HIGHLAND PLAZA

SEC HIGHLAND AVE. & MEDICAL CENTER DR.

SAN BERNARDINO, CA

* FOR CONCEPTUAL PURPOSE ONLY

THE GAS BROKER

APPROVED DEVELOPMENT OPPORTUNITIES

Parcel 1: GAS STATION, CONVENIENCE STORE & CAR WASH

Parcel 2: DRIVE-THRU RESTAURANT + RETAIL BUILDING

HIGHLAND PLAZA | ENTITLED DEVELOPMENT

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THE GAS BROKER

TRUSTED | LOCAL | GAS STATION SPECIALISTS

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THE OFFERING

GAS STATION & CAR WASH

SEC HIGHLAND AVENUE & MEDICAL CENTER DRIVE

SAN BERNARDINO, CA 92411 *(LOCATED IN OPPORTUNITY ZONE)*

This is a rare opportunity to acquire 'Highland Plaza', an Entitled Development Project in the City of San Bernardino, CA. The Project consists of two (2) offerings, (i) a Gas Station, Convenience Store and Car Wash development at the SE Corner of Highland Avenue & Medical Center Drive; and/or (ii) a Multi-Tenant Drive-Thru pad building on Highland Avenue adjacent to the Gas Station. This Project is being sold with Entitlements complete, Grading Plans complete and the parcels recording to be complete.

DELIVERY:

Upon recording of parcel map anticipated Q2 2022.

PROPERTY (Parcel 1):

APN | 0143-012-47 (Parcel 1)

Zoning | CG-Commercial

Total Parcel Area | 1.289 +/- AC

C-Store Building Total | 4,358 +/- SQ. FT. with **Drive-Thru Car Wash**

Fuel Canopy | 8 Pumps with 16 Fueling Positions

ABC License | Type-20 (Off-Sale Beer & Wine) **CUP Approved**

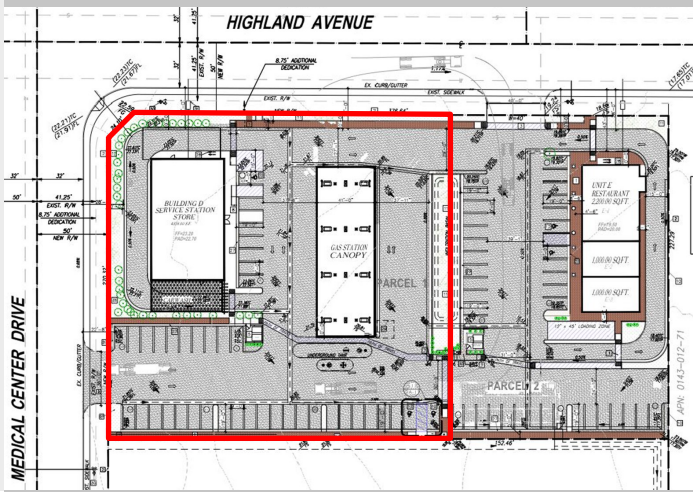
Price | $2,800,000

HIGHLAND PLAZA

The Property will be delivered with the following:

- Conditional Use Permit
- Precise Grading Plan
- Parcel Map (In Process)

The Developer (Buyer) must generate building plans for approval with the City of San Bernardino.



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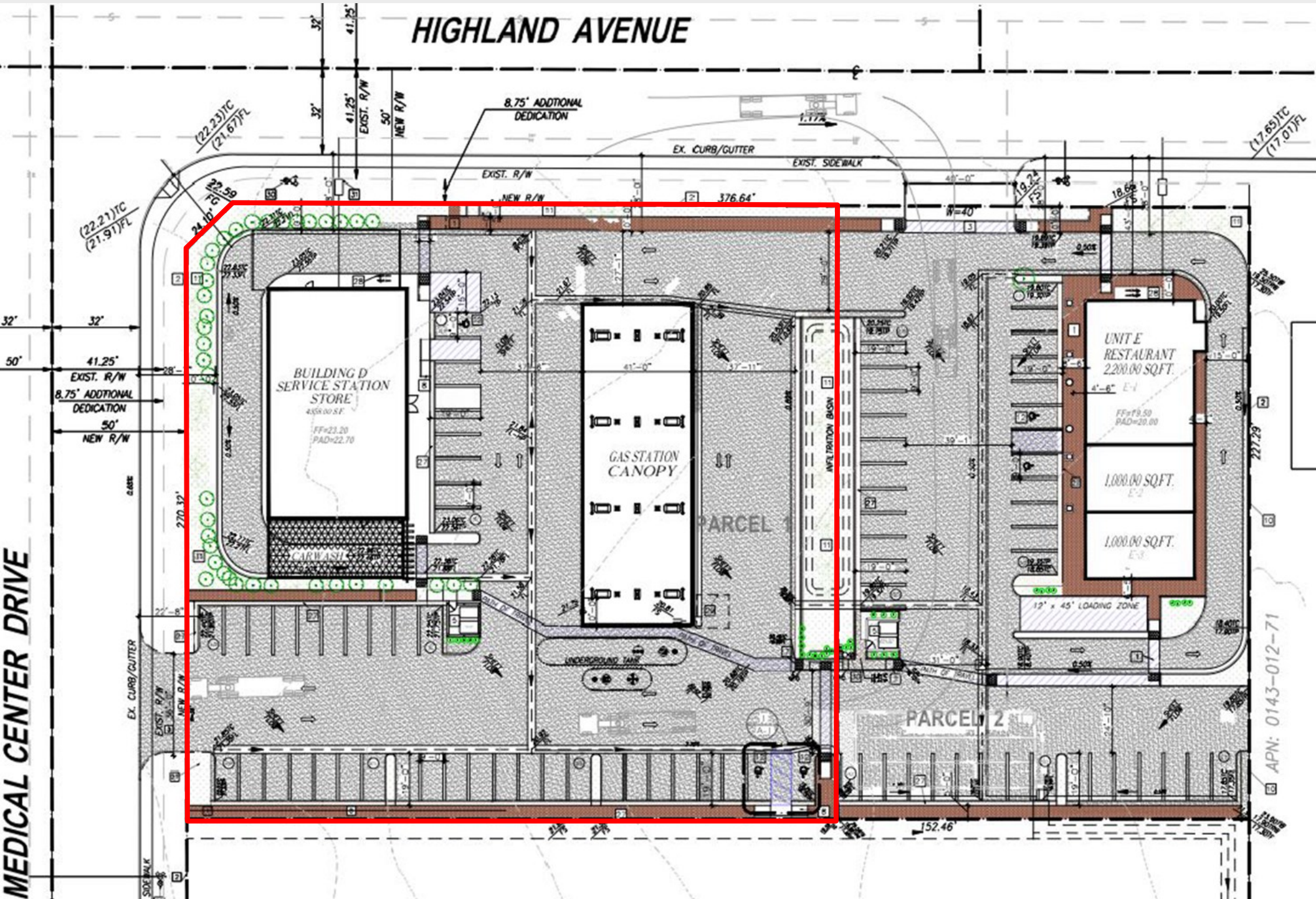
Parcel 1: GAS STATION, C-STORE & CAR WASH



DRIVE-THRU RESTAURANT

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DELIVERY:

Upon recording of parcel map anticipated Q2 2022.

PROPERTY (Parcel 2):

APN | 0143-012-47 (Parcel 2)

Zoning | CG-Commercial

Total Parcel Area | 0.794 +/- AC

Multi Tenant Building Total | 2,200 +/- SQ.FT. (Drive-Thru) + 2,000 SQ.FT. (Retail)

Price | $1,400,000

HIGHLAND PLAZA

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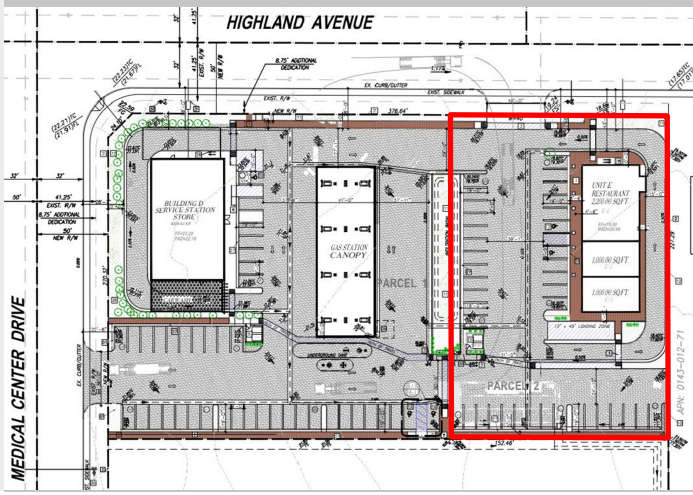

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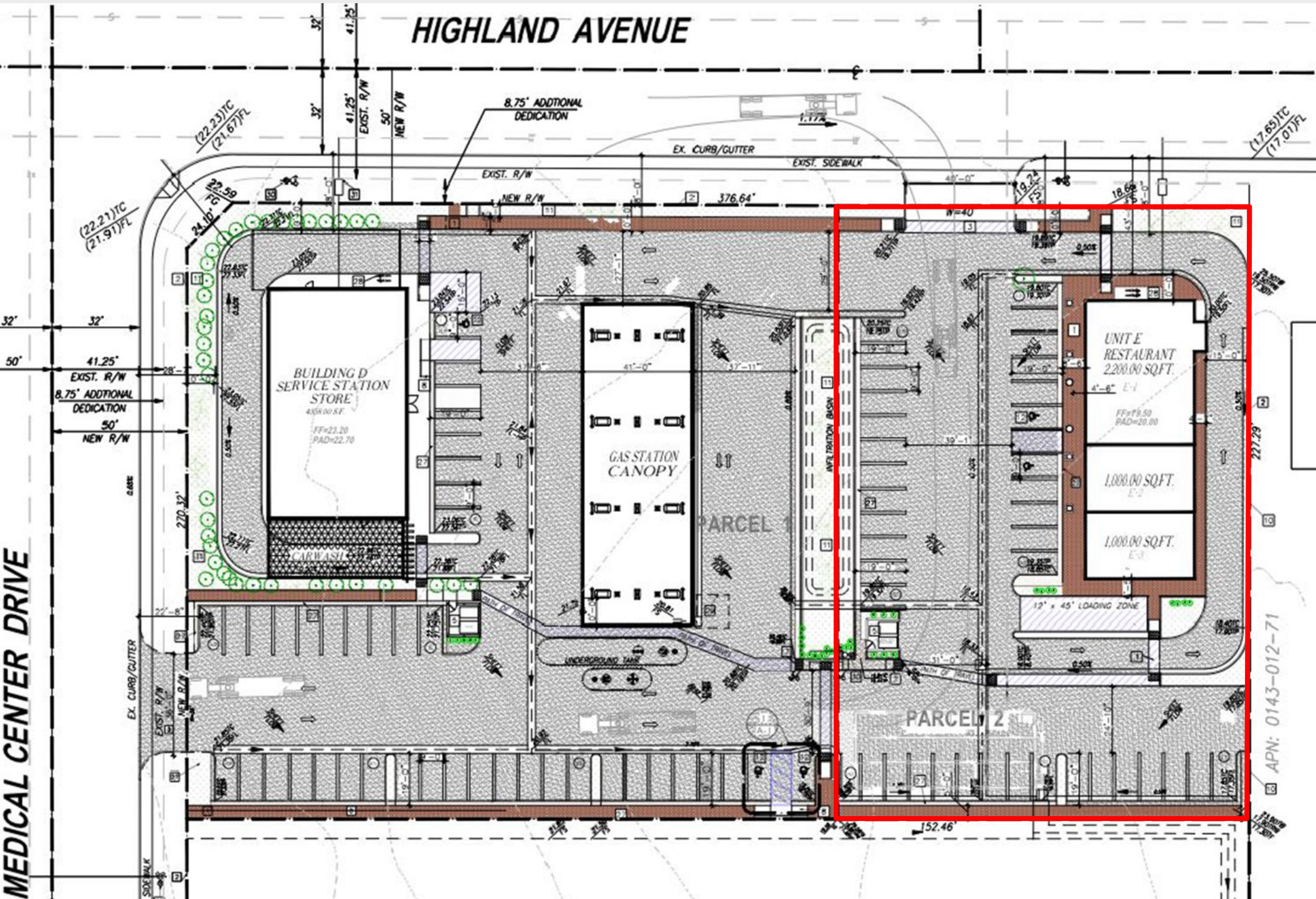
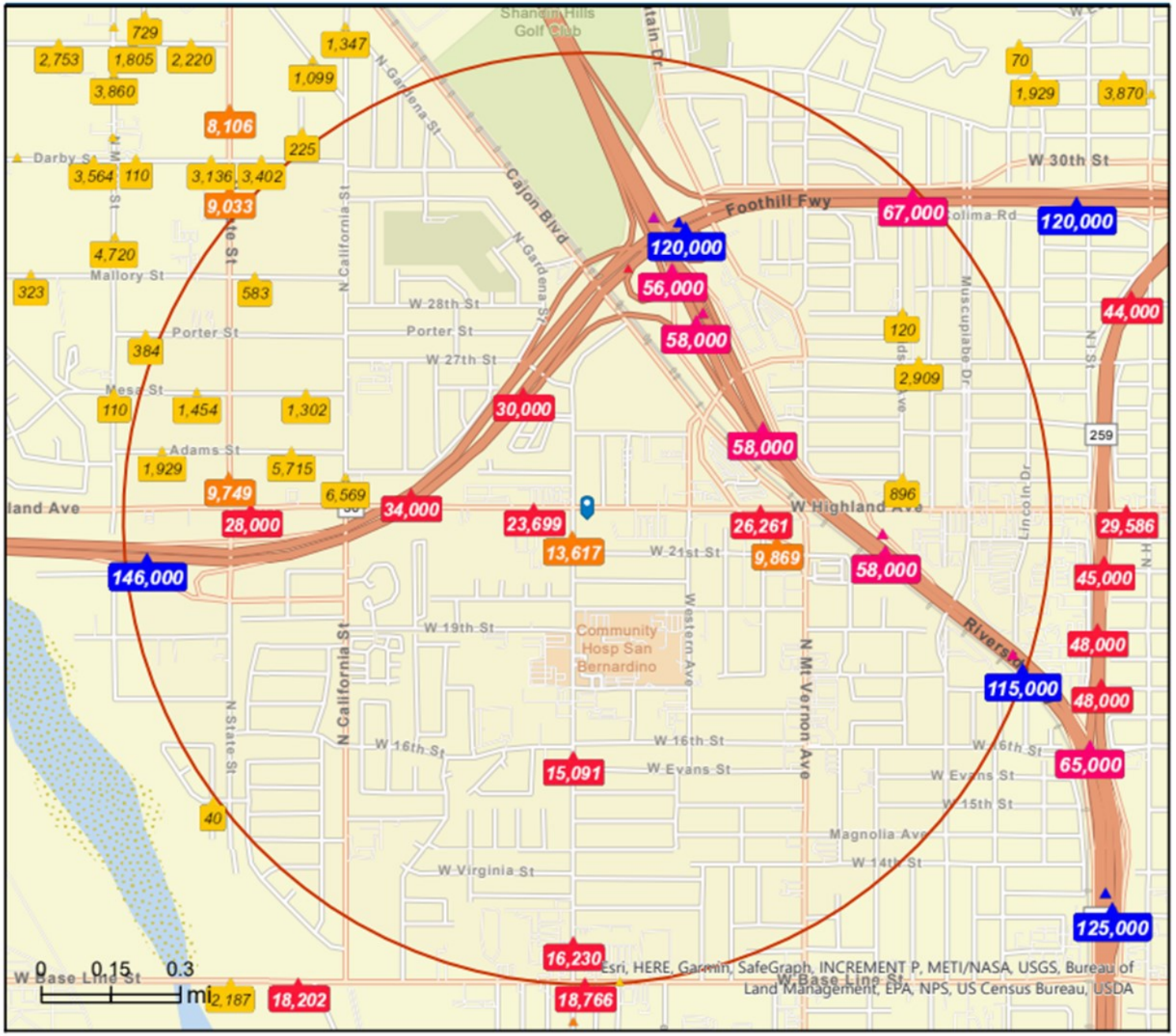
Parcel 2: MULTI-TENANT DRIVE-THRU PAD



TRAFFIC MAP



Shandin Hills Golf Club
Foothill Fwy
Cajon Blvd
W 30th St
Colima Rd
Darby St
Mallory St
Porter St
Mesa St
Adams St
W 28th St
W 27th St
W Highland Ave
W 21st St
W 19th St
W 16th St
W Evans St
W 15th St
Magnolia Ave
W 14th St
W Virginia St
W Base Line St
N California St
N State St
N Mt Vernon Ave
Western Ave
Muscupiabe Dr
Lincoln Dr
Riverside
Community Hosp San Bernardino
729
2,753
1,805
2,220
3,860
1,347
1,099
8,106
225
3,564
110
3,136
3,402
9,033
4,720
323
583
384
110
1,454
1,302
1,929
5,715
9,749
6,569
28,000
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146,000
30,000
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58,000
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26,261
9,869
58,000
67,000
120,000
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1,929
3,870
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2,909
896
44,000
29,586
45,000
48,000
115,000
48,000
65,000
125,000
15,091
16,230
18,766
18,202
2,187
40
259
0 0.15 0.3 mi
Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

DEMOGRAPHICS (3 Mile)

Summary	Census 2010	2021	2026
Population	151,767	157,416	160,147
Households	41,400	42,404	43,028
Families	31,517	32,191	32,650
Average Household Size	3.60	3.65	3.66
Owner Occupied Housing Units	20,677	19,902	20,379
Renter Occupied Housing Units	20,723	22,502	22,649
Median Age	27.6	29.2	30.7

Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.34%	0.52%	0.71%
Households	0.29%	0.50%	0.71%
Families	0.28%	0.49%	0.64%
Owner HHs	0.47%	0.51%	0.91%
Median Household Income	2.41%	2.52%	2.41%

	2021		2026	
Households by Income	Number	Percent	Number	Percent
<$15,000	6,197	14.6%	5,572	12.9%
$15,000 - $24,999	4,695	11.1%	4,231	9.8%
$25,000 - $34,999	5,145	12.1%	4,804	11.2%
$35,000 - $49,999	6,836	16.1%	6,415	14.9%
$50,000 - $74,999	7,432	17.5%	7,684	17.9%
$75,000 - $99,999	5,336	12.6%	6,054	14.1%
$100,000 - $149,999	4,930	11.6%	5,966	13.9%
$150,000 - $199,999	1,215	2.9%	1,556	3.6%
$200,000+	619	1.5%	746	1.7%
Median Household Income	$45,353		$51,079	
Average Household Income	$58,795		$66,254	
Per Capita Income	$15,847		$17,800	

	Census 2010		2021		2026	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,506	9.6%	14,117	9.0%	14,382	9.0%
5 - 9	13,517	8.9%	13,650	8.7%	13,469	8.4%
10 - 14	13,728	9.0%	12,766	8.1%	13,298	8.3%
15 - 19	14,924	9.8%	12,061	7.7%	12,191	7.6%
20 - 24	13,435	8.9%	13,151	8.4%	11,871	7.4%
25 - 34	21,100	13.9%	28,057	17.8%	26,703	16.7%
35 - 44	19,023	12.5%	18,260	11.6%	21,746	13.6%
45 - 54	18,123	11.9%	15,660	9.9%	15,540	9.7%
55 - 64	11,842	7.8%	14,578	9.3%	13,946	8.7%
65 - 74	6,331	4.2%	9,369	6.0%	10,247	6.4%
75 - 84	3,728	2.5%	4,181	2.7%	5,171	3.2%
85+	1,512	1.0%	1,566	1.0%	1,582	1.0%

	Census 2010		2021		2026	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	66,449	43.8%	66,000	41.9%	67,230	42.0%
Black Alone	22,405	14.8%	20,752	13.2%	19,938	12.4%
American Indian Alone	2,042	1.3%	2,017	1.3%	1,992	1.2%
Asian Alone	3,698	2.4%	4,221	2.7%	4,533	2.8%
Pacific Islander Alone	612	0.4%	621	0.4%	620	0.4%
Some Other Race Alone	49,302	32.5%	55,925	35.5%	57,820	36.1%
Two or More Races	7,260	4.8%	7,880	5.0%	8,016	5.0%
Hispanic Origin (Any Race)	101,986	67.2%	114,654	72.8%	120,406	75.2%

AREA OVERVIEW

SAN BERNARDINO, CALIFORNIA

- Located in the Riverside, San Bernardino metropolitan area, 60 miles east of Los Angeles, 120 miles northeast of San Diego, and 55 miles northwest of Palm Springs.
  - 17th Largest City in the State by population; and growing steadily due to the supply of affordable and quality housing, as well as recent and planned commercial developments.
  - In the Top 100 most populous cities in the United States.
- One of the fastest growing retail markets in California; in 2018, the retail market grew 3.6%, compared to 2.4% statewide growth.

- **Amazon Fulfillment and Sortation Centers** - Two 950,000 s.f and 1.1 million s.f. warehouses employing over 2,500 workers
- **California State University San Bernardino** - Over 3,000 employees and 20,000 students
  - One of the fastest growing Universities in California
- **San Bernardino International Airport (SBIA)** - International Airport serving commercial passengers, as well as, a center for freight logistics. Amazon is in the process of developing its own Amazon Air Regional Air Hub at SBIA.

AMAZON FULFILLMENT CENTERS

CALIFORNIA STATE UNIVERSITY SAN BERNARDINO

SAN BERNARDINO INTERNATIONAL AIRPORT

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AREA OVERVIEW

INLAND EMPIRE

- Inland Empire is ranked #3 " in Job Growth in the U.S." - Forbes (2018).
- Transportation and warehousing industry have grown the fastest in the area, more than doubling between 2010 - 2017.
- 2nd fastest growing non-farm employment rate among California's MSAs with job gains in every sector.
- Has more industrial space leased than Dallas and Atlanta combined, the 2nd and 3rd largest, busiest cities in the U.S.
- Home to more than 4.6 Million people; the region is larger than 24 of the 50 U.S. states.
- Robust housing market with both rent and home prices increasing; region's affordability advantage, relative to high-cost markets in Los Angeles and Orange County, has made the area an attractive destination for new residents.

LOGISTICS

- One of the nation's most important players in the logistics industry
- Amazon has 16,000 employees and 10 e-commerce centers in the Inland Empire with another opening in Beaumont
- $260+ Billion worth of cargo passes through the Port of Los Angeles each year;

EASTVALE AMAZON E-COMMERCE CENTER

NEW INLAND EMPIRE RESIDENTIAL DEVELOPMENT

THE PRESS-ENTERPRISE

The Inland Empire is leading California in job creation

By Kevin Smith | March 8, 2018

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