



SIGNALIZED, HARD CORNER 1/2 ACRE RETAIL PAD GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

92410 N Waterman Avenue, San Bernardino, CA 92410



**APPROX. 35,000 VPD
AT INTERSECTION**



1/2 ACRE RETAIL DEVELOPMENT OPPORTUNITY

EXCLUSIVELY LISTED BY:

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INVESTMENT HIGHLIGHTS & PROPERTY SPECIFICATIONS

PRICING

Asking Price: \$450,000

INVESTMENT HIGHLIGHTS

- Signalized, Hard Corner Commercial Development Opportunity - Ideal for Ground Lease or Build to Suit
- Proposed Uses - Commercial, fast food, drive-thru, QSR, gas station, general freestanding, retail, storefront, storefront retail/office
- Excellent visibility and frontage along N Waterman Avenue and 2nd Street (approx 35,000 vehicles per day at intersection)
- Strong/dense demographics - There are over 354,314 permanent residents living within a 5-mile radius of the subject property, with an average household income in excess of \$85,121
- Central location - Adjacent to San Bernardino International Airport

PROPERTY SPECIFICATIONS

Address: 92410 N Waterman Ave., San Bernardino, CA 92410

Land Area: 0.42 Acres / 18,295 SF

APN: 0135-252-46

Zoning: General Commercial (CG-1)

Off Sites: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

Proposed Use: Commercial, Fast Food, General Freestanding, Retail, Storefront, Storefront Retail/Office

Traffic Counts: N Waterman Ave: 29,289 VPD
2nd Street: 5,605 VPD

DEMOGRAPHICS

Source: Costar.com	1 Mile	3 Miles	5 Miles
Population	12,139	135,278	354,314
Average HHI	\$55,701	\$70,326	\$85,121
Employees	17,246	64,485	132,406

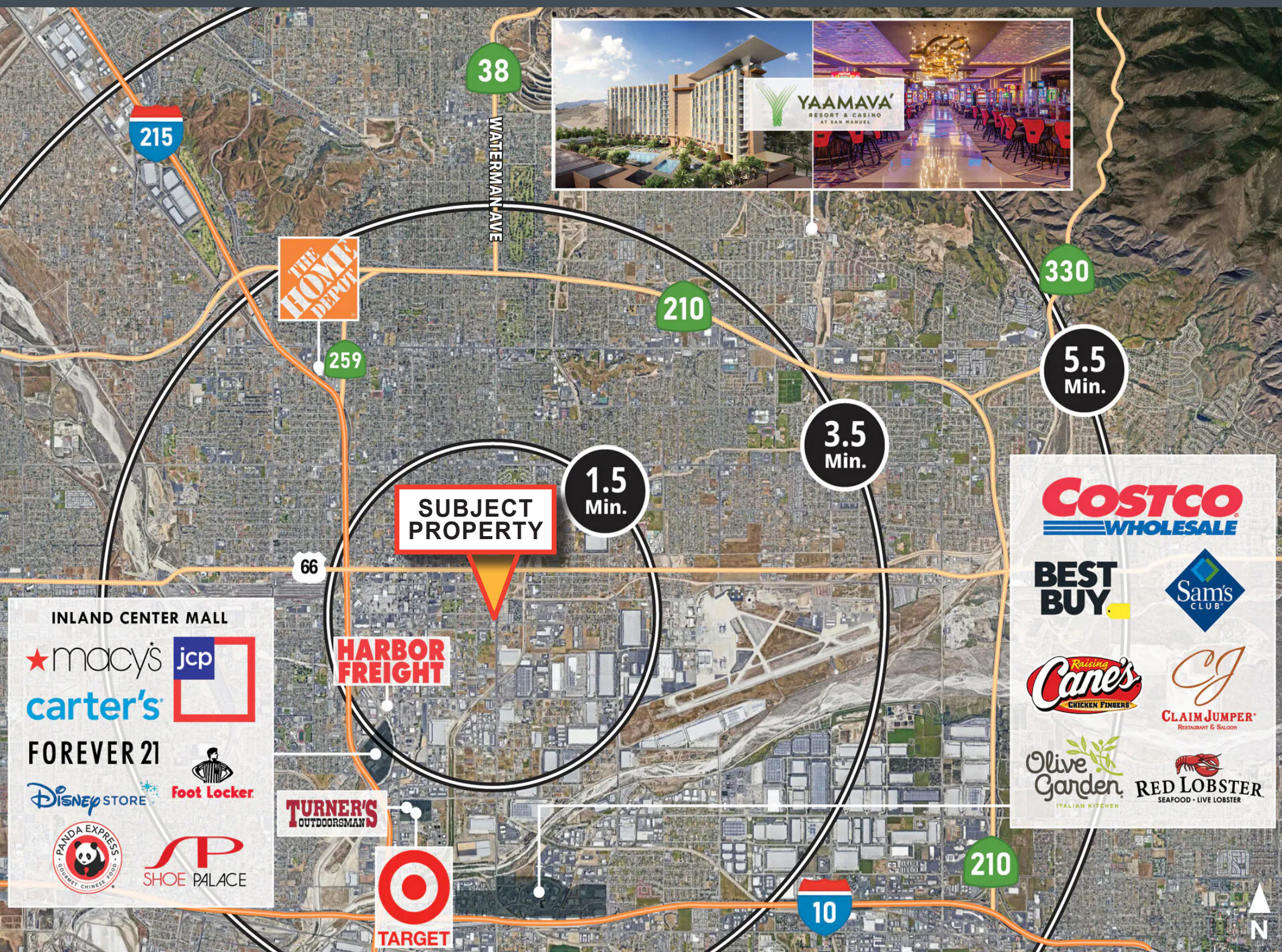
SUBJECT
PROPERTY



N WATERMAN AVE (29,289 VPD)

2ND STREET (5,605 VPD)

DOLLAR
GENERAL





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