

Roosevelt Ave

Roosevelt Ave, San Bernardino CA 92411



OFFERING MEMORANDUM

**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

Roosevelt Ave

CONTENTS

01 Executive Summary

Investment Summary	5
Location Summary	6

02 Property Description

Property Features	8
Aerial Map	9

03 Demographics

Demographics	11
Demographic Charts	13

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**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

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ROOSEVELT AVE

01 Executive Summary
Investment Summary
Location Summary



OFFERING SUMMARY

ADDRESS **Roosevelt Ave
San Bernardino CA 92411**

COUNTY **San Bernardino**

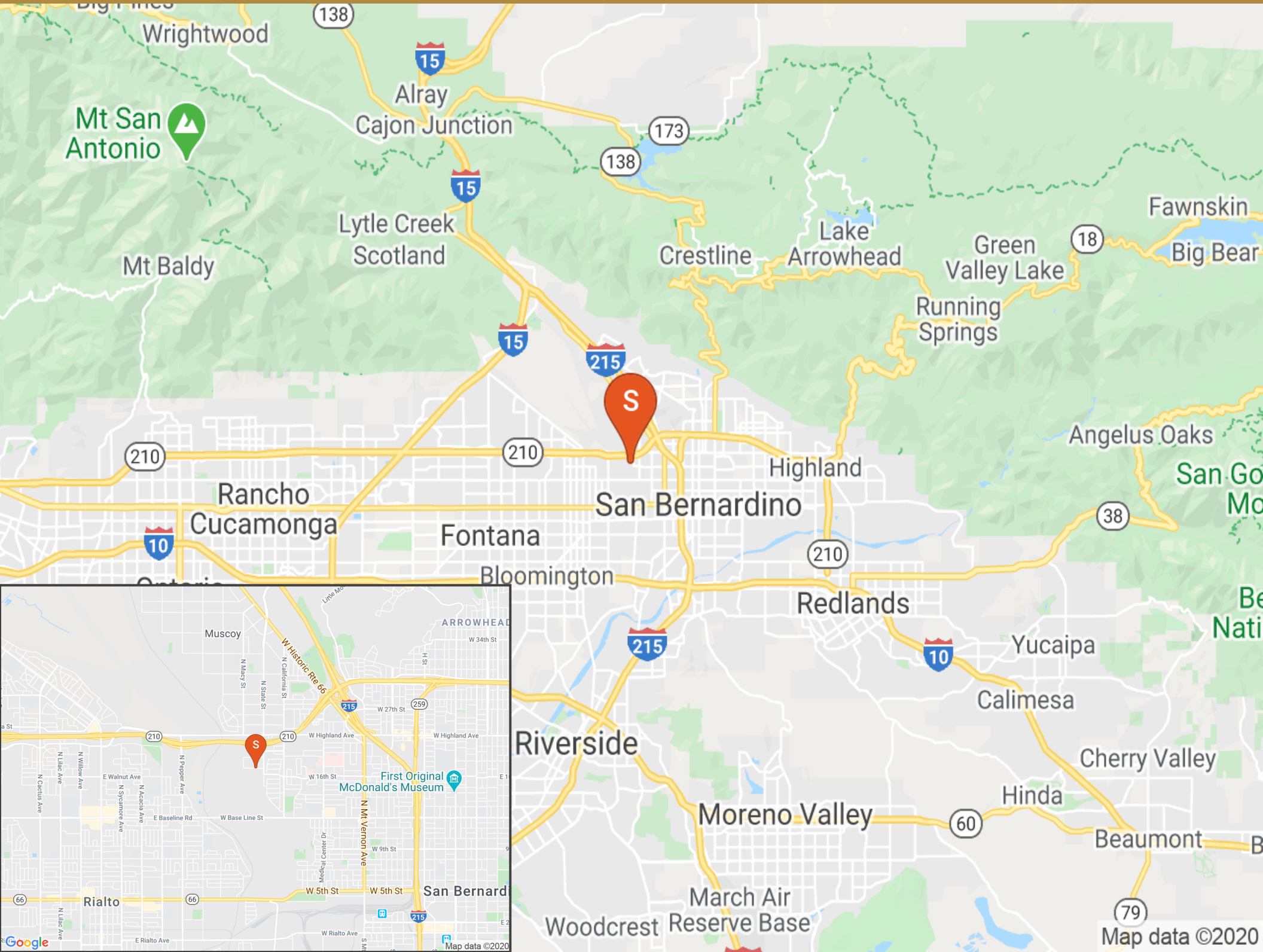
OFFERING PRICE **\$211,000**

APN **0269-111-15-0000**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	12,072	163,002	372,277
2019 Median HH Income	\$38,853	\$43,469	\$46,877
2019 Average HH Income	\$51,230	\$55,990	\$59,620





ROOSEVELT AVE

- 02 **Property Description**
- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Pictures with Captions

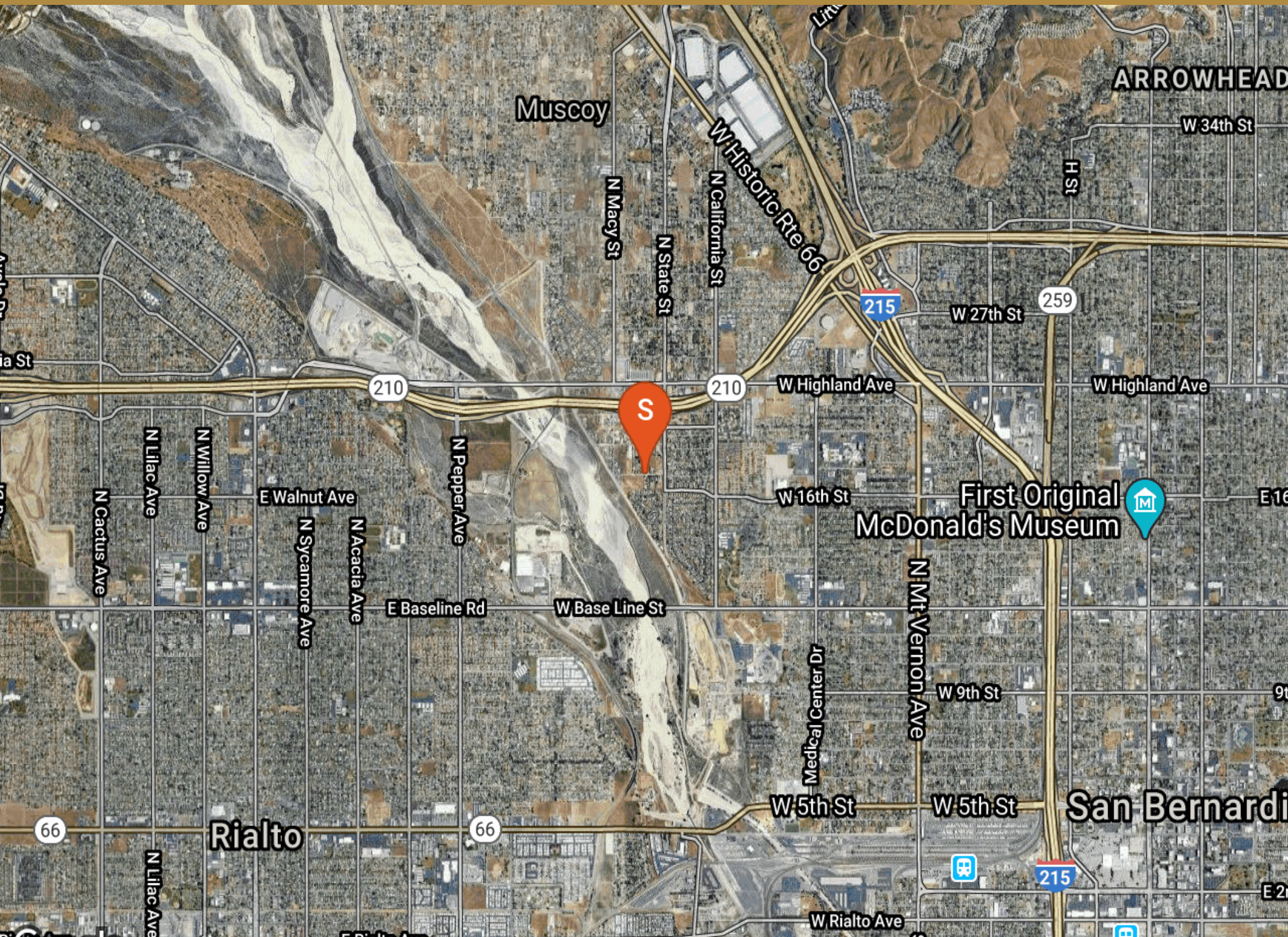


PROPERTY FEATURES

LOT DIMENSION

1.14 AC







03

Demographics

Demographic Details

Demographic Charts

ROOSEVELT AVE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,875	140,009	315,977
2010 Population	11,384	155,035	353,068
2019 Population	12,072	163,002	372,277
2024 Population	12,393	166,813	381,642
2019 African American	2,480	20,664	45,429
2019 American Indian	130	1,995	4,632
2019 Asian	516	3,692	10,373
2019 Hispanic	8,488	123,322	271,101
2019 Other Race	4,477	59,405	130,954
2019 White	3,815	68,720	160,828
2019 Multiracial	575	7,818	18,734
2019-2024: Population: Growth Rate	2.65 %	2.30 %	2.50 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	497	6,058	12,913
\$15,000-\$24,999	345	5,264	11,404
\$25,000-\$34,999	423	5,372	11,642
\$35,000-\$49,999	554	6,544	14,912
\$50,000-\$74,999	534	8,147	19,518
\$75,000-\$99,999	287	5,012	11,611
\$100,000-\$149,999	145	3,866	10,515
\$150,000-\$199,999	84	1,081	3,033
\$200,000 or greater	34	461	1,401
Median HH Income	\$38,853	\$43,469	\$46,877
Average HH Income	\$51,230	\$55,990	\$59,620

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,880	43,347	98,647
2010 Total Households	2,775	40,368	93,182
2019 Total Households	2,903	41,805	96,950
2024 Total Households	2,972	42,606	98,965
2019 Average Household Size	4.14	3.86	3.77
2000 Owner Occupied Housing	1,481	22,761	51,368
2000 Renter Occupied Housing	1,098	16,174	38,181
2019 Owner Occupied Housing	1,434	21,057	48,564
2019 Renter Occupied Housing	1,469	20,749	48,386
2019 Vacant Housing	124	3,463	7,525
2019 Total Housing	3,027	45,268	104,475
2024 Owner Occupied Housing	1,466	21,596	49,959
2024 Renter Occupied Housing	1,507	21,010	49,006
2024 Vacant Housing	129	3,595	7,767
2024 Total Housing	3,101	46,201	106,732
2019-2024: Households: Growth Rate	2.35 %	1.90 %	2.05 %



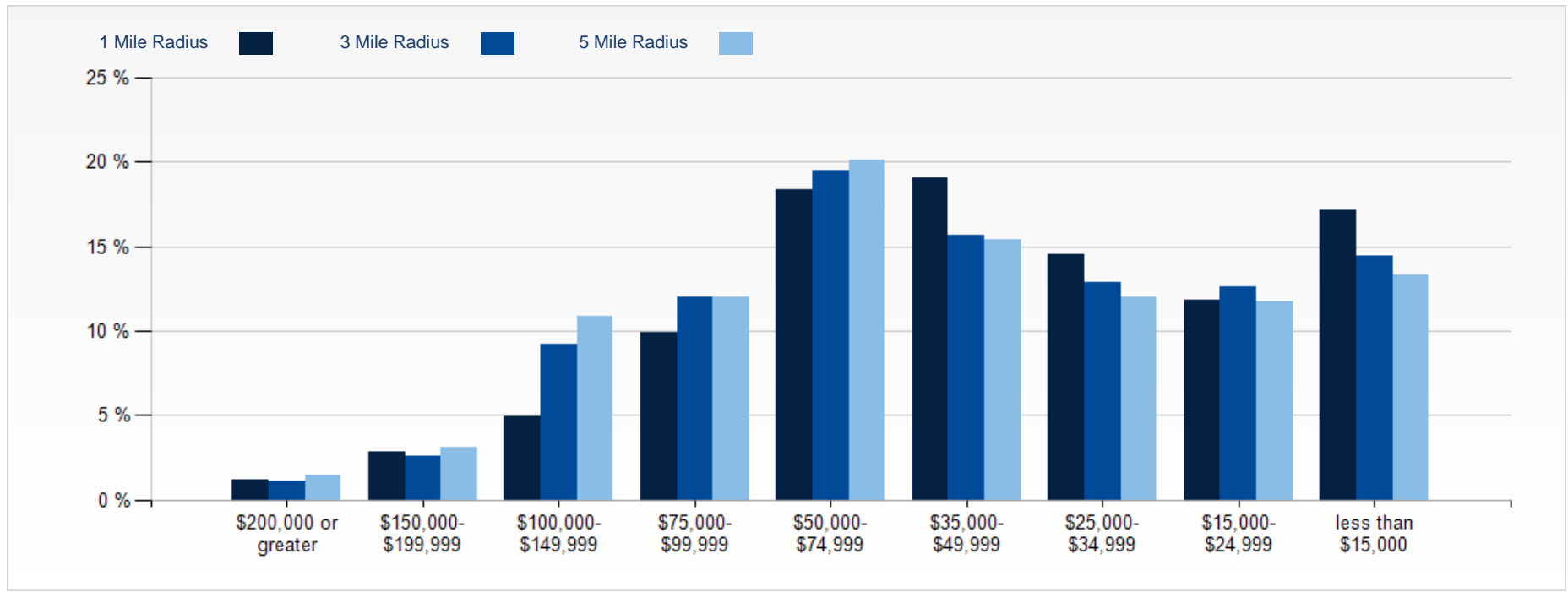
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	862	12,669	29,559
2019 Population Age 35-39	724	10,047	23,808
2019 Population Age 40-44	608	8,569	20,071
2019 Population Age 45-49	600	8,665	20,100
2019 Population Age 50-54	573	8,420	19,331
2019 Population Age 55-59	550	8,014	18,593
2019 Population Age 60-64	491	6,881	16,190
2019 Population Age 65-69	360	5,217	12,235
2019 Population Age 70-74	272	3,826	8,665
2019 Population Age 75-79	192	2,465	5,413
2019 Population Age 80-84	130	1,548	3,374
2019 Population Age 85+	112	1,448	3,281
2019 Population Age 18+	8,019	112,669	260,366
2019 Median Age	28	29	29

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,009	\$49,508	\$50,555
Average Household Income 25-34	\$56,325	\$58,169	\$59,946
Median Household Income 35-44	\$41,340	\$48,013	\$51,558
Average Household Income 35-44	\$55,713	\$61,672	\$65,914
Median Household Income 45-54	\$49,089	\$52,697	\$55,092
Average Household Income 45-54	\$59,187	\$64,160	\$67,922
Median Household Income 55-64	\$41,645	\$48,647	\$51,614
Average Household Income 55-64	\$50,435	\$57,911	\$62,189
Median Household Income 65-74	\$33,147	\$35,622	\$38,163
Average Household Income 65-74	\$42,068	\$46,730	\$51,054
Average Household Income 75+	\$37,419	\$34,743	\$37,127

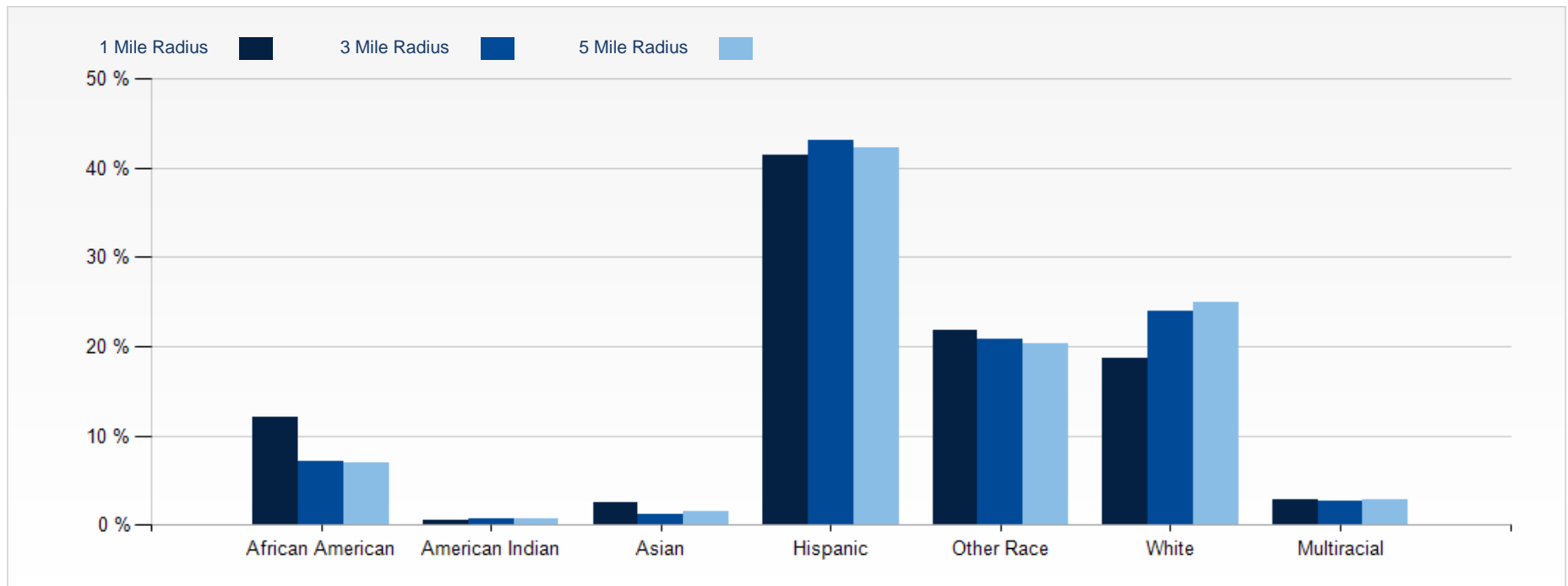
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,022	14,318	33,051
2024 Population Age 35-39	827	12,103	28,602
2024 Population Age 40-44	715	9,890	23,315
2024 Population Age 45-49	585	8,285	19,342
2024 Population Age 50-54	565	8,211	18,946
2024 Population Age 55-59	524	7,635	17,542
2024 Population Age 60-64	489	7,211	16,755
2024 Population Age 65-69	420	5,910	13,951
2024 Population Age 70-74	291	4,285	10,113
2024 Population Age 75-79	213	3,101	7,041
2024 Population Age 80-84	132	1,792	3,978
2024 Population Age 85+	116	1,508	3,352
2024 Population Age 18+	8,225	115,699	267,932
2024 Median Age	29	30	31

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,385	\$53,874	\$54,869
Average Household Income 25-34	\$64,612	\$66,359	\$68,423
Median Household Income 35-44	\$50,128	\$56,127	\$60,339
Average Household Income 35-44	\$67,979	\$72,920	\$78,155
Median Household Income 45-54	\$54,380	\$59,350	\$62,455
Average Household Income 45-54	\$69,441	\$75,753	\$79,872
Median Household Income 55-64	\$47,277	\$54,181	\$56,849
Average Household Income 55-64	\$59,779	\$67,974	\$72,759
Median Household Income 65-74	\$35,936	\$39,193	\$42,895
Average Household Income 65-74	\$50,774	\$55,434	\$60,398
Average Household Income 75+	\$44,847	\$40,501	\$44,052

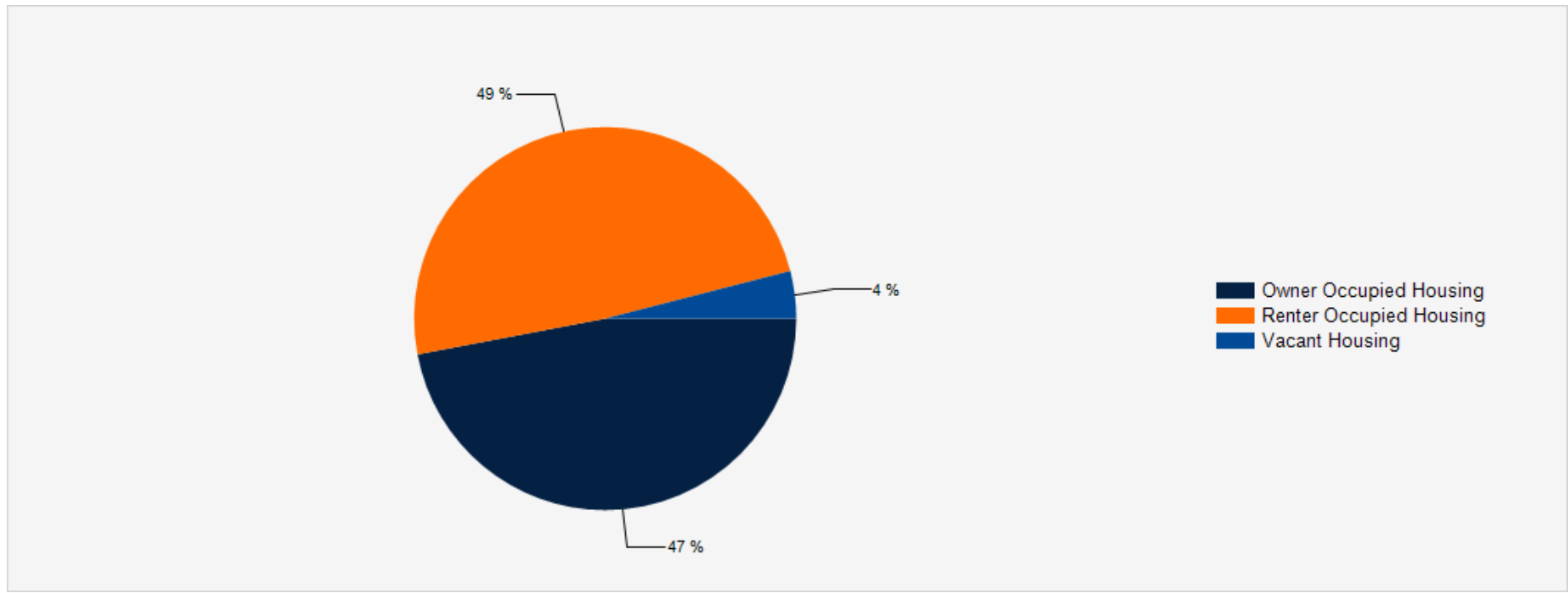
2019 Household Income



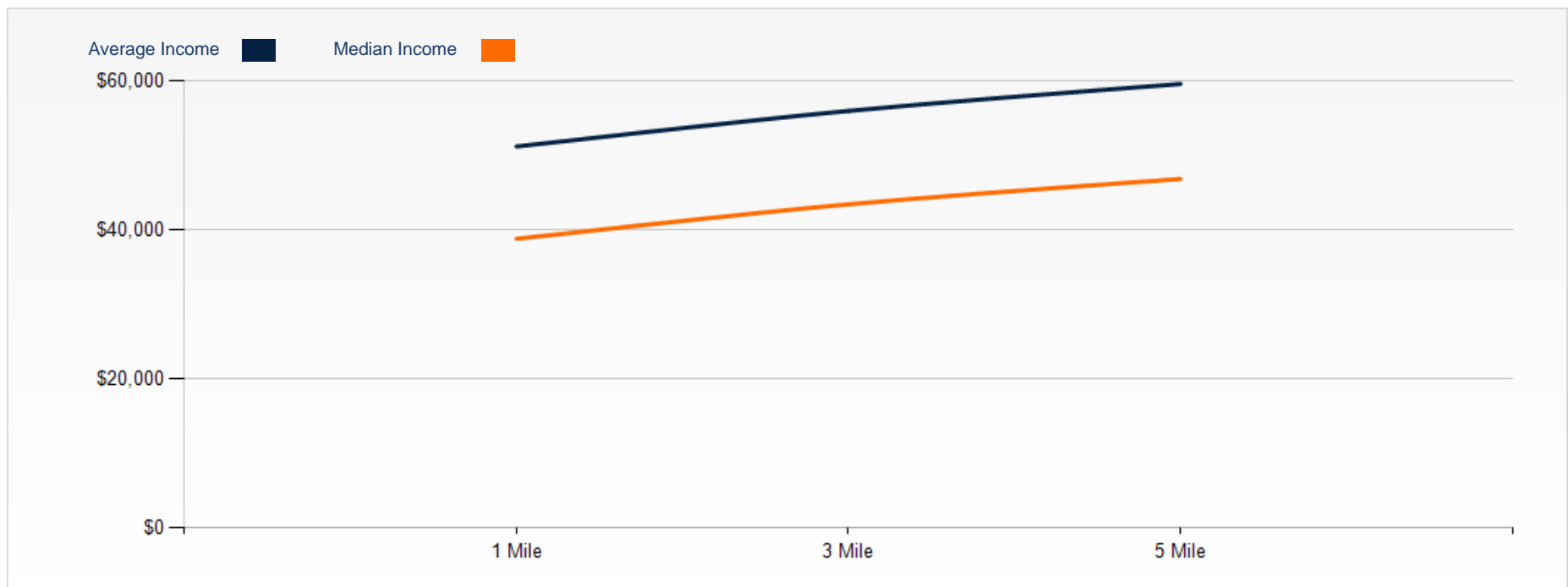
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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