

# LEASED INVESTMENT

**445-475**  
**S. ARROWHEAD**  
SAN BERNARDINO | CA

**FOR SALE**



**9,600 SF**



FOR MORE INFORMATION  
PLEASE CONTACT:

**JUAN COVARRUBIAS**  
EXECUTIVE VICE PRESIDENT  
P: 909.652.2055 | M: 909.652.9055  
[JUAN.COVARRUBIAS@DAUMCOMMERCIAL.COM](mailto:JUAN.COVARRUBIAS@DAUMCOMMERCIAL.COM)  
CADRE #01945028

**GUS ANDROS, SIOR**  
EXECUTIVE VICE PRESIDENT  
P: 909.912.0003 | M: 949.533.3829  
[GUS.ANDROS@DAUMCOMMERCIAL.COM](mailto:GUS.ANDROS@DAUMCOMMERCIAL.COM)  
CADRE #01010235





# PROPERTY HIGHLIGHTS



**1,200 SF Units**  
Commercial/  
Office Unit with  
Roll Up Door



Heavy Commercial  
Zoning City of San  
Bernardino



High Exposure  
Arrowhead  
Avenue Frontage/  
Corner Location



Excellent Freeway  
Proximity (215  
& 10 Fwys)

## INCOME ANALYSIS

Building SF	9,600 SF
Land SF	0.88 Acres
Average Gross Rent SF	\$1.28/SF Gross
Annual Income	\$151,320*
Expenses	
Taxes	\$24,827
Insurance	\$6,475
Trash	\$2,406
Water	\$1,440
Landscape	\$1,560
Total Expenses	\$36,708
Net Operating Income:	\$114,612
	*\$154,656 as of 04/15/2023
	*\$115,375 as of 07/01/2023

## PARCEL MAP

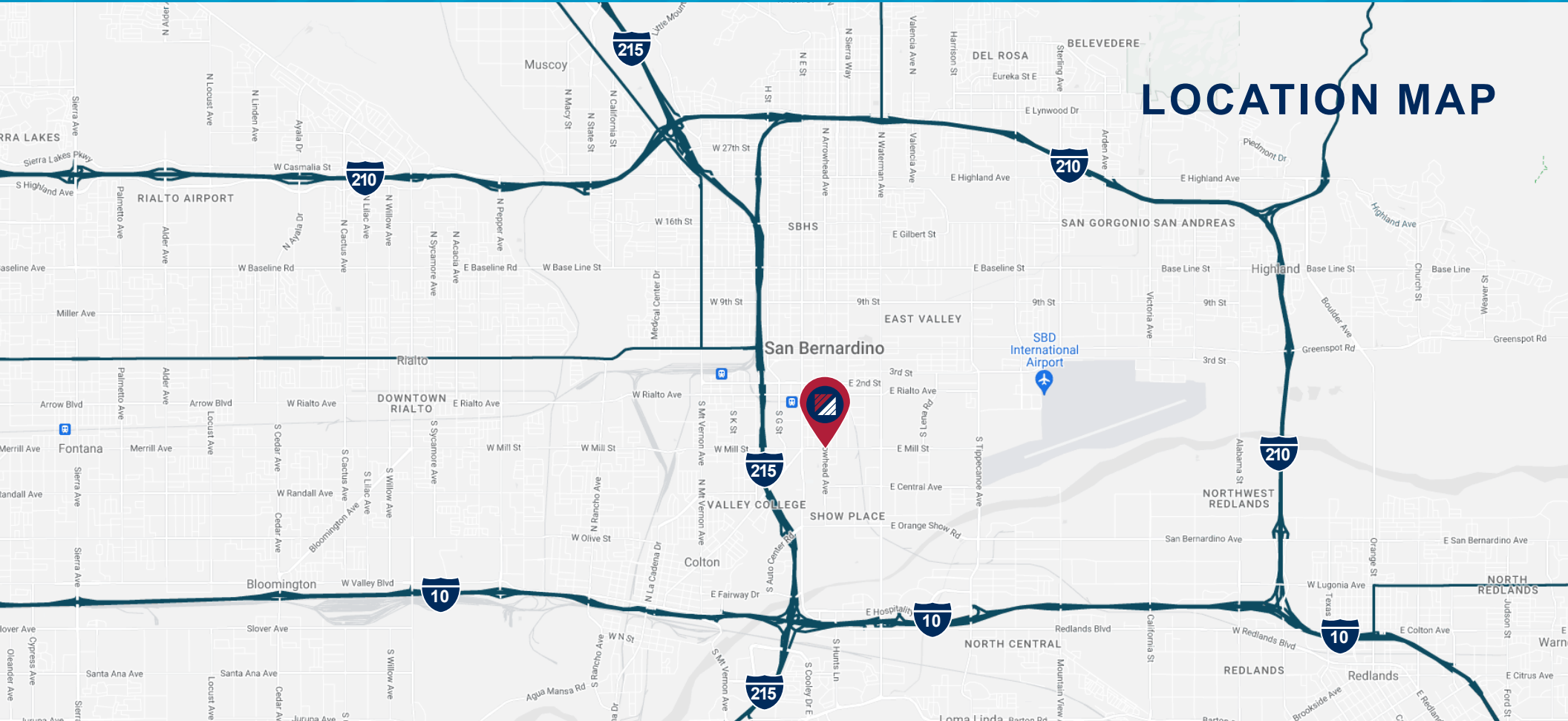








# LOCATION MAP



DESTINATIONS	DISTANCE
Ontario	22.8 Mi.
City of Industry	43.9 Mi.
Downtown Los Angeles	60 Mi.
SBD International Airport	3.3 Mi.
Los Angeles Intl. Airport	50 Mi.
Port of Los Angeles	74 Mi.
Port of Long Beach	74 Mi.

DEMOGRAPHICS	1 MI.	5 MI.	10 MI.
2022 Population	5,090	351,909	905,374
2022 Households	1,342	99,927	258,529
2027 Household Projection	1,377	103,684	269,813
Avg Household Income	\$41,518	\$65,299	\$79,486
Median Household Income	\$29,603	\$50,706	\$61,979
Total Specified Consumer Spending (\$)	\$30.8M	\$3B	\$8.6B



# AMENITIES MAP

