

PHIL LYONS, CCIM Managing Director Phil.Lyons@cushwake.com 1.760.431.4210 CHAD IAFRATE, CCIM Executive Director Chad.lafrate@cushwake.com 1.760.431.4234



# SUMMARY

### **PROPERTY DESCRIPTION**

The subject property is a freestanding building located near the signalized intersection of East Highland Avenue and Waterman Avenue in San Bernardino, CA, County of San Bernardino. This former 1-story bank branch building is  $\pm 6,638$  square feet and sits on a large  $\pm 48,956$  square foot parcel with ample parking ( $\pm 70$  stalls). Owner to leave behind ATM, which is addressed in Owner's Purchase and Sale Agreement. Per the City of San Bernardino, the property is zoned as Commercial General (CG-1), according to the City's Specific Plan.

### DUE DILIGENCE

Due diligence can be found at: www.BankingCentersForSale.com

### **DEMOGRAPHICS**

|             | 5 MILE   | 10 MILES  | 15 MILES  |
|-------------|----------|-----------|-----------|
| Pop (2024)  | 305,002  | 756,714   | 1,299,962 |
| AHH Income  | \$80,754 | \$100,279 | \$109,157 |
| Daytime Pop | 101,977  | 259,351   | 435,042   |

Source: ESRI 2024 & CoStar

| Parcel Size   | ±48,956 SF (1.124 AC)                                |  |
|---------------|--|--|
| Address       | 245 East Highland Avenue<br>San Bernardino CA 92404  |  |
| Building Size | ±6,638 SF  |  |
| Floors        | 1-Story  |  |
| Year Built    | 1956   |  |
| APN           | 0146-031-31-0-000                                    |  |
| Zoning        | Commercial General 1 - CG-1                          |  |
| Parking       | 66 Standard + 4 Handicap Spaces<br>(70 Total Spaces) |  |



## SURVEY MAP



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(For Illustration Purposes Only)

### AERIAL



245 E HIGHLAND AVE | SAN BERNARDINO, CA

### 245 East Highland Avenue | San Bernardino, CA 92404

#### For more information, please contact:

PHIL LYONS Managing Director Phil.Lyons@cushwake.com 1.760.431.4210 LIC #01093731

#### CHAD IAFRATE Executive Director Chad.lafrate@cushwake.com 1.760.431.4234 LIC #01329943



12830 El Camino Real, Suite 100 San Diego, CA 92130 Main: 858 452 6500 www.cushwake.com

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