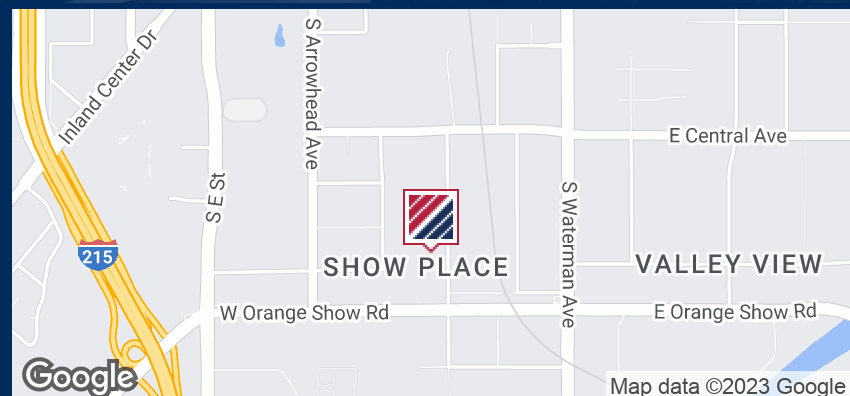


LAND FOR SALE

9458 S. WASHINGTON AVE SAN BERNARDINO | CA, 92408

PROPERTY FEATURES:

- 0.71 Acre Lot
- Zoned Light Industrial
- Business Friendly City of San Bernardino
- APN: 0136-451-09



FOR MORE INFORMATION PLEASE CONTACT:

JUAN COVARRUBIAS

EXECUTIVE VICE PRESIDENT

P: 909.652.9055 | M: 951.816.1465

juan.covarrubias@daumcommercial.com

CADRE #01945028

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

9458

S. WASHINGTON AVE
SAN BERNARDINO | CA

FOR SALE

LAND



Map data ©2023 Imagery ©2023, CNES / Airbus, County of San Bernardino, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

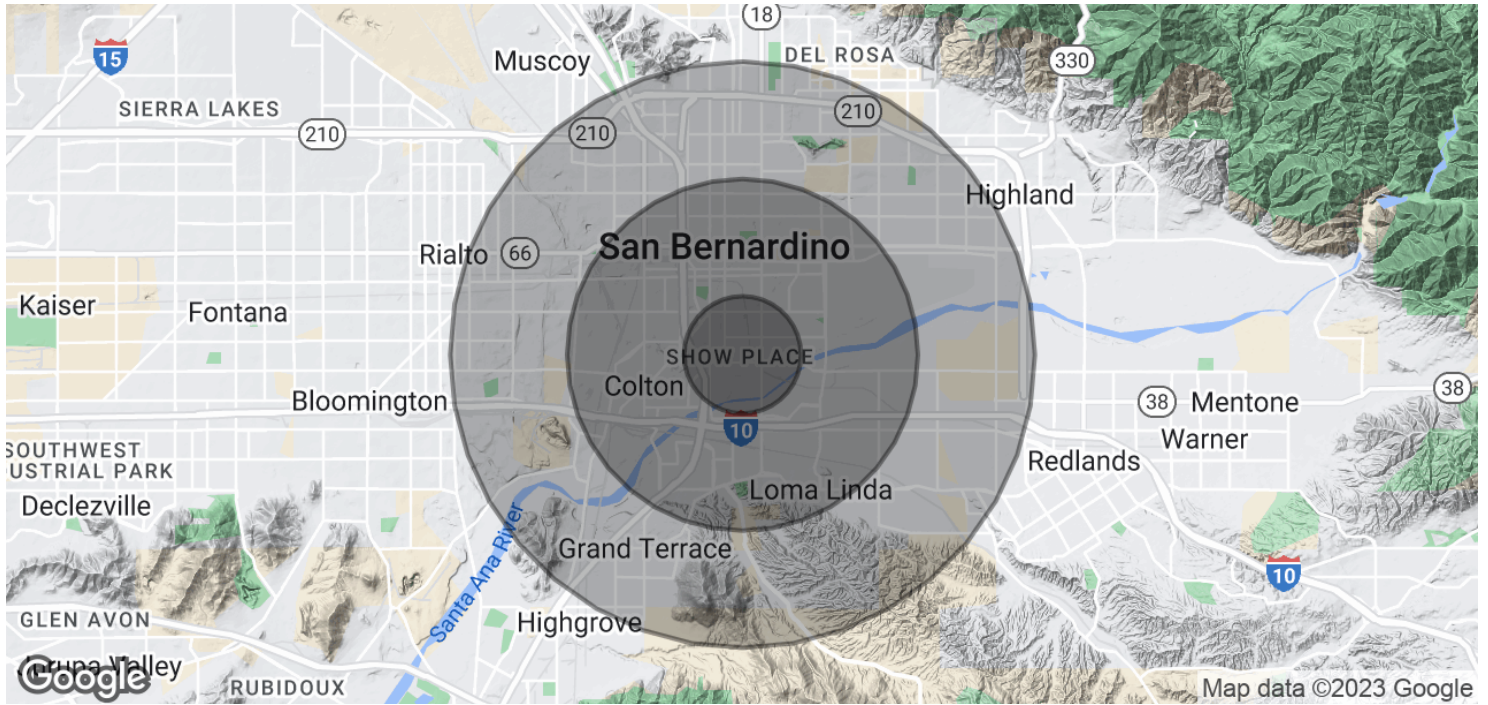


9458

S. WASHINGTON AVE
SAN BERNARDINO | CA

FOR SALE

LAND



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,396	102,277	305,526
Median age	36.8	31.9	31.9
Median age (Male)	37.4	31.6	31.0
Median age (Female)	35.2	32.4	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	428	33,610	95,886
# of persons per HH	3.3	3.0	3.2
Average HH income	\$44,131	\$53,142	\$59,719
Average house value	\$181,092	\$211,857	\$238,524

* Demographic data derived from 2020 ACS - US Census

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

