



At the center of it all

- Excellent owner user opportunity in a low inventory market of San Bernardino
- An abundant of free parking designated to the building (Ratio 4.85/1,000 SF)
- Recent improvements to the roof and HVAC system
- Close proximity to St. Bernardine Medical Center (342 beds)
- Property presents the ability to save approximately 10% over ten years on their occupancy cost

Get more information

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Sale Price **\$750,000**

Offering Summary

Building Size:	5,360 SF
Lot Size:	0.42 Acres
Price / SF:	\$140.00
Year Built:	1985
Zoning:	CG-1 (General Commercial Zone)
Market:	Inland Empire (California)
Submarket:	San Bernardino

Location Overview

2441 N Sierra Way, San Bernardino ("Subject Property") is a two-story office building currently owned and occupied by Thinkwise Credit Union. The Subject Property, built in 1985, is comprised of a total of approximately 5,360 rentable square feet situated on approximately 18,151 square feet of land. The Subject Property has a 4.85/1,000 parking ratio with an abundance of free street parking. The subject property is located on N Sierra Way in between W Highland Ave and E 27th St in San Bernardino.

Demographics

	1 Mile	2 Miles	3 Miles
Total Households	7,080	24,460	48,549
Total Population	24,921	85,070	166,811
Average HH Income	\$45,869	\$46,132	\$46,088



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