

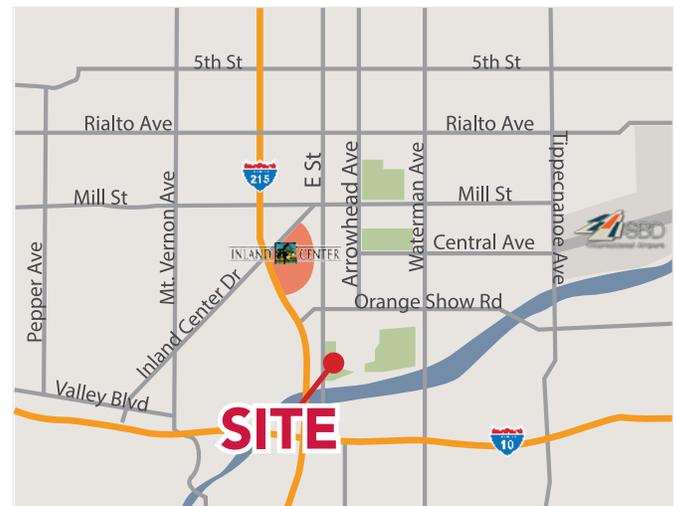
RETAIL BUILDING FOR SALE A TOTAL OF ±30,000 SF

424 W Orange Show Rd., San Bernardino, CA 92401



PROPERTY HIGHLIGHTS

- Large Attractive Furniture Showroom Area 148 Feet by 160 Feet
- Warehouse Area 36 Feet by 115 Feet, with Ground Level Door
- Fire Sprinklers, 600 Amp Electrical Power, 14 Feet Ceiling Clearance, Glass Front Entry Way
- Large Pylon Sign and Building Signage Available
- Located Close to the Interstate 215 and 10 Freeways
- Located Directly Across from the Target Shopping Center
- 64 Off Street Parking Spaces
- Zoned CG-1 (Commercial General 1)
- Opportunity Zone
- **Asking Sale Price: \$3,600,000.00**



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,388	117,890	314,863
HOUSEHOLDS	868	34,041	91,277
AVG. HOUSEHOLD INCOME	\$56,623	\$54,332	\$59,979
TOTAL EMPLOYEES	10,583	89,810	143,977