

FOR SALE

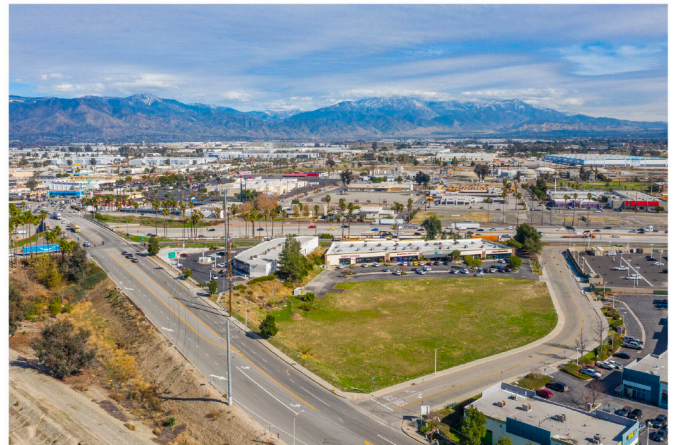
ORANGE SHOW RD & 215 FWY,
SAN BERNARDINO, CA 92408



An exceptional opportunity to acquire two contiguous parcels totaling 2.66 acres of CG-1 zoned commercial land with direct frontage on the 215 Freeway in San Bernardino. Located at the high-traffic intersection of Orange Show Road and I-215, this site offers unmatched visibility to over 186,500 vehicles per day, making it an ideal destination for high-exposure development. The surrounding market offers a strong and growing customer base, with a population of over 307,000 within a 5-mile radius and a median age of just over 30 years old, highlighting a young, dynamic community.

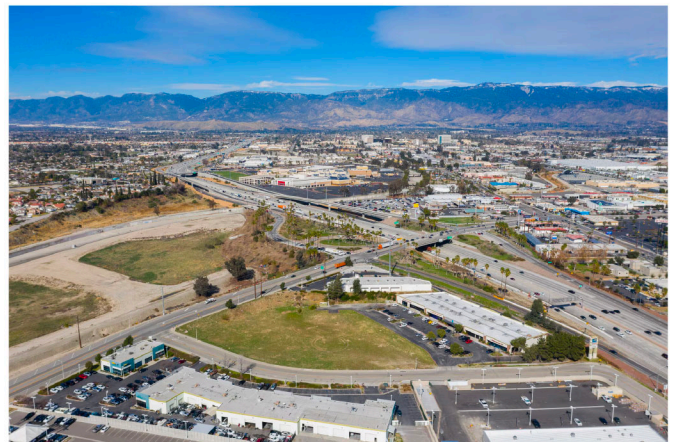
INVESTMENT HIGHLIGHTS

- Exceptional visibility from Interstate 215 with direct access to both Northbound and Southbound on/off ramps (186,500 CPD)
- Underserved food and service market with strong growth indicators
- Surrounded by a mix of national retailers, logistics centers, and working-class neighborhoods
- Zoned CG-1: Flexible use options including QSR, retail, auto, and more
- Situated on San Bernardino's Camino Real, a key commercial corridor (4,850 CPD)
- Population of over 307,000 within a 5-mile radius and a median age of just over 30 years old



PROPERTY DETAILS

- Property Type: Land
- Sale Type: Investment
- No. Lots: 2
- Lot Size: 2.66 Acres
- Zoning: CG-1 - Commercial General
- Price: \$2,288,000
- Price Per AC: \$860,150.38



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