

FOR SALE

± 1 AC OF INDUSTRIAL LAND

737

**S. WATERMAN AVE.
SAN BERNARDINO, CA**



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DAUM
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

PARCEL MAP



± 1 Acre
Industrial Land



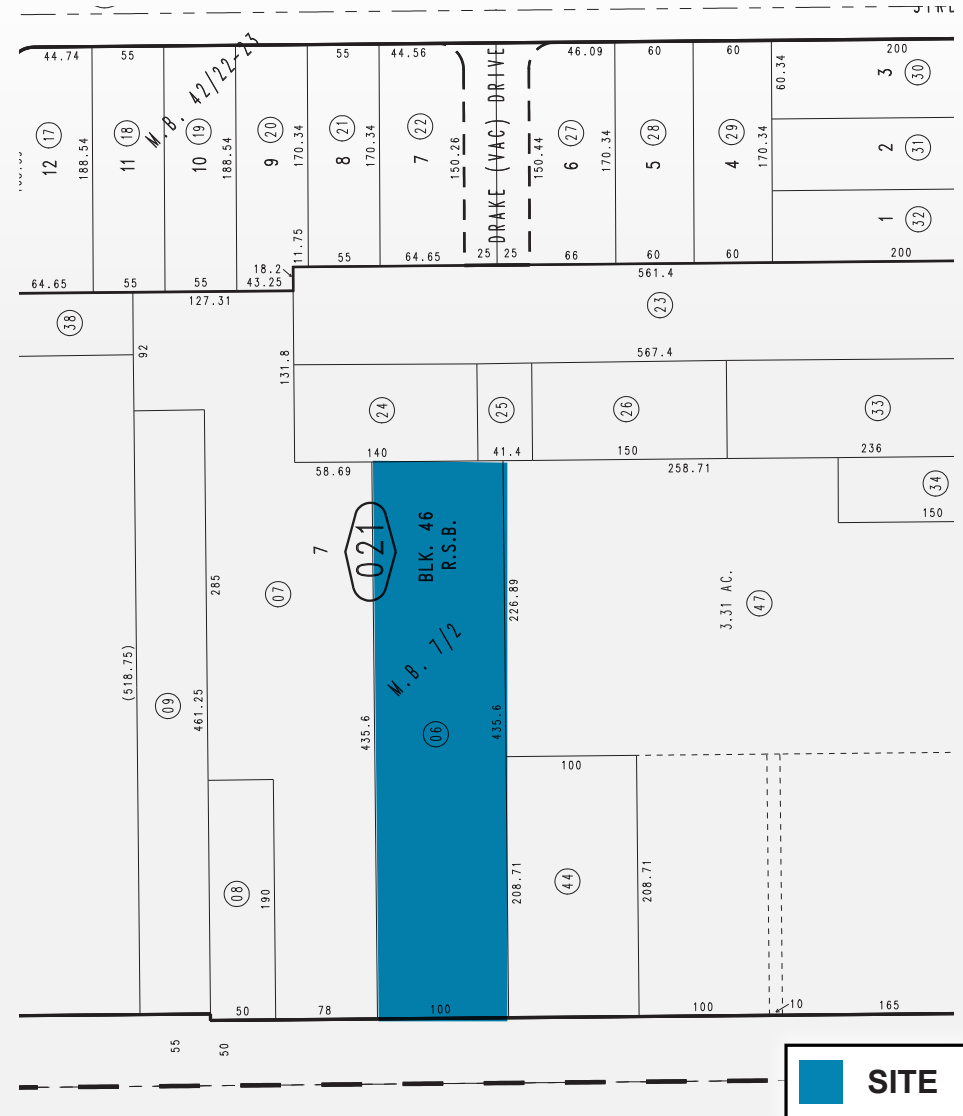
Zoned
OIP (Office Industrial Park)
Possible outdoor storage use
* Verify all uses with
the City of San Bernardino



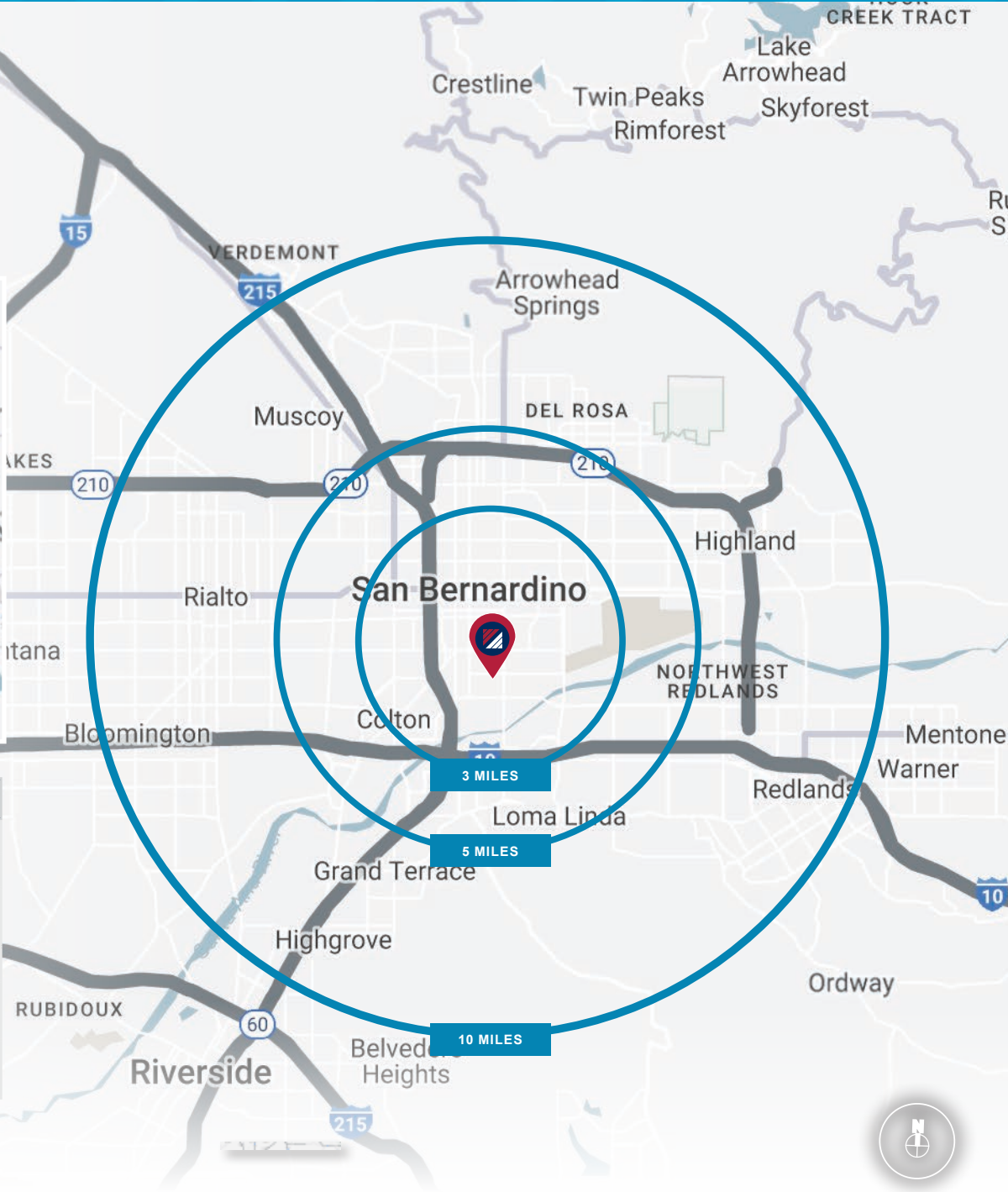
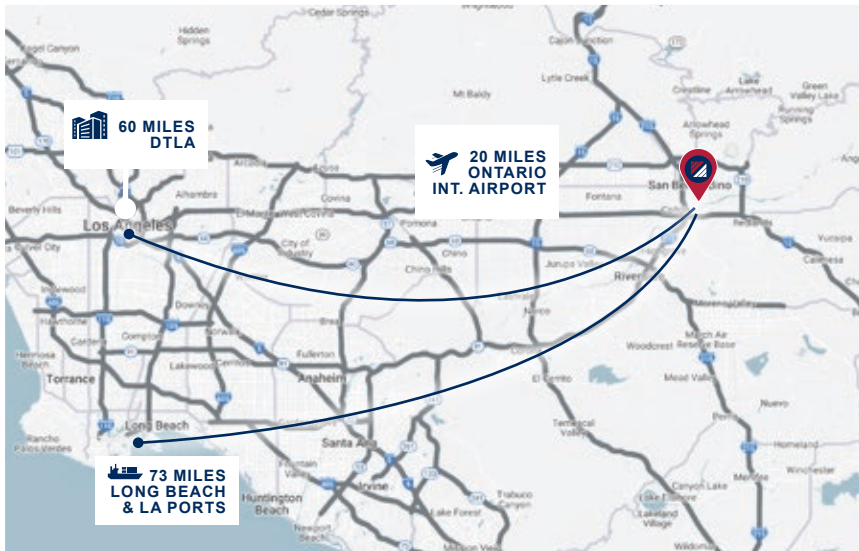
APN
0280-021-06



I-10 & I-215 Freeway
Easy Access



LOCATION



| DEMOGRAPHICS | 3 MI. | 5 MI. | 10 MI. |
|----------------------------------------|----------|----------|----------|
| 2010 Population | 147,118 | 327,252 | 730,917 |
| 2023 Population | 159,504 | 351,904 | 788,036 |
| 2028 Population Projection | 162,079 | 357,118 | 799,437 |
| Avg Household Income | \$59,950 | \$71,877 | \$87,289 |
| Median Household Income | \$46,857 | \$56,426 | \$69,460 |
| Total Specified Consumer Spending (\$) | \$1.2B | \$3B | \$7.7B |



BURLINGTON COAT
FACTORY WAREHOUSE

KOHLER

KOHL'S DISTRIBUTION
CENTER

KOHL'S DISTRIBUTION
CENTER

**SUBJECT
PROPERTY**

215

TARGET

SBD INTERNATIONAL
AIRPORT

KENCO LOGISTIC SERVICES
/ UPDIKE LOGISTICS

KOMAR DISTRIBUTION
SERVICES

XPO LOGISTICS

AVAILABLE
300,188 SF
GATEWAY SOUTH

KOHL'S E COMMERCE CENTER

AVAILABLE
397,400 SF
GATEWAY SOUTH

AMAZON

AVAILABLE
221,436 SF
GATEWAY SOUTH

LMS LOGISTICS
SOLUTIONS

AMAZON