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# SUMMARY

### **PROPERTY DESCRIPTION**

The subject property is a freestanding building located near the signalized intersection of East Highland Avenue and Waterman Avenue in San Bernardino, CA, County of San Bernardino. This former 1-story bank branch building is  $\pm 6,638$  square feet and sits on a large  $\pm 48,956$  square foot parcel with ample parking ( $\pm 70$  stalls). Owner to leave behind ATM, which is addressed in Owner's Purchase and Sale Agreement. Per the City of San Bernardino, the property is zoned as Commercial General (CG-1), according to the City's Specific Plan.

### DUE DILIGENCE

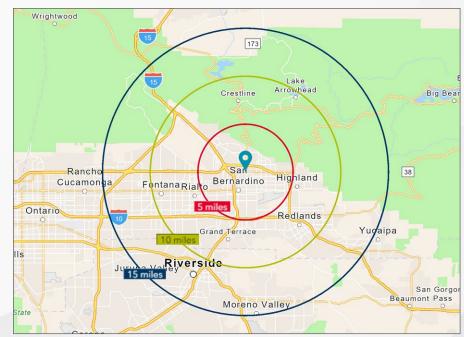
Due diligence can be found at: www.BankingCentersForSale.com

### **DEMOGRAPHICS**

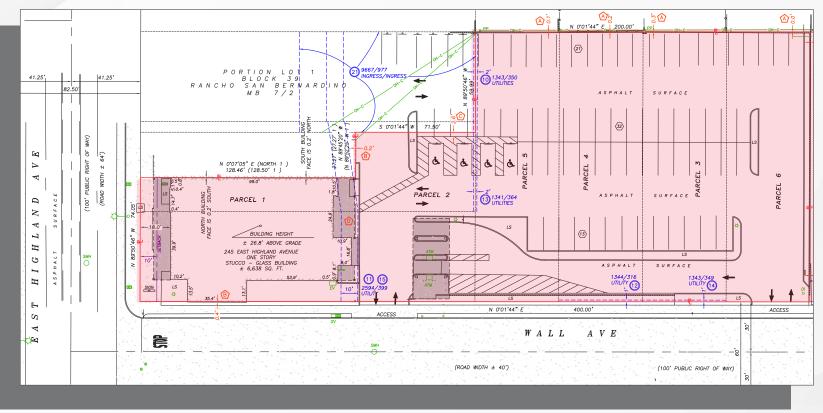
	5 MILE	10 MILES	15 MILES
Pop (2024)	305,002	756,714	1,299,962
AHH Income	\$80,754	\$100,279	\$109,157
Daytime Pop	101,977	259,351	435,042

Source: ESRI 2024 & CoStar

Parcel Size	±48,956 SF (1.124 AC)	
Address	245 East Highland Avenue San Bernardino CA 92404	
Building Size	±6,638 SF	
Floors	1-Story	
Year Built	1956	
APN	0146-031-31-0-000	
Zoning	Commercial General 1 - CG-1	
Parking	66 Standard + 4 Handicap Spaces (70 Total Spaces)	



## SURVEY MAP



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(For Illustration Purposes Only)

### AERIAL



245 E HIGHLAND AVE | SAN BERNARDINO, CA

### 245 East Highland Avenue | San Bernardino, CA 92404

#### For more information, please contact:

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