



SIGNALIZED HARD CORNER +/- .42 AC COMMERCIAL LOT

92410
N. WATERMAN AVE.
SAN BERNARDINO, CA 92410



THE OFFERING

PROPERTY SUMMARY

Address:	92410 N. Waterman Avenue San Bernardino, CA 92410
County:	San Bernardino
Land Size (acres):	± 0.42
Land Size (sf):	± 18,200
Property Type:	Vacant Land
Zoning:	CG-1 (Commercial General - 1)
APN:	0135-252-46

Zoning Description:

This zone is intended to provide for the continued use, enhancement and new development of retail, personal service, entertainment, office and related commercial uses along major transportation corridors and intersections to service the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs. Additionally, this zone permits a maximum density of 47 units per net acre for senior citizen and senior congregate care housing.

INVESTMENT HIGHLIGHTS

- Hard Signalized Corner on Commercial Corridor.
- High Traffic Count with Over 29,000 vpd.
- Frontage of 130' on N. Waterman Avenue and 118' on E. 2nd Street.
- Located in an Opportunity Zone.
- 1.2 Miles from 215 Freeway & 2.7 Miles from the 10 Freeway.
- 1.7 Miles from San Bernardino Airport.

SAN BERNARDINO DEMOGRAPHICS

	1 MILE	3 MILE
POPULATION	11,958	134,879
HOUSEHOLDS	2,891	35,419
MEDIAN AGE	33.10	31.40
MEDIAN HH INCOME	\$29,928	\$41,879
DAYTIME EMPLOYEES	18,812	72,904

MAJOR EMPLOYER

Employer	Industry
Amazon Fulfillment Center	Mail Order Fulfillment Service
Burlington Distribution Center	Distribution Centers (whls)
California State University, San Bernardino	Schools-Universities & Colleges
Dignity Health Community Hospital, SB	Hospitals
SB County Superintendent of Schools	Schools & Educational Services
San Bernardino County Sheriff	County Government - General Offices
California Department of Transportation	Government Offices - State

1. Source: State of California Employment Development Department Annual and March 2022 report.

DISCLAIMER

This information has been secured from sources we believe to be reliable, but we make no representations or guarantees, express or implied, as to the accuracy of the information. The information contained herein is subject to errors and change. References to square footage, age, or valuation measures are approximate. Buyers, cooperating brokers, tenants, and other parties must verify the information and bears all risk for any inaccuracies.



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N. WATERMAN AVE.
SAN BERNARDINO, CA 92410

LOT SIZE: +/- 18,200 SF
(.42 AC)

APN: 0135-252-46

ZONING: COMMERCIAL
GENERAL - 1

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OVER 29,000 VPD

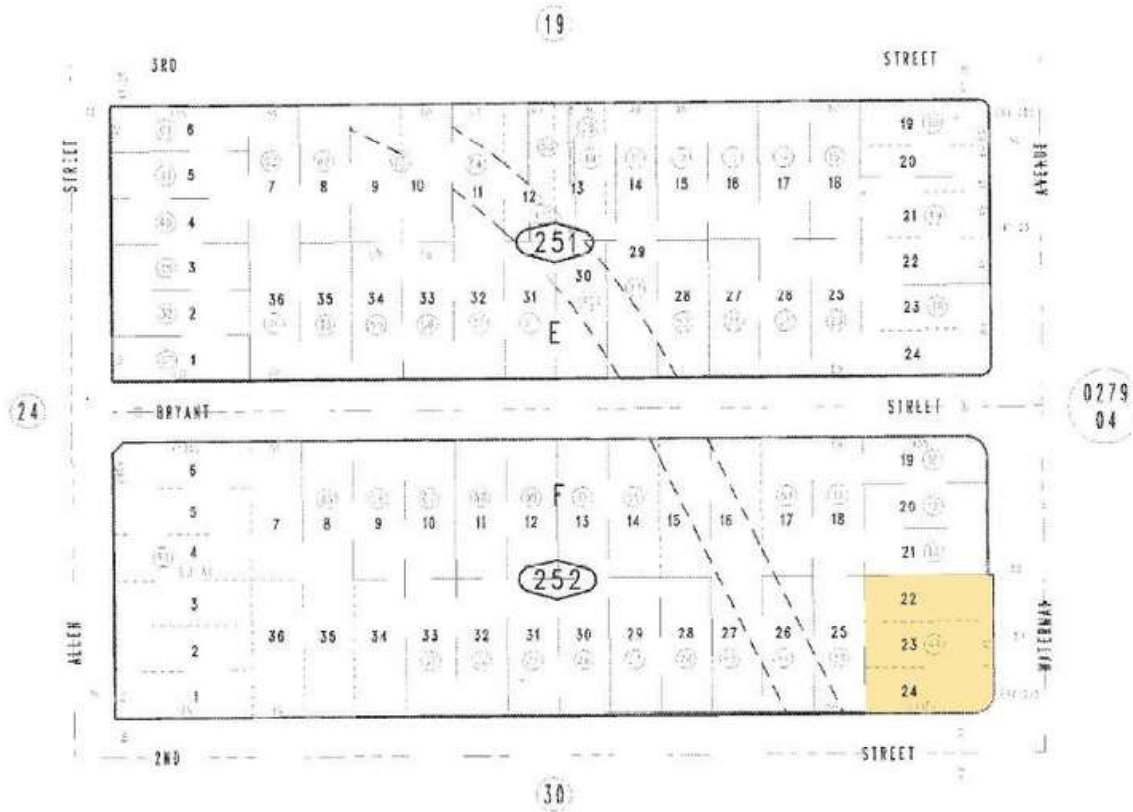
PARCEL MAP

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Ptn. Daley Tract
M.B. 6/34

City of San Bernardino 0135 - 25
Tax Rate Area
7012



January 2005

Assessor's Map
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San Bernardino County

