

FOR SALE

PRICE REDUCED



±6,264 SF

Retail Building with Parking Lot

157-159 N E St, San Bernardino, CA 92401

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157-159 N E ST

SAN BERNARDINO, CA 92401

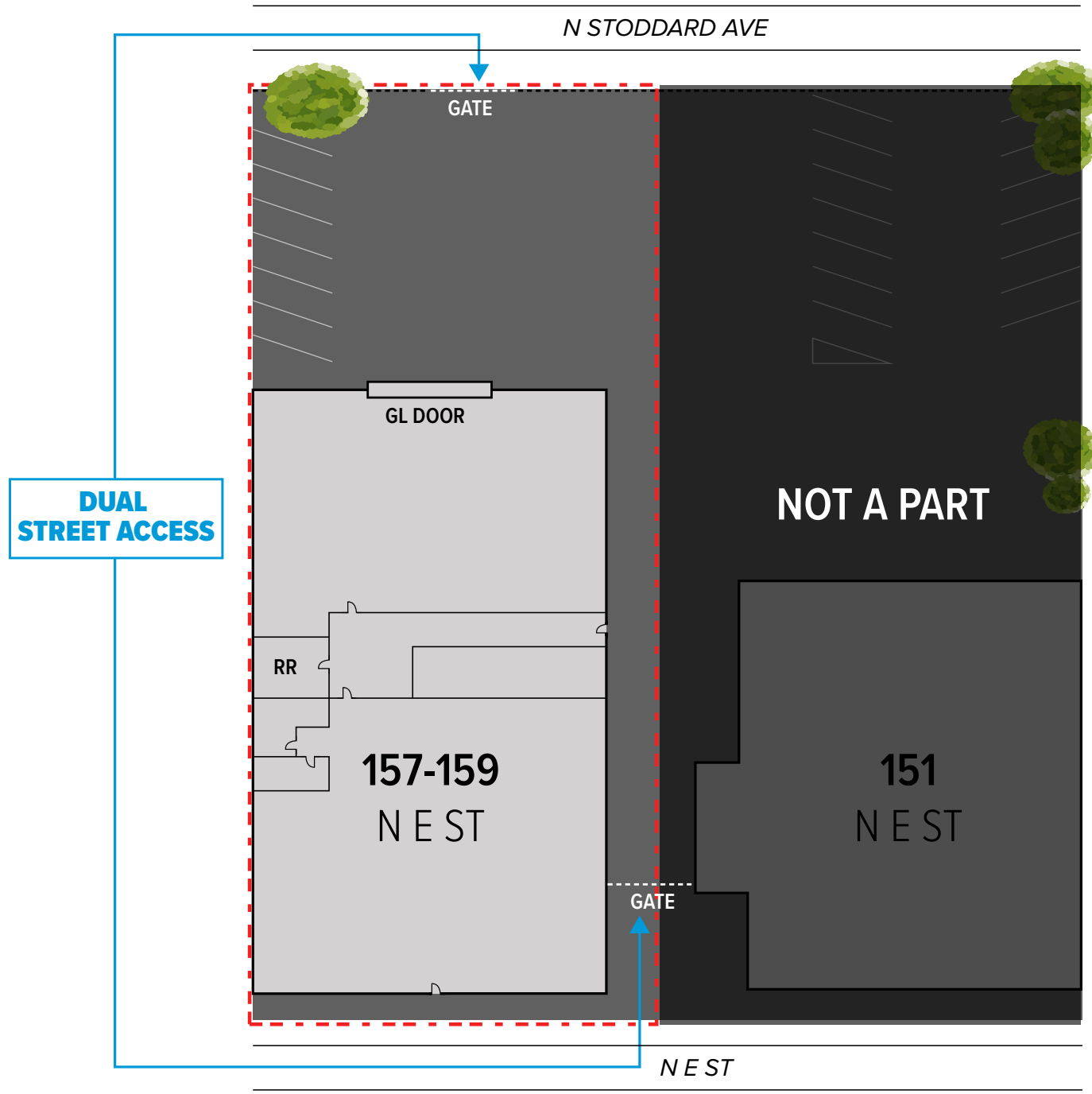
List Price	\$695,000.00 (\$110.95 PSF) \$635,000.00 (\$101.37 PSF)
Total Building Size	±6,264 SF
Total Land Size	±14,750 SF (0.34 AC)
Zoned	Commercial General (CG-1)
Year Built	1942
APN	0134-381-09-0000



PROPERTY HIGHLIGHTS

- Versatile retail or commercial asset suitable for both investors and owner-users.
- Functional storefront layout with the ability to separate into two units.
- Large private parking lot with gated access. Dual gate access from N E Street and N Stoddard Avenue.
- Strong visibility along N E St with nearby traffic counts exceeding 8,000 vehicles per day.
- Flexible CG-1 zoning that allows a wide range of retail, office, and service commercial uses.
- Centrally located near Downtown San Bernardino, the Civic Center, and major commercial corridors.
- Convenient access to both the I-215 and I-210 freeways.
- Attractive value-add opportunity for renovation or repositioning.

PROPERTY SUMMARY

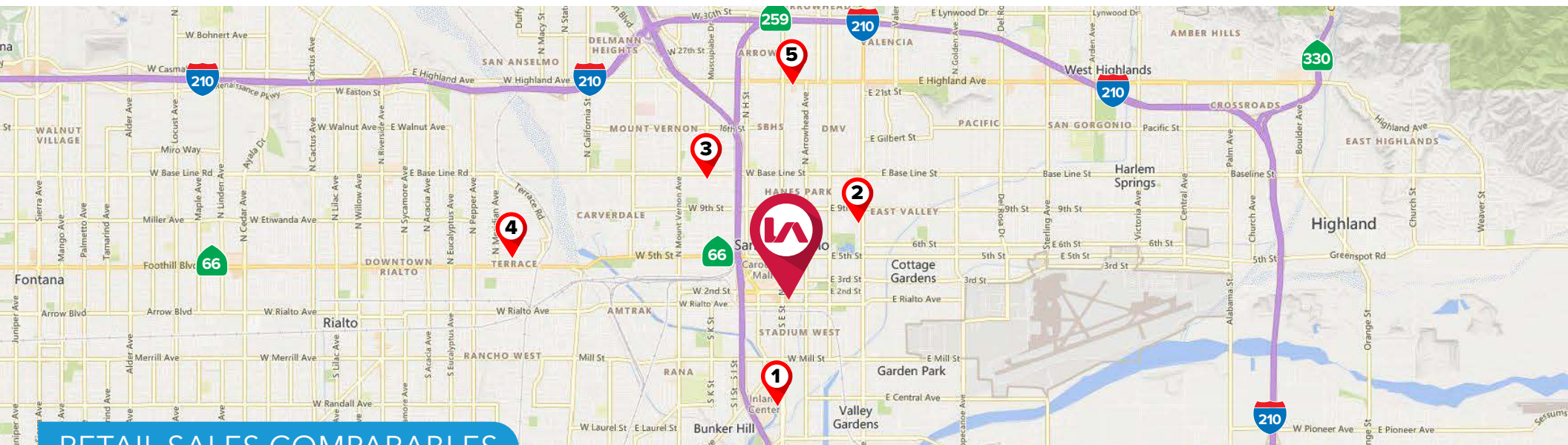


* SIZE NOT TO SCALE



ADDITIONAL PHOTOS

#	Property	Year Built	SF	Price	Price/SF	Sale Date
	 <p>774 S E St San Bernadino, CA</p>	1968	8,216	\$1,100,000	\$127.80	Aug-25
	 <p>780-802 N Waterman Ave San Bernadino, CA</p>	1955	8,932	\$1,600,000	\$179.13	Aug-25
	 <p>1121 W Base Line St San Bernadino, CA</p>	1950	5,371	\$665,000	\$123.81	Aug-25
	 <p>2618 Foothill Blvd San Bernadino, CA</p>	1975	4,968	\$1,050,000	\$211.35	Jun-25
	 <p>357 W Highland Ave San Bernadino, CA</p>	1945	5,533	\$665,000	\$120.19	May-25



RETAIL SALES COMPARABLES



POPULATION

2024	1 Mile	3 Miles	5 Miles
	11,211	135,149	373,482
2029 <i>PROJECTED</i>	1 Mile	3 Miles	5 Miles
	11,378	136,791	379,855



DAYTIME EMPLOYMENT

BUSINESSES	1 Mile	3 Miles	5 Miles
	1,650	7,495	16,788
EMPLOYEES	1 Mile	3 Miles	5 Miles
	16,536	73,197	150,708



HOUSEHOLDS

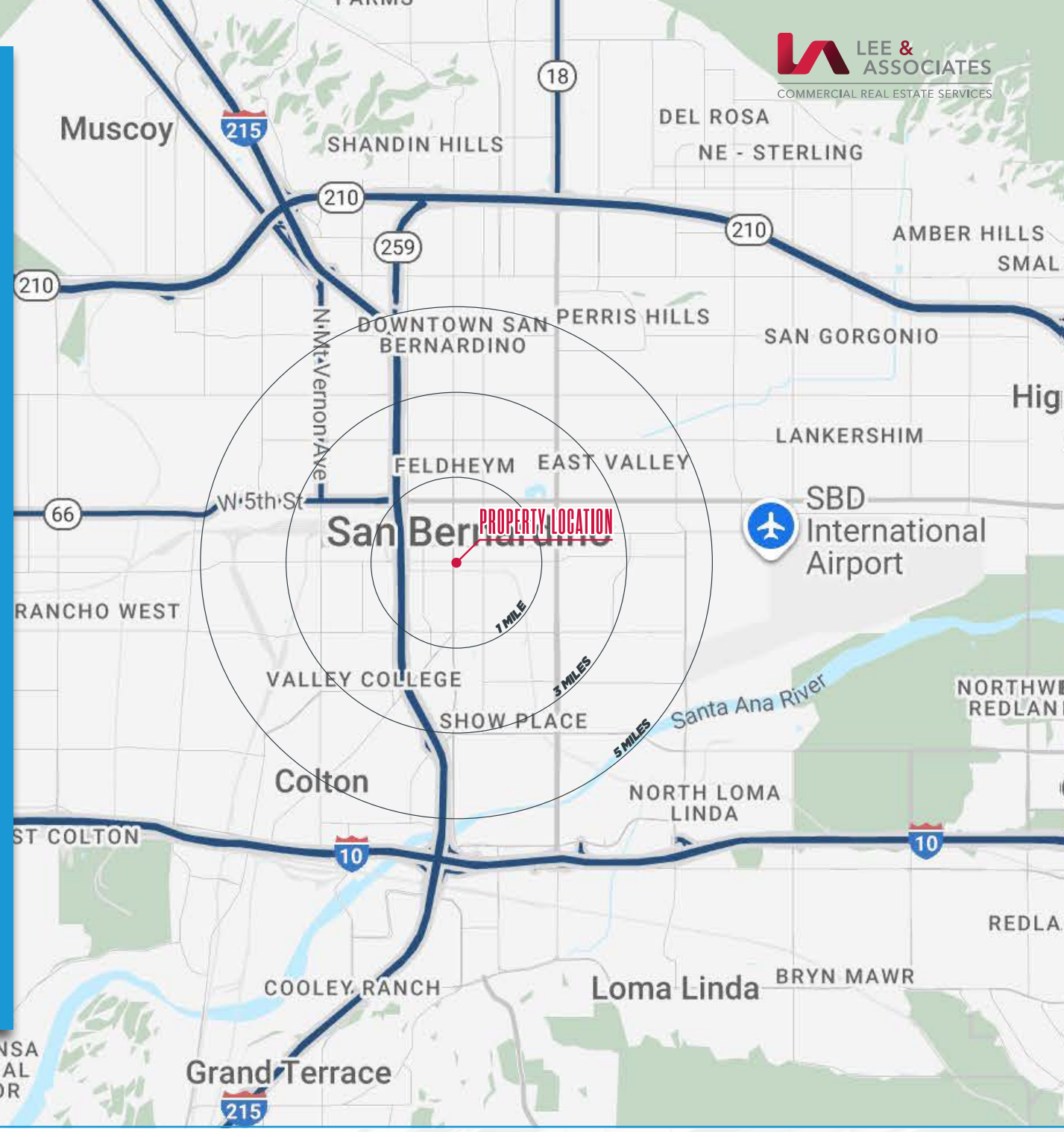
2024	1 Mile	3 Miles	5 Miles
	3,965	36,974	107,401
2029 <i>PROJECTED</i>	1 Mile	3 Miles	5 Miles
	3,771	37,460	109,358

AVERAGE INCOME	1 Mile	3 Miles	5 Miles
	\$44,068	\$62,024	\$73,544



AVERAGE DAILY TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Volume	Distance From Property
N E St	W Rialto Ave	8,851	0.03 Miles
W 2nd St	N Stoddard Ave	14,179	0.08 Miles
W 2nd St	N E St	17,814	0.09 Miles
San Bernardino Freeway		128,420	0.46 Miles



DEMOGRAPHICS



For more information, please contact _____

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