

DOWNTOWN SAN BERNARDINO



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1. San Bernardino Parks and Recreation
 2. San Bernadino City Clerk
 3. San Bernardino City Hall/IRS
 4. Consulate of Mexico in San Bernardino
 5. State Disability Insurance Office
 6. San Bernardino District Attorney
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 13. San Bernardino County Assessor's Main Office
 14. San Bernardino Veterans Affairs

SITE



DOWNTOWN END-CAP PAD

NWC W. 2nd Street & N. Mountain View Avenue
San Bernardino, CA 92410

Lidia Talavera
Executive Vice President
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Cal DRE Lic.#01407598



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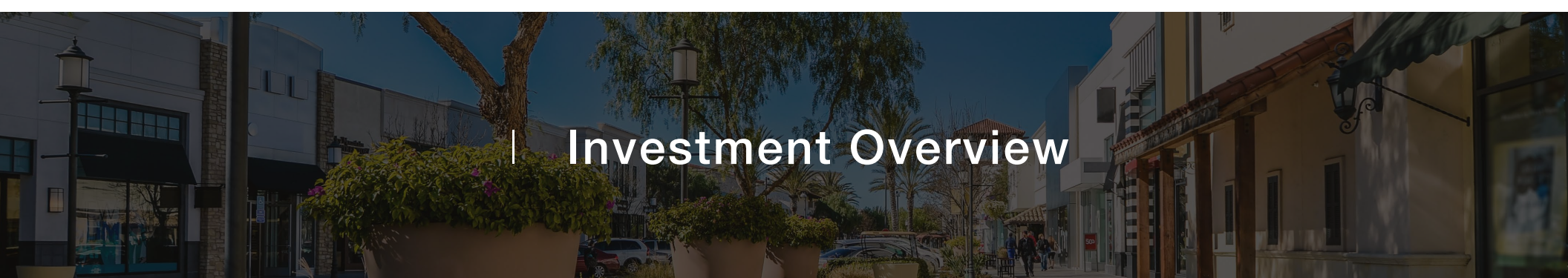
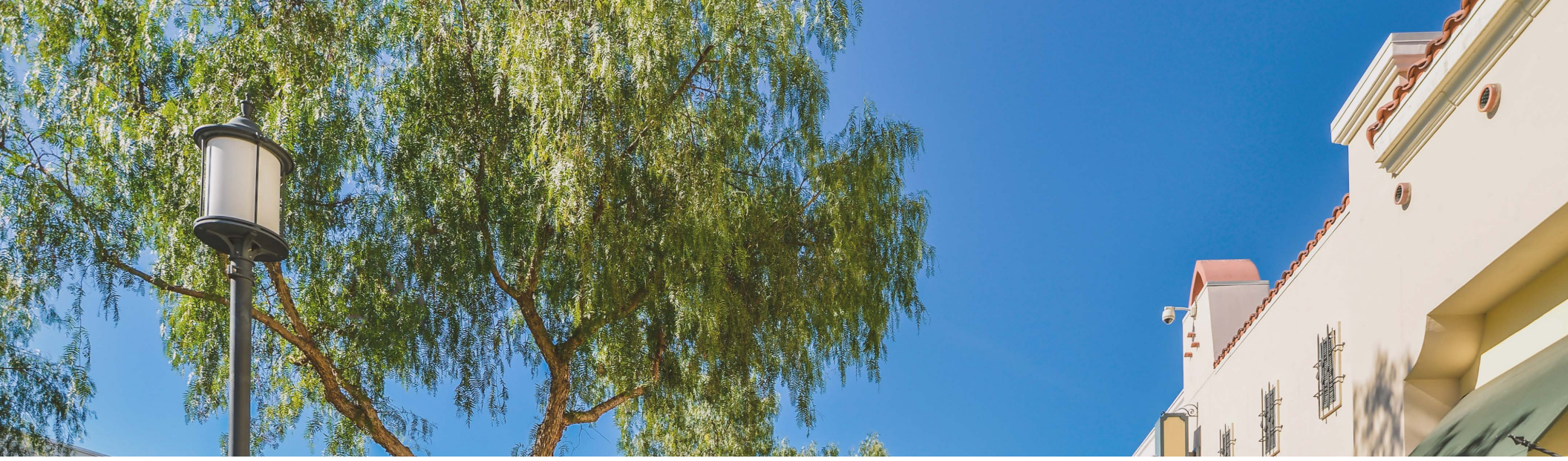
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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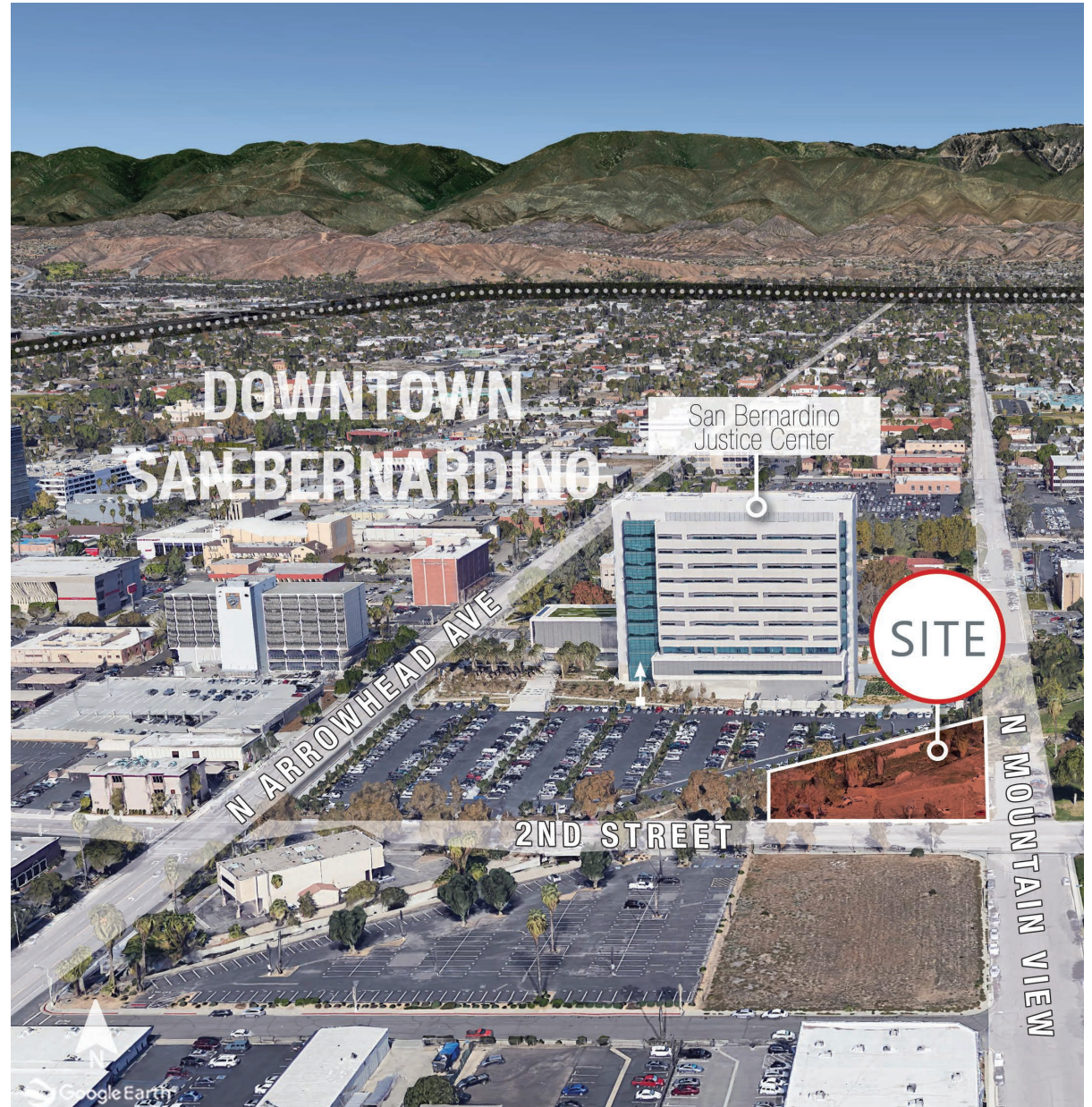
Executive Summary

OFFERING SUMMARY

Price	\$550,000
Down Payment	100%/\$550,000
Loan Type	All Cash
Lot Size (SF)	30,056
Price/SF	\$18.30
Lot Size (Acres)	0.69
Price/Acre	\$797,112
Number of Lots	1
Price/Lot	\$550,000
Type of Ownership	Fee Simple

ASSET PERFORMANCE DATA

	Current
CAP Rate	0.0%
Net Operating Income	\$0
Net Cash Flow	0.00% / \$0





D St.

Arrowhead Ave.

Mountain View Ave.

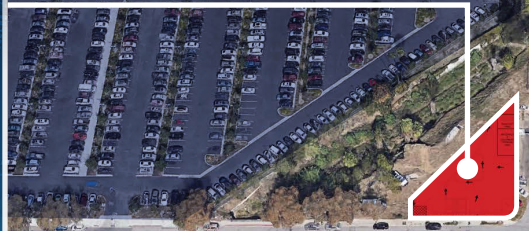
3rd St.

N Sierra Way

San Bernardino Justice Center

Meadowbrook Park

2nd St.



NWC WEST 2ND ST., & N. MOUNTAIN VIEW AVE.
SAN BERNARDINO, CA 92410

- > Entitled for Paid Parking Lot
- > End-cap Lot
- > In Downtown San Bernardino



Investment Summary

NAI Capital is pleased to present the sale of a Commercial Land Pad in the heart of the City of San Bernardino. The property is approximately 30,196 SF (0.69 ACRES). It is located at the north west corner of 2nd Street and Mountain View Avenue, adjacent to San Bernardino Superior Court and across from Meadowbrook Park.

The property was entitled for a paid parking lot with approval for 45 to 50 parking spaces.

The property is centrally located and in close proximity to several City, County and Federal buildings such as San Bernardino Superior Court, San Bernardino Parks & Recreations, San Bernardino City Hall, San Bernardino County Family Court, San Bernardino County Assessor's Main office, Mexican Consulate, Walden Family Services, State Disability Insurance Office, and many more.

The property is zoned CO (Commercial Office).
APN: 0135-221-25

Another possible use for the land is a Drive-thru, which is permitted by right according to the San Bernardino Land Use Matrix (Buyer to verify).

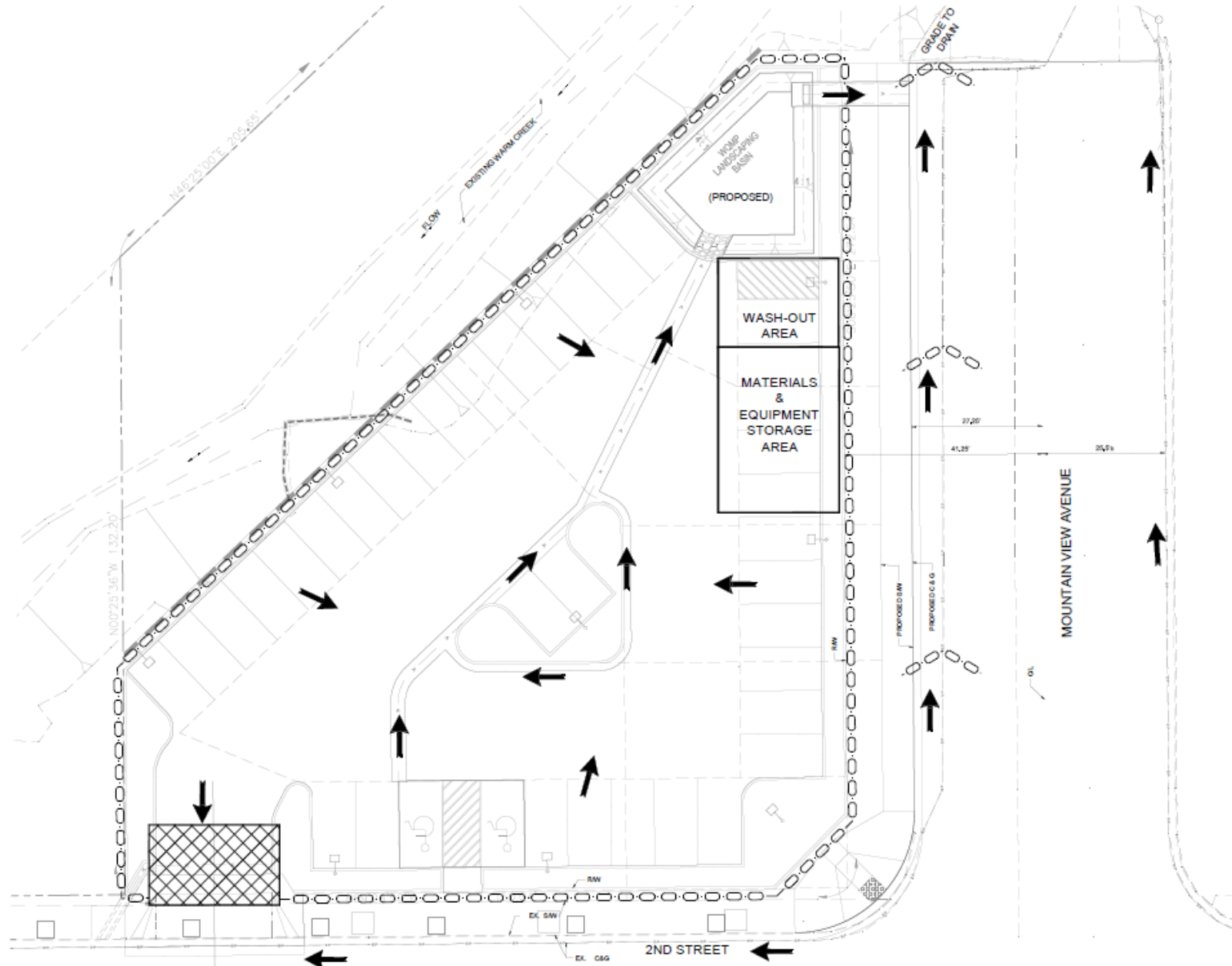
THE OFFERING

Property	End-cap Pad
Price	\$550,000
Property Address	NWC W 2nd St. & N Mountain View Ave., San Bernardino CA

Site Description

Lot Size (SF)	30,056 SF
Price/SF	\$18.30
Lot Size (Acres)	0.69
Price/Acre	\$797,112
Number of Lots	1
Price/Lot	\$550,000
Type of Ownership	Fee Simple

Proposed Plan



LAND USE MATRIX (draft – August 2016)

<u>Zone</u>		<u>Permit Required</u>	
PF	Public Facilities	–	Not Permitted
OS	Open Space	P	Permitted
RL	Residential Low	A	Administrative Permit
RN	Residential Neighborhood	C	Conditional Use Permit
RM	Residential Multiple Unit	H	Home Occupation Permit
CO	Commercial Office	T	Temporary Use Permit
CC	Commercial Corridor		
D	Downtown		
CR	Commercial Regional		
I	Industrial		

*For uses listed with more than one permit required permitting threshold shall be established through requirements listed within the Specific Use Standards section of this Code.

PF	OS	RL	RN	RM	CO	CC	D	CR	I
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Zoning Information

COMMERCIAL – RETAIL USES										
Alcoholic Beverage Sales (Off-Site Consumption)	-	-	-	-	-	-	C	C	C	C
Alcoholic Beverage Sales (On-Site Consumption)	-	-	-	-	-	A	A	A	A	C
Bar/Nightclub	-	-	-	-	-	-	C	C	C	-
Building Supply Yard	-	-	-	-	-	-	P	-	-	P
Consumer Goods Sales – Automotive	-	-	-	-	-	-	A/C	A/C	A/C	-
Consumer Goods Sales – Multiple-Vendor	-	-	-	-	-	-	P	P	P	-
Consumer Goods Sales – On-Site Production	-	-	-	-	-	-	P	P	-	-
Consumer Goods Sales – Retail	-	-	-	-	-	P	P	P	P	P
Consumer Goods Sales – Retail (Restricted)	-	-	-	-	-	-	A	A	-	-
Eating Establishment	-	-	-	-	-	P	P	P	P	-
Fueling Station	-	-	-	-	-	-	C	C	C	P
Open Air Market	-	-	-	-	-	-	C	C	-	C
COMMERCIAL – SERVICE USES										
Animal Boarding	-	-	-	-	-	-	C	-	-	P
Automated Vending Machine	-	-	-	-	-	-	A	A	A	A
Automotive Repair	-	-	-	-	-	-	C	-	C	C
Broadcasting Studio	-	-	-	-	-	-	P	P	P	P
Car Wash	-	-	-	-	-	-	C	-	C	C
Contractor Office with Mobile/Vehicle Dispatch	-	-	-	-	-	-	P	P	-	P
Day Care	-	-	C	C	C	C	P	P	P	P
Day Care (Residential) – Large Family	-	-	A	A	A	-	-	-	-	-
Day Care (Residential) – Small Family	-	-	P	P	P	-	-	-	-	-
Equipment Rental	-	-	-	-	-	-	P	P	-	P
Financial Service	-	-	-	-	-	P	P	P	P	P
Financial Service (Restricted)	-	-	-	-	-	-	C	C	C	-
Fitness/Wellness Instruction	-	-	-	-	-	P	P	P	P	P
Media Production	-	-	-	-	-	-	P	P	P	P

TRANSPORTATION AND INFRASTRUCTURE USES										
Airport/Heliport	C	-	-	-	-	C	-	C	C	C
Impound Facility	-	-	-	-	-	-	-	-	-	P
Public Utilities	P	-	P	P	P	P	P	P	P	P
Public Infrastructure Facility	C	-	-	-	-	C	C	C	C	C
Public Parking	-	-	-	-	-	P	P	P	P	P
Rail Yard	-	-	-	-	-	-	-	-	-	P
Renewable Energy System	P/C	P	P	P	P	P	P	P	P	P/C
Transit Center	-	-	-	-	-	-	-	P	-	P
Truck Stop	-	-	-	-	-	-	-	-	-	P
Truck Yard	-	-	-	-	-	-	-	-	-	P
Wireless Telecommunications Facility	A/C	A/C	C	C	C	A/C	A/C	A/C	A/C	A/C
OTHER USES										
Adult Business	-	-	-	-	-	-	-	-	-	P
Accessory Structure/Use (Non-Residential)	P	P	P	P	P	P	P	P	P	P
Conversion of Use/Occupancy	-	-	-	-	-	P	P	P	P	P
Drive-Thru Facility	-	-	-	-	-	P	P	P	P	P
Live Entertainment	-	-	-	-	-	-	C	C	C	C
Mixed-Use Development	-	-	-	-	-	P	P	P	P	-
Off-Site Advertising Display	-	-	-	-	-	-	C	C	C	C
Outdoor Storage/Display	-	-	-	-	-	-	C	-	-	C
Pre-Existing Legal Non-Conforming Use	-	-	P	P	P	P	P	P	P	P
Temporary Use	T	T	T	T	T	T	T	T	T	T



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2 Market Overview



Overview

Riverside and San Bernardino Counties combined represent the Inland Empire, which lies in the northeastern portion of Southern California. The region encompasses over 27,000 square miles with more than 4.7 million residents, making it larger than 10 U.S. states in terms of size and 26 states in terms of population. This growing region offers a high concentration of industrial and warehousing facilities coupled with a strong economy as well as relatively affordable housing.

Highways

The Inland Empire enjoys proximity to many transportation arteries that link the region to other notable economic centers across the American Southwest. Interstates 10 and 210 connect the Inland Empire to Los Angeles County along with the Ports of San Pedro and Long Beach. Interstate 10 runs through the Coachella Valley in the east to neighboring Arizona. Interstates 15 and 215 provide access to San Diego County while Interstate 15 continues north through the High Desert to Las Vegas, Nevada. Finally, commuters travel on State Routes 91 and 71 to Orange County and Los Angeles.

Airports

Ontario International Airport is the third busiest international facility in Southern California with more than 4.2 million passengers and 88,000 flights every year. Ontario International Airport serves as a hub of several major cargo airlines, namely: Amazon Prime Air, FedEx Express, and UPS Airlines. These companies help make Ontario International one of the leading cargo airports in the country. Victorville's Southern California Logistics Airport, the San Bernardino International Airport, and the Palm Springs International Airport complete the Inland Empire's air travel offerings.

Industrial:

Several leading manufacturers and retailers have key distribution facilities in the Inland Empire:

- Whirlpool Corporation
- Wal-Mart
- Quicksilver
- Lowe's
- Ralph's Grocery Co.
- Toyota Motor Corporation
- Amazon
- Nordstrom
- Kohl's
- Target

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Estimate Pop	12,766	138,408	359,034
2010 Census Pop	12,122	131,833	342,951
2018 Estimate HH	3,535	36,766	103,712
Median HH Income	\$24,582	\$37,235	\$47,220
Per Capita Income	\$10,497	\$12,495	\$17,155
Average HH Income	\$28,928	\$45,633	\$58,554

Source: Applied Geographic Solutions
As of March 2019

MAJOR AREA EMPLOYERS

EMPLOYER	# OF EMPLOYEES
County of San Bernardino	>10,000
Loma Linda University	>10,000
Amazon	>10,000
State of California	>10,000
Kaiser Permanente	>10,000
Wal-Mart	5,000-9,999
San Bernardino City Unified School District	5,000-9,999
Stater Brothers	5,000-9,999
U.S. Government	5,000-9,999
UPS	5,000-9,999

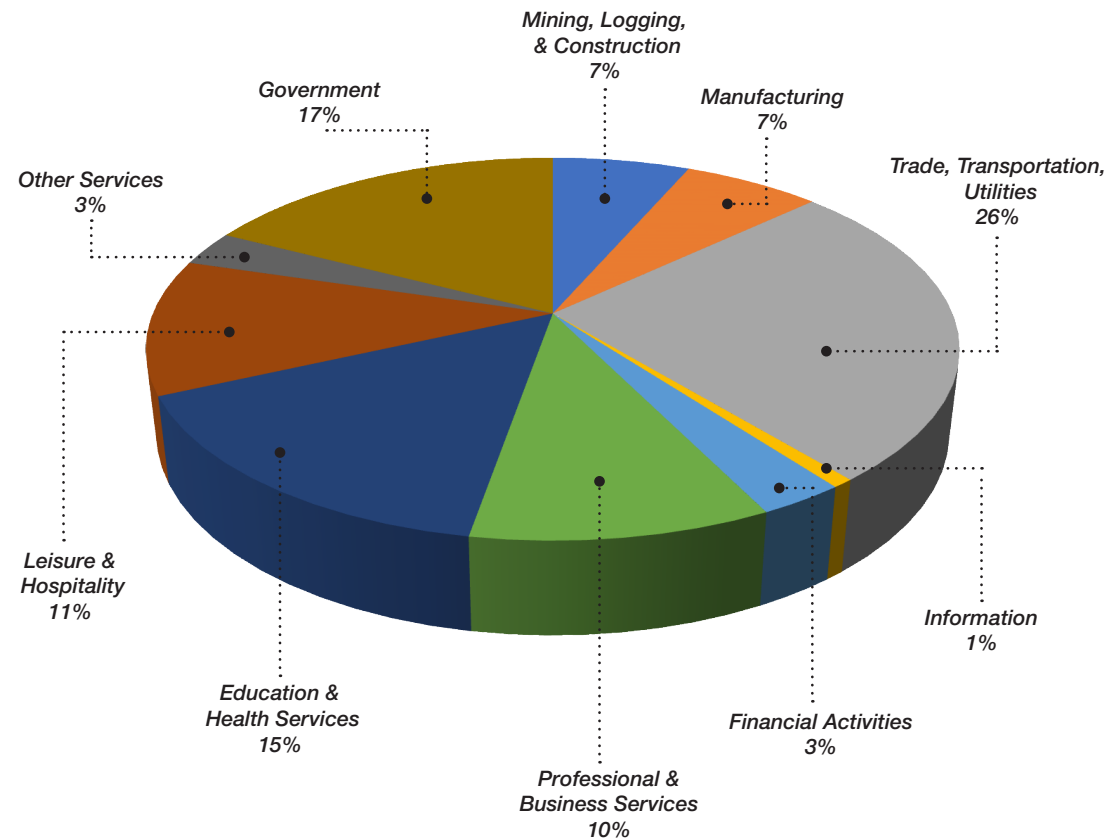
Source: San Bernardino County CAFR, 2017- 2018

Economics


Once a major agricultural center, the Inland Empire is now one of Southern California’s main commercial hubs. The U.S. Bureau of Economic Analysis (BEA) ranks the Riverside-San Bernardino-Ontario MSA as the 25th largest economy in the United States. Inexpensive land prices, relative to Southern California, alongside a comprehensive transportation network, and an ample supply of vacant land, have contributed to the Inland Empire’s rise as a major economic region. Additionally, the Labor Department identified this region as among the nation’s top metro areas for annual average job increases in 2017.

TOTAL NONFARM	1,528,800
Trade, Transportation, & Utilities	396,700
Government	266,000
Education & Health Services	236,400
Leisure & Hospitality	175,000
Professional & Business Services	154,200
Manufacturing	99,900
Mining, Logging, & Construction	99,700
Other Services	45,000
Financial Activities	44,800
Information	11,000

Source: CA EDD as of 12/2018



Households by Income	1 Mile	3 Miles	5 Miles
2018 Estimate			
\$200,000 or More	27	333	2,251
\$150,000 - \$199,999	40	810	3,983
\$125,000 - \$149,999	67	921	3,878
\$100,000 - \$124,999	90	1,906	6,815
\$75,000 - \$99,999	199	3,029	10,983
\$50,000 - \$74,999	327	6,079	18,393
\$35,000 - \$49,999	428	5,711	16,285
\$25,000 - \$34,999	491	4,931	12,434
\$15,000 - \$24,999	698	5,455	12,692
\$10,000 - \$14,999	577	3,418	7,153
Under \$10,000	590	4,173	8,846
Average Household Income	\$28,928	\$45,633	\$58,554
Median Household Income	\$24,582	\$37,235	\$47,220
Per Capita Income	\$10,497	\$12,495	\$17,155

 Population	1 Mile	3 Miles	5 Miles
2023 Projection	13,463	145,306	374,469
2018 Estimate	12,766	138,408	359,034
2010 Census	12,122	131,833	342,951
2000 Census	10,536	117,438	309,873

 Households	1 Mile	3 Miles	5 Miles
2023 Projection	3,692	38,028	106,539
2018 Estimate	3,535	36,766	103,712
2010 Census	3,199	34,214	96,873
2000 Census	3,075	32,836	93,925

Source: Applied Geographic Solutions
As of March 2019

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