures approximately 4.43 acres (192,970 SF) and has ideal access/frontage along four (4) different streets. Subject site is zoned CH (Heavy Commercial) per the City of San Bernardino and allows a wide range of uses. The site is comprised of +/-15,500 SF metal structures, a spacious enclosed metal building spanning +/-6,600 SF, a truck service shop of +/-4,842 SF, and a two-story block building measuring +/-1,845 SF. Additionally, the property is outfitted with two bridge cranes (2-ton and 1-ton) and a +/-125-foot sky crane. This offering presents a compelling opportunity for an owner-user or developer.

### Property Highlights

- FOUR (4) BUILDINGS TOTALING 28,787 SF
- +/15,500 SF METAL STRUCTURES
- +/6,600 SF ENCLOSED METAL BUILDING
- +/4,842 SF TRUCK SERVICE SHOP
- +/1,845 SF TWO-STORY BLOCK BUILDING
- TWO (2) TON BRIDGE CRANE, ONE (1) TON BRIDGE CRANE
- ONE +/-125 FOOT SKY CRANE
- LOCATED IN AN OPPORTUNITY ZONE



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# Aerial Map



# Retailer Map



# City of San Bernardino

## San Bernardino

The City of San Bernardino is located between Rialto and Redlands in southwestern San Bernardino County, within Southern California's Inland Empire region. The City spans approximately 62.24 square miles and is situated about 60 miles east of Los Angeles, 120 miles northeast of San Diego, and 55 miles northwest of Palm Springs.

For more than a century, San Bernardino has served as a major transportation hub linking the east and west coasts. The city benefits from convenient access to rail lines, major freeways, two international airports, and the Port of Los Angeles, all within an hour's drive—connecting it to national markets, Mexico, and the Pacific Rim. The San Bernardino Transit Center further expands regional connectivity, linking more than ten cities across two counties and providing access to transcontinental bus routes.

San Bernardino is the second-largest municipality in the Inland Empire and the 17th-largest city in California. As the county seat, it plays a central role in San Bernardino County's economy and governance. With affordable housing and diverse employment opportunities, the city continues to attract families and young professionals. Educational institutions such as the San Bernardino City Unified School District, California State University, San Bernardino, and San Bernardino Valley College support a steady pipeline of skilled professionals for the regional workforce.

Development activity across San Bernardino is driven by the City's strategic and centralized location within the Inland Empire. The San Bernardino International Airport (SBIA) area continues to expand as a major logistics and distribution hub, with millions of square feet of industrial space constructed over the past decade.

Located just 60 miles east of Los Angeles within one of Southern California's major transportation corridors, SBIA offers an ideal location for air cargo and logistics operations. The airport's modern, multi-modal infrastructure—surrounded by major interstate highways, rail lines, and new state-of-the-art warehousing—positions it to accommodate continued growth in air freight activity. SBD's advantageous location and competitive rates provide significant opportunities for air cargo companies, freight forwarders, and logistics firms expanding in Southern California.

Major landowners and tenants in the area include Amazon, Stater Bros., Walmart, and San Bernardino Valley College, among others, driving regional growth and employment. The residential market is also experiencing strong growth, with new master-planned communities emerging throughout the city. Both affordable and market-rate multifamily developments are underway, expanding housing options and supporting the community's long-term growth.