

South I St & Inland Center Dr  
San Bernardino, CA 92410



## FREWAY DRIVE-THRU PADS

Offering Memorandum

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**NAI**Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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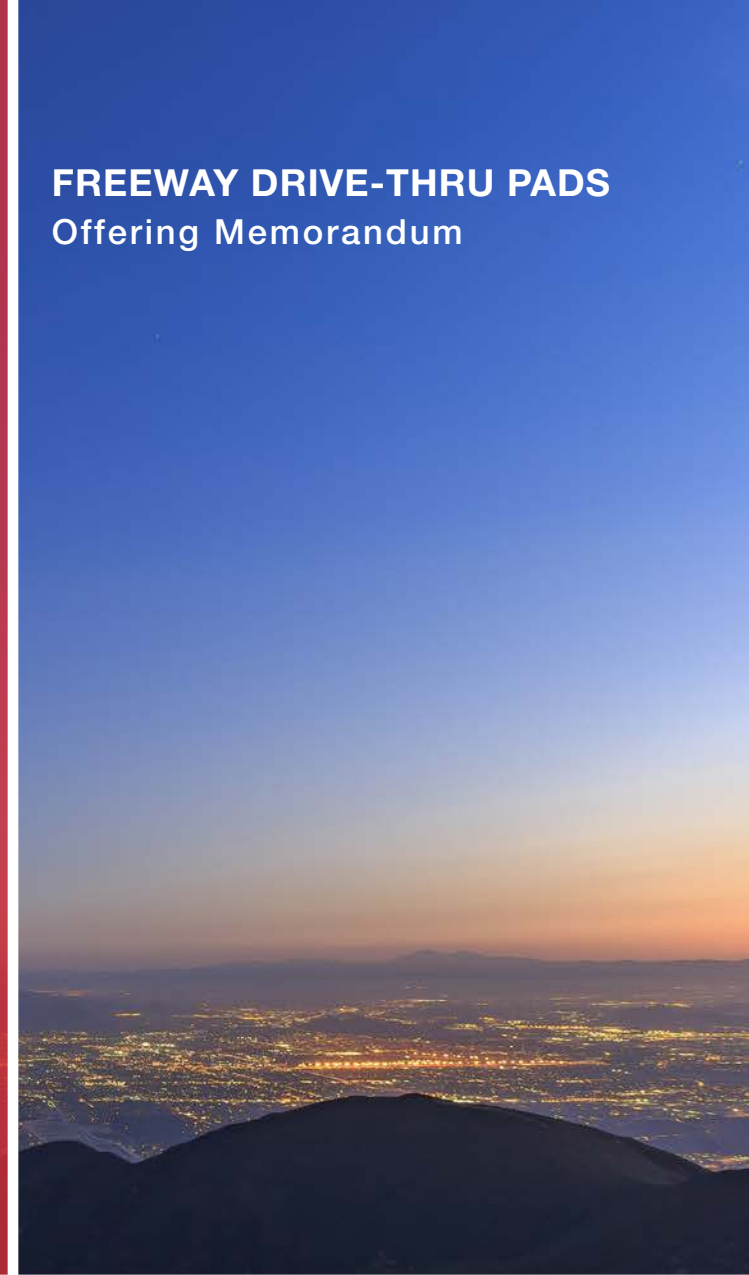
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# EXECUTIVE SUMMARY

## The Offering

NAI Capital, Inc, is pleased to announce the sale of two Commercial Land Pads. The property is located on the NEC of South I Street & Inland Center Drive in San Bernardino, California; adjacent to the Arco Gas Station. Just one block West from the I-215 Freeway - Inland Center off-ramp and west of the Inland Mall. The property is also surrounded by strong industrial and some residential.

### The property consists of the following:

#### Pad 2:

Land is approximately 19,631 SF (0.45 AC)  
Building: Proposed Drive-thru, approx. 1,900 SF  
APN # 0141-192-43

#### Pad 3:

Land is approximately 24,410 SF (0.56 AC)  
Building: Proposed Drive-thru, approx. 1,400 SF  
This property will be delivered with construction plans  
APN # 0141-192-44

50 FT pylon signage visible from the I-215 Freeway

## INVESTMENT HIGHLIGHTS

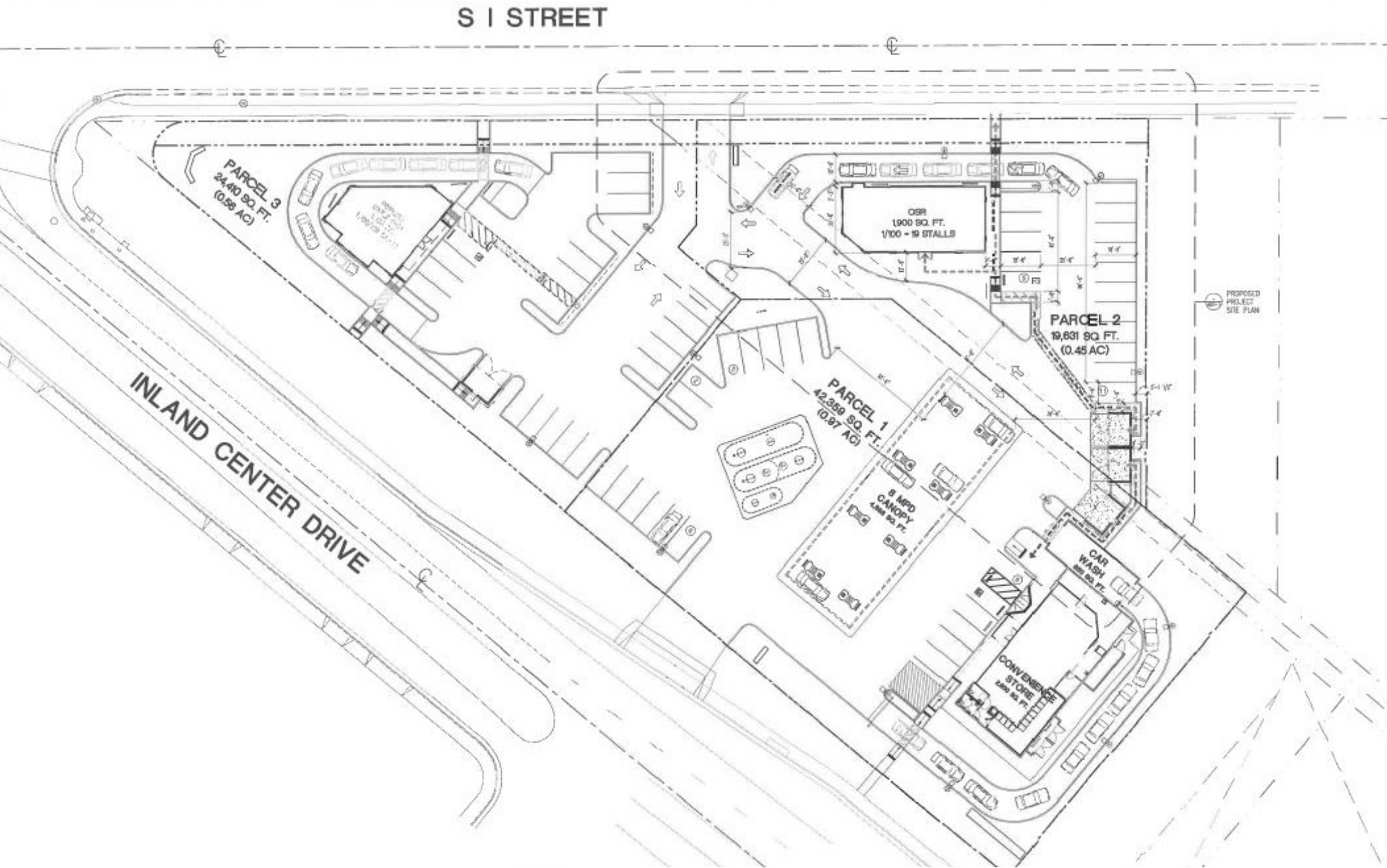
- I-215 Freeway Drive-thru Pads
- 50 Ft Pylon Signage Available
- Small Footprints

## OFFERING SUMMARY

Property	Freeway Drive-Thru Pads
Property Address	South I St & Inland Center Dr, San Bernardino, CA
Price	\$950,000
Down Payment	100% / \$950,000
Loan Type	All Cash
Lot Size (SF)	44,431
Price/SF	\$21.38
Lot Size (Acres)	1.02 acre(s)
Price/Acre	\$931,377
Price/Unit	\$0
Number of Lots	2
Price/Lot	\$475,000
Type of Ownership	Fee Simple




# SITE PLAN




# AREA RETAIL MAP



# DEMOGRAPHICS

 <b>Population</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
2018 Estimated Population	11,858	125,341	330,869
2023 Projected Population	12,293	130,947	345,496
2010 Census Population	11,361	119,565	314,725

 <b>Households</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
2018 Estimated Households	3,012	35,222	94,197
2023 Projected Households	3,074	36,236	96,833
2010 Census Households	2,830	32,773	87,651

 <b>Income</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
2018 Est. Average Household Income	\$53,568	\$53,423	\$60,003
2018 Est. Median Household Income	\$42,429	\$41,639	\$48,462
2018 Est. Per Capita Income	\$13,704	\$15,368	\$17,289

 <b>Business</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
2018 Est. Total Businesses	817	5,618	11,135
2018 Est. Total Employees	8,151	75,574	145,740

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