

5/30/2017

Profile 1 of 1

**Summary (64703)**

**738 S. Waterman Ave.  
San Bernardino, CA  
92408**

|                          |                |
|--------------------------|----------------|
| <b>County:</b>           | San Bernardino |
| <b>Market:</b>           | East Valley    |
| <b>Sub Market:</b>       | San Bernardino |
| <b>Land Size (Acres)</b> | 3.82 Acres     |
| <b>Available SF:</b>     | 1,300 SF       |
| <b>Building SF:</b>      | 58,845 SF      |
| <b>Office SF:</b>        | 1,300 SF       |

**Building/Space**

|                             |          |
|-----------------------------|----------|
| <b>Construction Status:</b> | Existing |
| <b>Primary Use:</b>         | Multi    |
| <b>Year Built:</b>          | 1987     |
| <b># Buildings:</b>         | 3        |
| <b>ConstructionType:</b>    | BLK      |
| <b>Sprinkler:</b>           | No       |

**Utilities**

|               |       |
|---------------|-------|
| <b>Power:</b> | 100 a |
|---------------|-------|

**General Listing/Transaction Information 1**

|                          |                      |
|--------------------------|----------------------|
| <b>Asking Rate:</b>      | \$1.20 MGR Per Month |
| <b>Min Avail SF:</b>     | 1,300 SF             |
| <b>Max Contig SF:</b>    | 1,300 SF             |
| <b>Transaction Type:</b> | Lease                |

**Parking**

|                       |      |
|-----------------------|------|
| <b># Spaces:</b>      | 200  |
| <b>Parking Ratio:</b> | 3.40 |

**Contacts**

|                          |   |
|--------------------------|---|
| <b>Listing Broker(s)</b> | Jonathan Pauls<br>Lee & Associates - Riverside<br>951.276.3643<br>jpauls@lee-associates.com |
|--------------------------|---|

**Comments**

**Property Comments:** Professionally Landscaped Business Park. Major Street Frontage With Industrial, Retail and Office Suites. Close Proximity to I-10/215 Freeways & SBO Airport.

**Listing Comments:** Available Space: Suite A1 - 1,300 SF.