

OWNER/USER OR INVESTMENT PROPERTIES FOR SALE

955 & 965 S. E STREET

SAN BERNARDINO, CALIFORNIA

±19,605 SF MULTI-TENANT BUILDING I 955 S. E STREET

±25,568 SF MULTI-TENANT BUILDING I 965 S. E STREET

±45,173 SF RETAIL PLAZA (TWO PARCELS)

****UNDER MARKET RENTS****

JEFF BISCHOFBERGER

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
ONTARIO

CORPORATE ID #00976995

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MULTI-TENANT RETAIL PLAZA AVAILABLE

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SAN BERNARDINO, CALIFORNIA

INVESTMENT HIGHLIGHTS

- MULTI-TENANT RETAIL PLAZA | **MANY RECENT IMPROVEMENTS**
- ±19,605 SQUARE FEET | 955 S. E STREET
- ±25,568 SQUARE FEET | 965 S. E STREET
- ACROSS THE STREET FROM THE INLAND CENTER MALL
- SECURED PARKING LOT
- EXCELLENT ACCESS TO THE I-215 FREEWAY
- AMPLE PARKING WITHIN ENTIRE RETAIL PLAZA
- PYLON PLAZA SIGNAGE
- BUILDING TOP SIGNAGE FOR INDIVIDUAL UNITS
- ±12,498+ CARS PER DAY VIA ORANGE SHOW ROAD
- ±165,250+ CARS PER DAY VIA THE I-215 FREEWAY
- ±2.64 ACRES OF LAND



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PROPERTY IMPROVEMENTS

- **IMPROVEMENTS COMPLETED IN THE PAST 24 MONTHS:**
 - FIFTEEN (15) NEW HVAC UNITS
 - OUTDOOR LIGHTING UPGRADED TO LED WITH ADDITIONAL LIGHTING ADDED THROUGHOUT PROPERTY
 - BRAND NEW ROD IRON PROPERTY FENCING
 - PROPERTY GATE UPGRADED TO AN ELECTRICAL ROD IRON DESIGN
 - DROUGHT RESISTANT LANDSCAPING DONE THROUGHOUT PROPERTY
 - PARKING LOT RE-SLURRIED AND RE-STRIPED
 - MONUMENT SIGNAGE UPGRADED & ELECTRICAL SYSTEM RE-WIRED
 - PYLON PLAZA SIGNAGE NOW INCLUDES BACKLIGHT BOXES TO SHOWCASE TENANTS
 - BRAND NEW SECURITY SYSTEMS LOCATED THROUGHOUT
 - ENTIRE PROPERTY WAS REPAINTED & CANOPY'S RE PLACED
 - THIRTEEN (13) UNITS REMODELED
 - BRAND NEW SEWER SUBPUMPS ADDED



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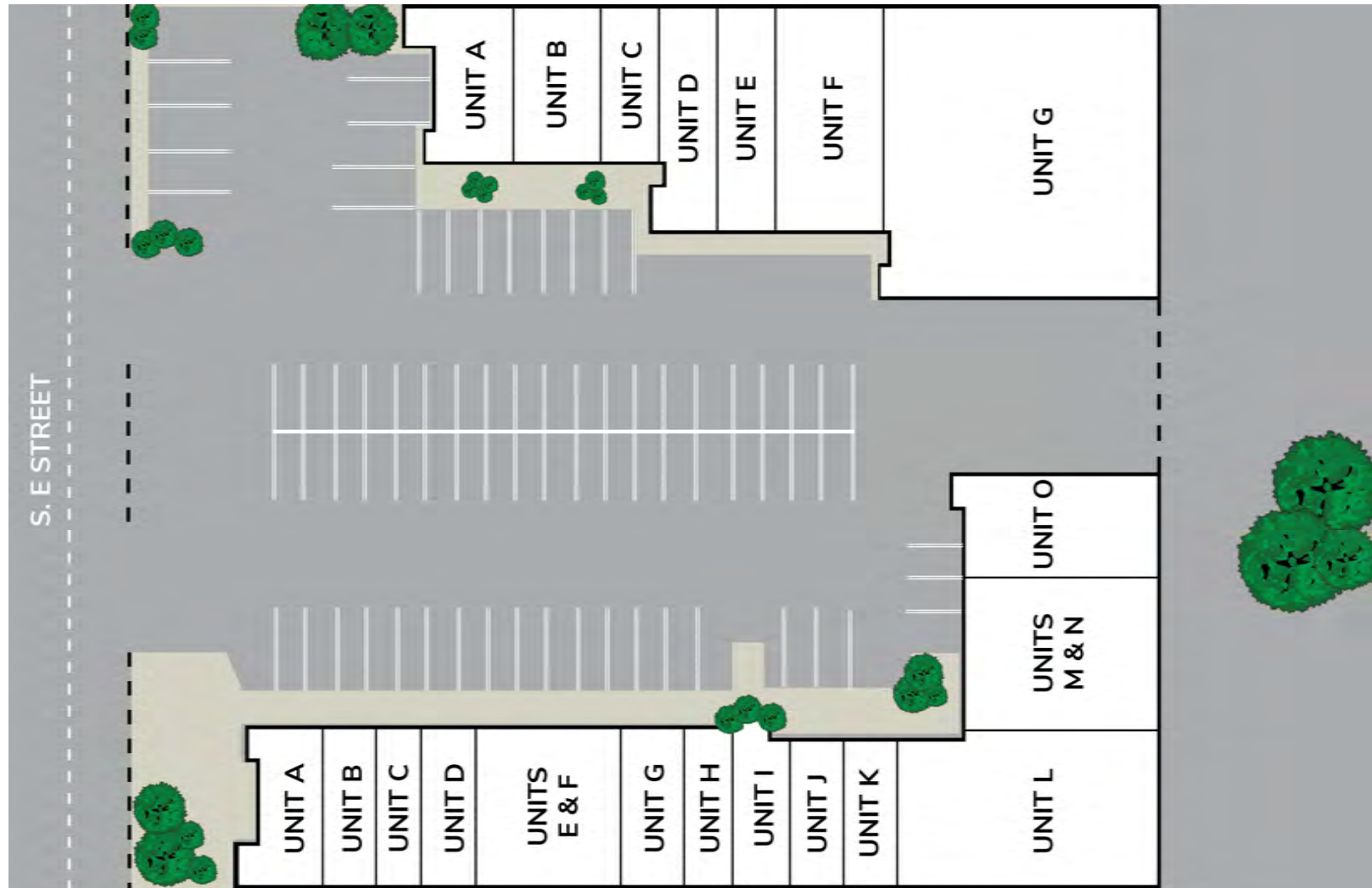
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PROPERTY SITE PLAN



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955 S. E STREET
±19,605 SQUARE FEET

UNIT	SQUARE FOOTAGE	TENANT	LEASE COMMENCEMENT	LEASE EXPIRATION	RENT	CAM FEE	MONTHLY GROSS RENT
A	±1,390 SF	VACUUMS & MORE / WS WEB SLINGERS	12.01.2022	12.31.2027	\$1,640.00	INCLUDED	\$1,640.00
B	±1,645 SF	SECURITY ACADEMY & T.C.	07.01.2025	06.30.2028	\$1,500.00	INCLUDED	\$1,500.00
C	±1,000 SF	BELLA THREADING ZONE	05.01.2025	04.30.2028	\$1,000.00	INCLUDED	\$1,000.00
D	±1,440 SF	VACANT	-	-	-	-	-
E	±1,330 SF	TRUE GLAM MAKE UP STUDIO	05.01.2023	04.30.2028	\$1,596.00	INCLUDED	\$1,596.00
F	±2,800 SF	COIR MATTRESSES	03.15.2025	03.31.2028	\$2,700.00	INCLUDED	\$2,700.00
G	±10,000 SF	EVENTS CENTER	10.01.2025	09.30.2030	\$7,000.00	INCLUDED	\$7,000.00
TOTAL	±19,605 SF						\$13,796.00
							±92.7% OCCUPANCY

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965 S. E STREET
±25,568 SQUARE FEET

UNIT	SQUARE FOOTAGE	TENANT	LEASE COMMENCEMENT	LEASE EXPIRATION	RENT	CAM FEE	MONTHLY GROSS RENT
A	±1,248 SF	VACANT	-	-	-	-	-
B	±1,645 SF	FRAGRANCE SHOPPE	06.01.2019	MTM	\$1,133.00	\$275.00	\$1,408.00
C	±925 SF	INSPIRE DRESS SHOP	05.01.2022	MTM	\$1,190.00	INCLUDED	\$1,190.00
D	±1,000 SF	TAX & ACCOUNTING	01.08.2025	01.31.2028	\$950.00	INCLUDED	\$950.00
E	±2,952 SF	KACSIUS EYE CARE	07.01.2020	06.31.2030	\$3,249.00	\$398.50	\$3,647.50
G	±1,200 SF	RYU KAI KARATE	02.01.2019	MTM	\$1,000.00	\$150.00	\$1,150.00
H	±1,200 SF	LA NAILS	07.01.2015	06.31.2030	\$1,256.64	\$100.00	\$1,356.64
I	±1,640 SF	VACANT	-	-	-	-	-
J	±1,400 SF	BARBER SHOP	07.01.2025	06.30.208	\$1,550.00	INCLUDED	\$1,550.00
K	±1,550 SF	VACANT	-	-	-	-	-
L	±6,030 SF	VACANT	-	-	-	-	-
M & N	±2,982 SF	D. LUIS G. VARGAS	01.01.2007	MTM	\$3,132.32	\$230.10	\$3,362.42
O	±2,414 SF	VACANT	-	-	-	-	-
TOTAL	±25,568 SF						\$14,614.56

±50%
OCCUPANCY

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955

S. E STREET | SAN BERNARDINO

BUILDING SIZE	±19,605 SQUARE FEET
INCOME	±\$13,796.00
EXPENSES	±\$4,794.50
NOI / MONTH	±\$9,001.50
OCCUPANCY	±92.7%

965

S. E STREET | SAN BERNARDINO

BUILDING SIZE	±25,568 SQUARE FEET
INCOME	±\$14,614.56
EXPENSES	±\$6,533.04
NOI / MONTH (±50% OCCUPANCY)	±\$8,081.52
OCCUPANCY	±50%

*BUILDINGS CAN BE PURCHASED SEPARATELY

**PURCHASED
TOGETHER**

BUILDING SIZE	±45,173 SQUARE FEET
PRICE / SF	±\$120.00 / SF
ASKING PRICE	\$5,500,000.00

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AVERAGE MONTHLY EXPENSES

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PROPERTY TAXES	SAN BERNARDINO COUNTY	\$2,140.41 PER MONTH
PROPERTY INSURANCE	AXIS	\$3,917.13 PER MONTH
PMI SAN BERNARDINO	PROPERTY MANAGEMENT	\$1,000.00 PER MONTH
STANLEY PEST CONTROL	PEST CONTROL	\$145.00 PER MONTH
ALL-N-ONE FACILITIES SERVICES GROUP	LOT SWEEPING & WASHING	\$735.00 PER MONTH
SOUTHERN CALIFORNIA EDISON	ELECTRICITY	\$1,400.00 PER MONTH
SAN BERARDINO WATER COMPANY	WATER	\$600.00 PER MONTH
LANDSCAPING	LANDSCAPING SERVICES	\$600.00 PER MONTH
BURRTEC WASTE	TRASH	\$790.00 PER MONTH
TOTAL		\$11,327.54 PER MONTH

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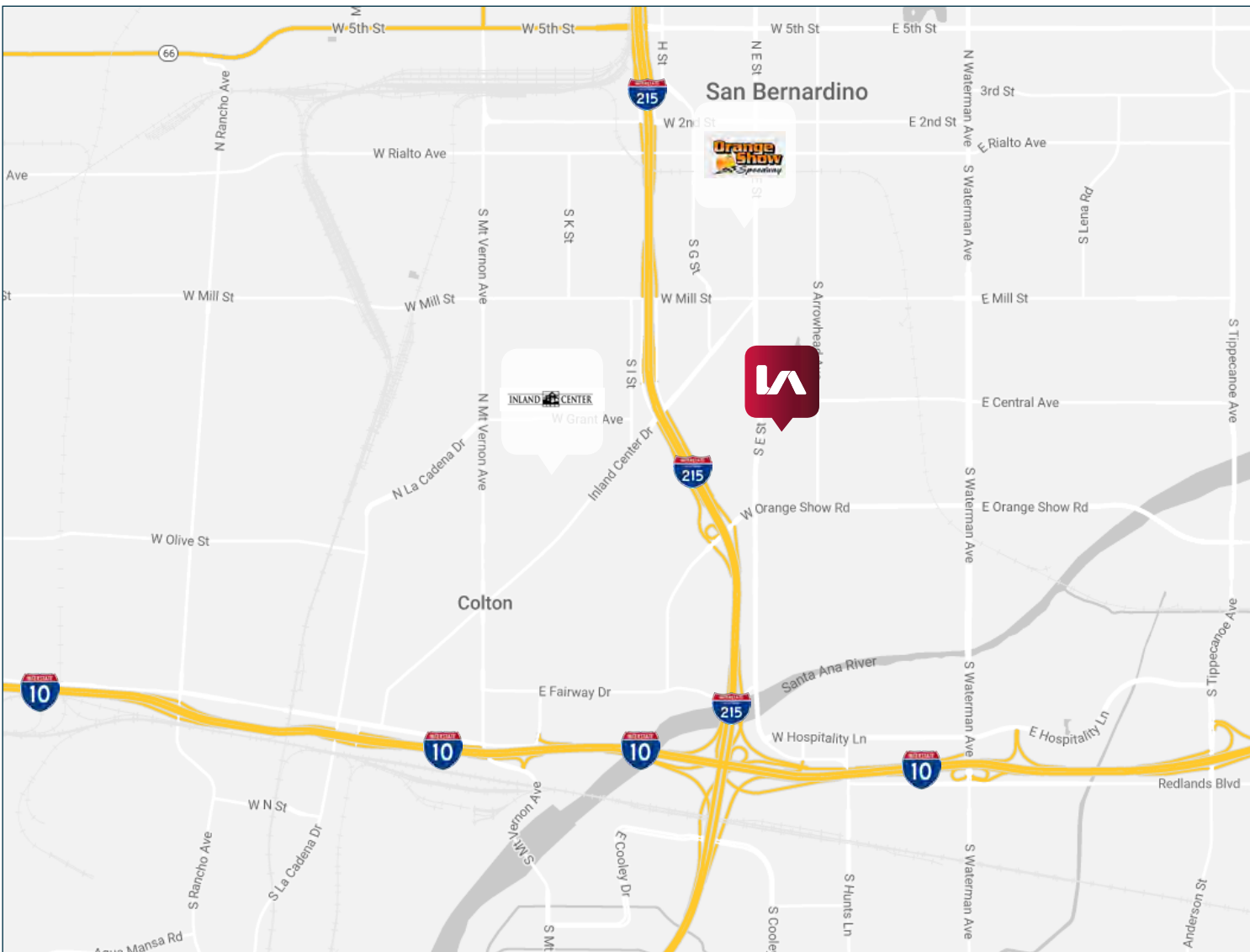
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I LOCATION MAP



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