

# 950 SOUTH E STREET

San Bernardino, CA 92408

For Sale



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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# Property Overview

NAI Capital Inc. and Lidia Talavera are pleased to present an exceptional opportunity to acquire a freestanding, drive-through restaurant property located at 950 South E Street in San Bernardino, California. The property is prominently positioned along the frontage of the Inland Empire Mall, offering excellent visibility, strong consumer traffic, and immediate access to a well-established retail and dining corridor.

The property features a  $\pm 3,634$  SF restaurant building, plus a  $\pm 755$  SF covered patio, situated on a 0.88-acre parcel (APN: 0136-511-12-0000). The site offers ample parking, efficient ingress and egress, and a functional drive-through layout.

Originally constructed in 1977 and renovated as recently as 2025, the property is currently being operated as a Mexican restaurant with a long-standing and stable operating history in the City of San Bernardino. The building is fully improved for restaurant use and ready for occupancy, allowing a Buyer to rebrand without the need for major capital expenditures.

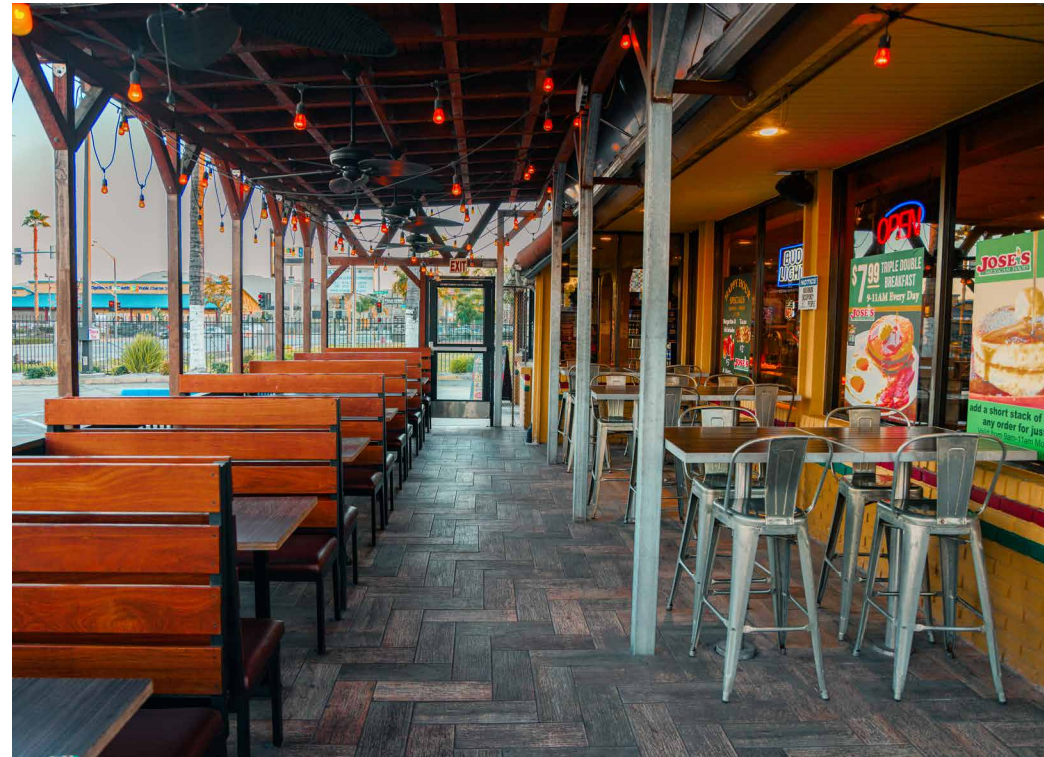
## Location Description

The property benefits from a highly accessible location near Interstate 215, offering convenient connectivity throughout the Inland Empire and direct access to surrounding residential neighborhoods, employment centers, and regional retail destinations. Its proximity to major arterials and the Inland Empire Mall drives consistent daily traffic and strong consumer exposure. The surrounding area is characterized by a dense mix of retail, dining, and service-oriented uses, making this an ideal location for a restaurant concept seeking visibility, accessibility, and established demand.

This offering represents a rare opportunity to acquire a move-in-ready, freestanding drive-through restaurant in a proven San Bernardino retail corridor with strong fundamentals and long-term upside.

**PLEASE DO NOT APPROACH ANY EMPLOYEES.**

All inquiries and tours must be coordinated exclusively through the listing broker.





# Investment Highlights

- **Turn-Key Drive-Through:** Currently operating as a Mexican restaurant and ready for occupancy with minimal capital required.
- **Freestanding Drive-Through:** 3,634± SF building with 755± covered patio on a 0.88-acre parcel offering ample parking and circulation.
- **High-Visibility Location:** Prominently located at the front of the Inland Empire Mall with strong daily traffic.
- **Excellent Access:** Convenient proximity to Interstate 215 and major arterials serving the Inland Empire.
- **Proven Site:** Long-standing operating history supports continued restaurant use and demand.

## Demographics

	1 mile	3 miles	5 miles
Est Pop (2025)	4,621	120,175	319,486
Est HH (2025)	1,273	34,415	93,550
AHH Income (2025)	\$83,198	\$80,277	\$90,160

## The Offering

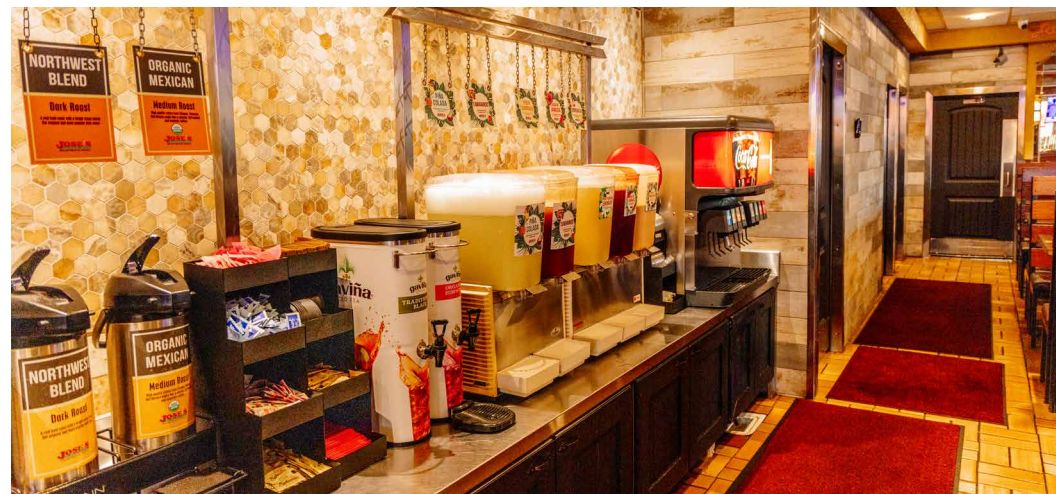
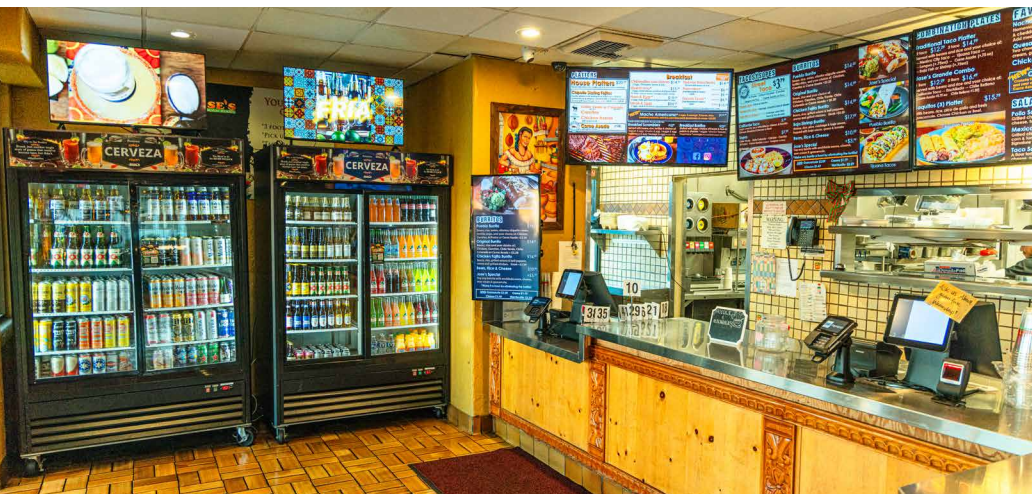
Property Address	950 South E Street, San Bernardino, CA 92406
Price	\$3,088,900

## Site Description

Building Size (SF)	3,634
Price/SF	\$850.00
Lot Size (Acres)	0.88
Enclosed Patio (SF)	755.43
Number of Lots	1
Number of Units	1.00
Type of Ownership	Fee Simple

## Property Information

Built	1977 / 1990
Zoning	Commercial - Restaurant
APN	0136-511-12-0000



**Site Plan**

**EXISTING JOSE'S MEXICAN FOOD RESTAURANT**  
3,094.00 SQ. FT.

**(E) COVER PATIO**  
755.43B SQ. FT.

**EXISTING STORAGE**  
540.35 SQ. FT.

**EXISTING PARKING TO REMAIN**

**EXISTING ASPHALT DRIEWAY**

**EXISTING SIGNAGE TO REMAIN**

**EXISTING ACCESSIBLE RAMP TO REMAIN**

**PL 222.7'**

**PL 190.9'**

**PL 267.2'**

**PL 185.6'**

**South "E"**

# Site Plan

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$$1/16'' = 1'-0''$$


**NOTE:**

1. OCCUPANT LOAD INDOOR IS LESS THAN 100 - NO FIRE SPRINKLERS ARE REQUIRED



# Property Photos





# Aerial Map

