

HIGHLAND PLAZA

SEC HIGHLAND AVENUE & MEDICAL CENTER DRIVE
SAN BERNARDINO, CA

PARCELS SOLD TOGETHER



* FOR CONCEPTUAL PURPOSE ONLY

APPROVED DEVELOPMENT OPPORTUNITIES

Parcel 1: GAS STATION, CONVENIENCE STORE & CAR WASH

Parcel 2: DRIVE-THRU RESTAURANT + RETAIL BUILDING

THE GAS
BROKER

HIGHLAND PLAZA | ENTITLED DEVELOPMENT



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TRUSTED | LOCAL | GAS STATION SPECIALISTS

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THE OFFERING - BOTH PARCELS SOLD TOGETHER

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) parcels, (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 and Grading Plans complete.

DELIVERY: Available Immediately.

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

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)

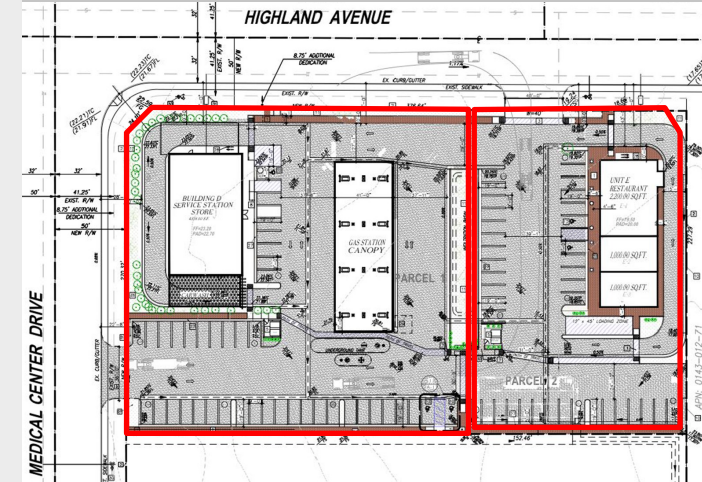
HIGHLAND PLAZA

The Properties will be delivered with:

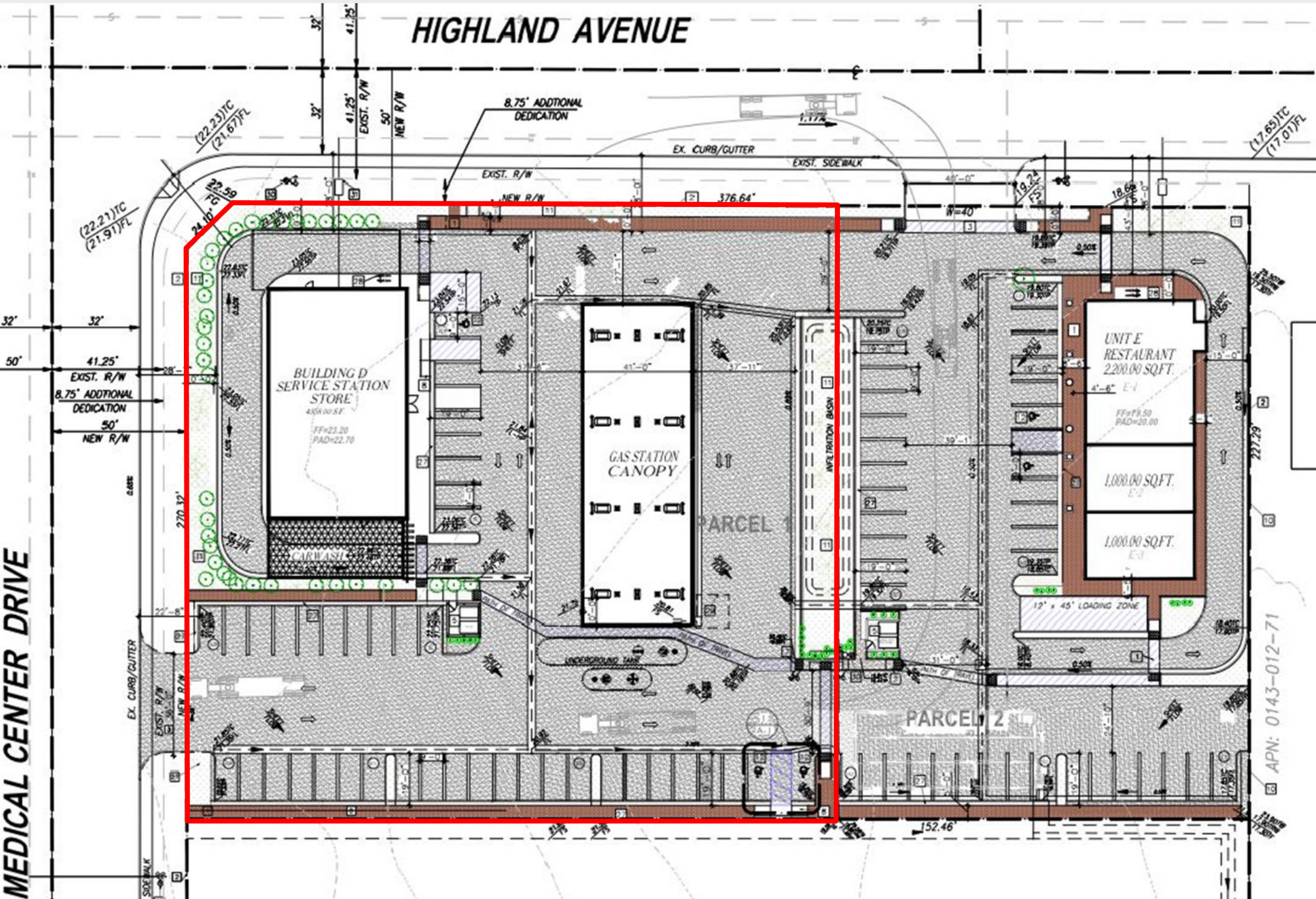
- ◆ Conditional Use Permit
- ◆ Precise Grading Plan
- ◆ Parcel Map (In Process)

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

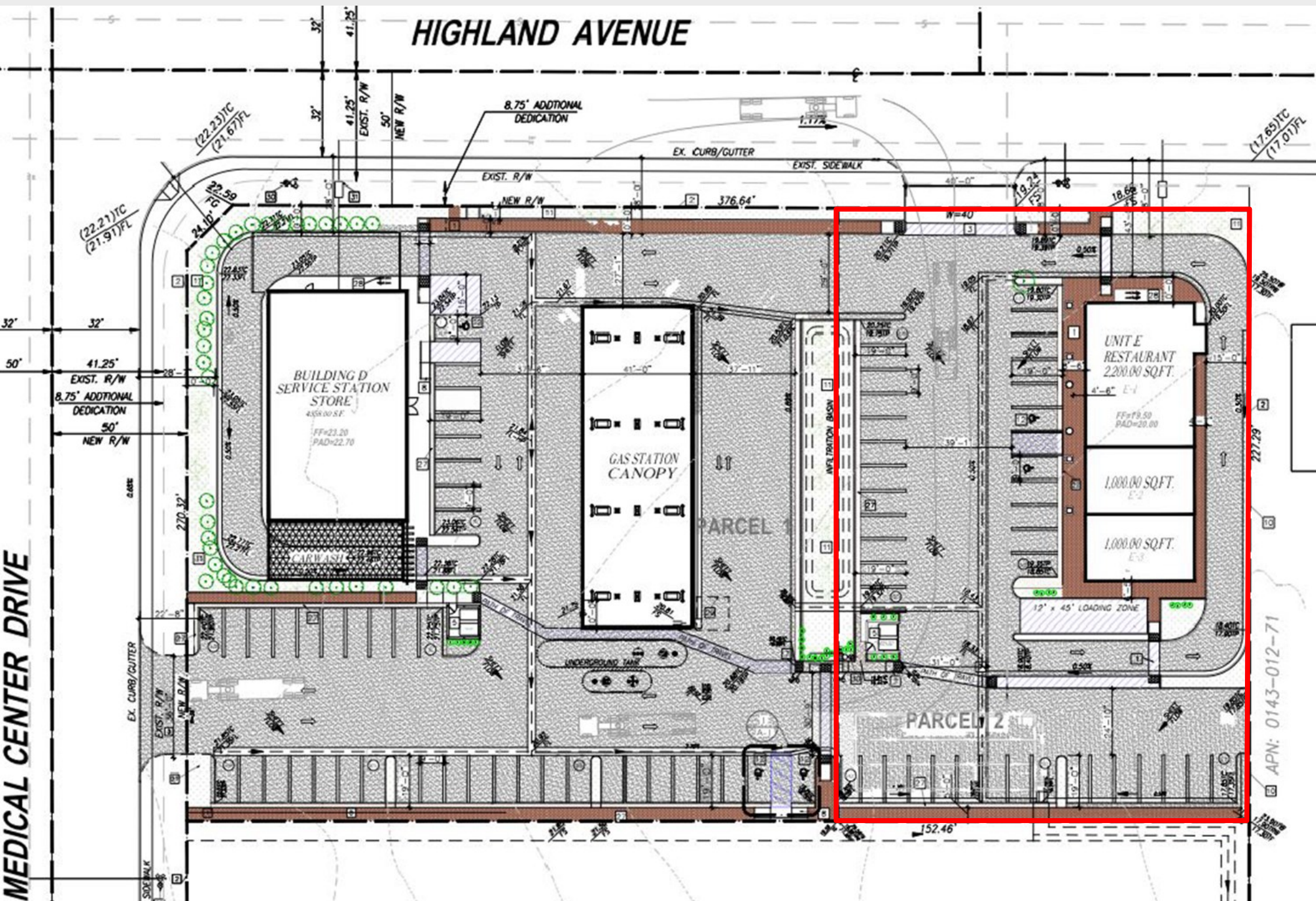
PRICE: \$3,300,000



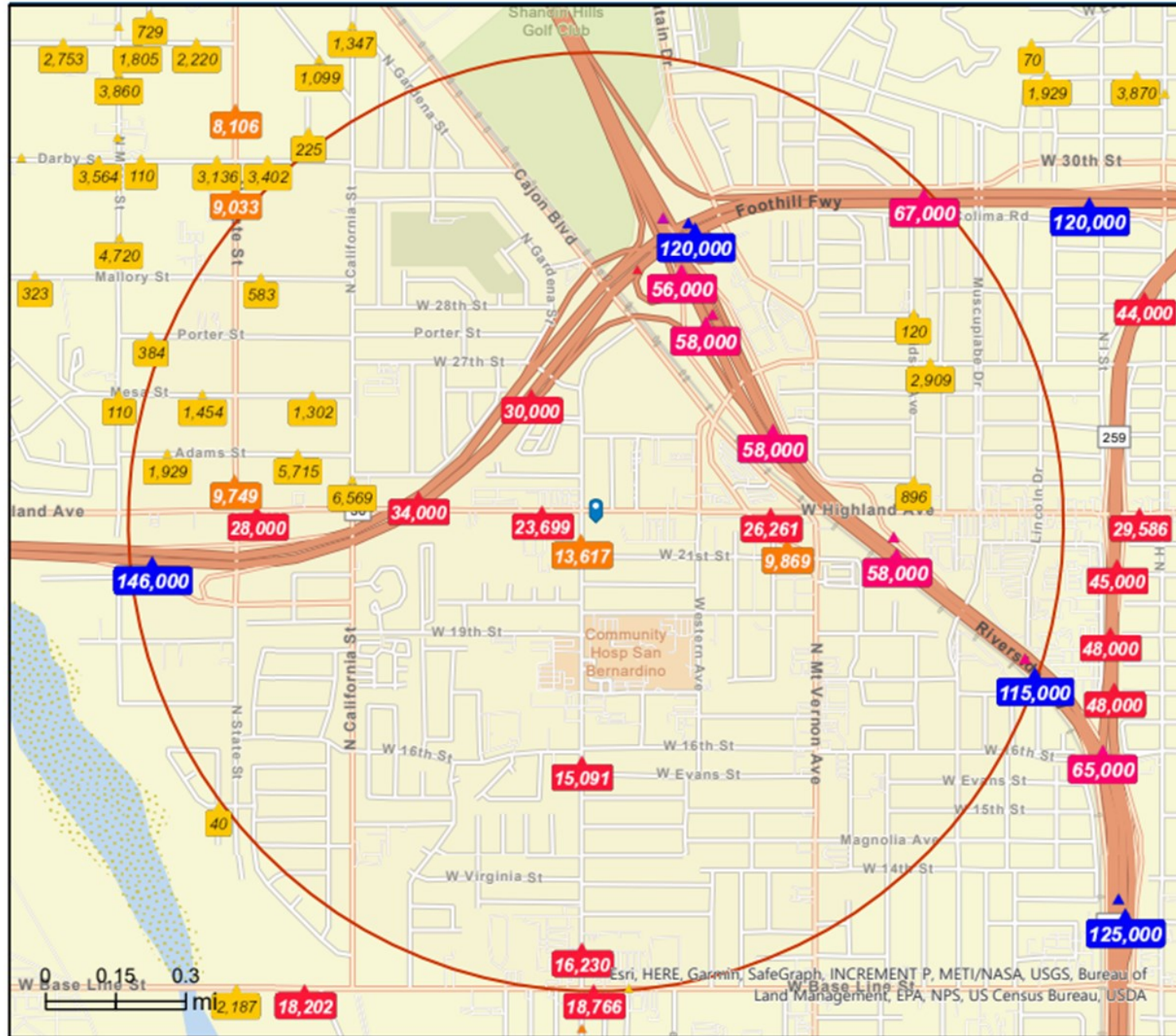
Parcel 1: GAS STATION, C-STORE & CAR WASH



Parcel 2: MULTI-TENANT DRIVE-THRU PAD



TRAFFIC MAP



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% | |
| Households by Income | Census 2010 | | 2021 | | 2026 | |
| | Number | Percent | 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 | | | |
| Population by Age | Census 2010 | | 2021 | | 2026 | |
| | 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% |
| Race and Ethnicity | Census 2010 | | 2021 | | 2026 | |
| | 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

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;



THE PRESS-ENTERPRISE



The Inland Empire is leading California in job creation

By Kevin Smith | March 8, 2018