

OFFERING MEMORANDUM



By Epitome Commercial Real Estate

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ECRE and it should not be made available to any other person or entity without the written consent of Epitome Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ECRE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ECRE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ECRE has not verified, and will not verify, any of the information contained herein, nor has ECRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



OFFERING

03

PRICE **\$800,000**

LAND SIZE **23,087 SF**

ENTITLED **±3,000 SF of Retail**

PROPERTY SPECIFICATIONS

Built-To-Suit **Little Caesars Restaurant**

ADDRESS **NWC of Highland Ave and Sierra Way, San Bernardino, CA**

Excellent Opportunity for Investors, Builders, Developers

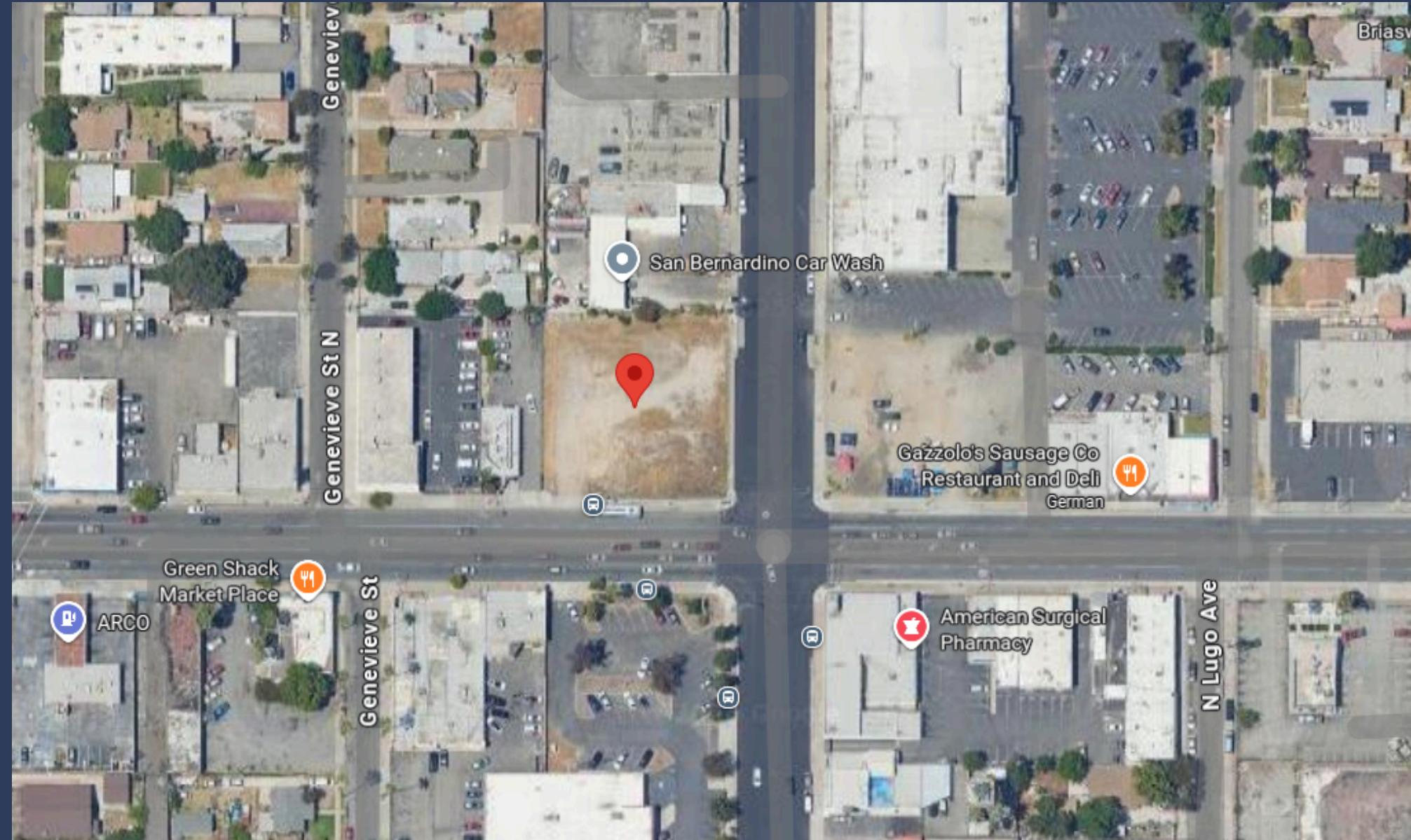
INVESTMENT HIGHLIGHTS

- 23,087 SF Available
Entitled Land for $\pm 3,000$ SF of Retail
- Built-To-Suit Lease in Place with
Little Caesars Restaurant
Excellent Opportunity for Investors,
Builders, Developers
- Fully Entitled Retail Pad with A Well-Known
Restaurant Tenant Secured



LOCATION HIGHLIGHTS

- Prime Westside Location
 - Located in San Bernardino
 - NWC of Highland Ave and Sierra Way
- Surrounding
 - San Bernardino High School
 - El Rey Supermarket
 - Residential area



Geoffery Huang



MANAGING PRINCIPAL & CCIM CANDIDATE

BRE # 01877395

Contact Details

 (909)858-6999

 Geoffery.Huang@Epitomecre.com



Runyu Li

ASSOCIATE

DRE# 02157256

Contact Details

 (626)861-0319

 rose.li@epitomecre.com

