

SAN BERNARDINO INDUSTRIAL WAREHOUSE

1831 S. COMMERCECENTER WEST | SAN BERNARDINO, CA 92408



Marcus & Millichap

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1831 S. COMMERCENTER WEST

SAN BERNARDINO, CA 92408



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Marcus & Millichap



TABLE OF CONTENTS

SECTION 1

Investment Overview

SECTION 2

Financial Analysis

SECTION 3

Market Overview

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SECTION 1

Investment Overview

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

PROPERTY PHOTOS

Marcus & Millichap

OFFERING PRICE

\$1,749,000

PRICE/RENTABLE SF

\$269.91





INVESTMENT HIGHLIGHTS

- ±6,480 SF flex building with secured side yard
- Located in Commerce Business Center of San Bernardino
- Features reception area, an executive office space, conference room, and break area
- 1/2 mile from I-10 and I-215 interchange
- Ample parking on site

FINANCIAL DETAILS

OFFERING PRICE

\$1,749,000

PRICE/RENTABLE SF

\$269.91



BUILDING AREA

± 6,480 SF



POWER

**400A/3P,
120-480V**
(BUYER TO VERIFY)



YEAR BUILT

1980



GRADE LEVEL

**2 TOTAL -
10'W x 12'H**



BUILDING HEIGHT

15 FT



CLEAR HEIGHT

14 FT (approx)



ZONING

**CR-3 (COMMERCIAL
REGIONAL)**



PARKING

**APPROX
21 SPACES**





1823

1831







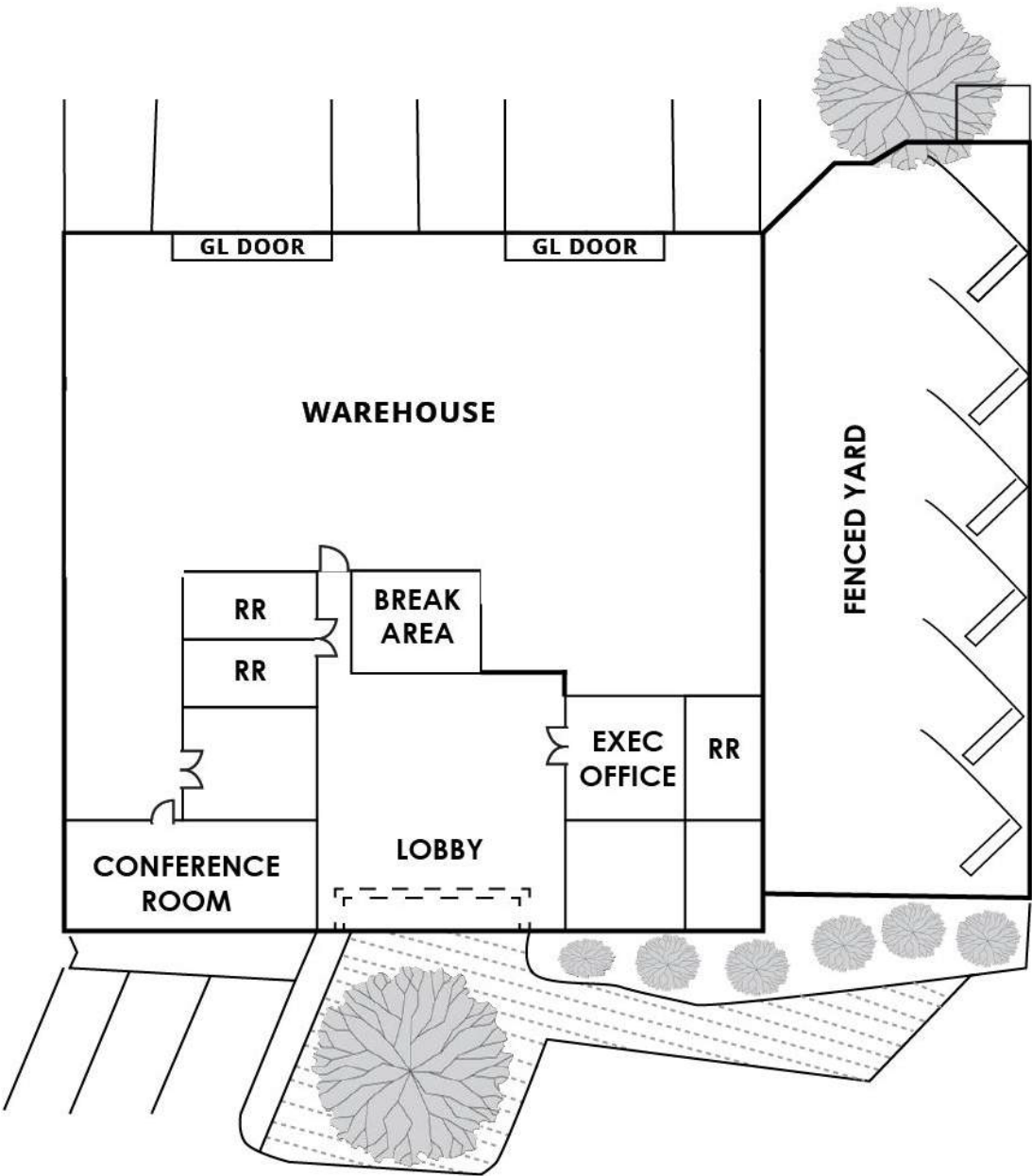






1831

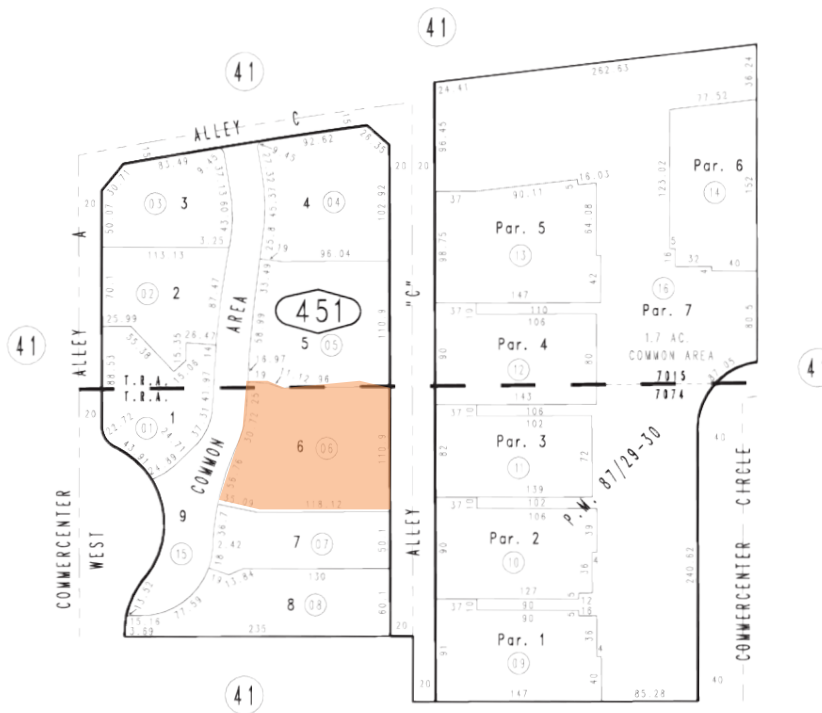
FLOOR PLAN // S. 1831 COMMERCENTER WEST



18 | INVESTMENT OVERVIEW



City of San Bernardino 0141 - 45
Tax Rate Area
7015 7074



1" = 100'

Parcel Map No. 8342, P.M. 87/29-30

Assessor's Map
Book 0141 Page 45
San Bernardino County

REVISÉ
08/15/11 RM

ZONING MAP // S. 1831 COMMERCENTER WEST

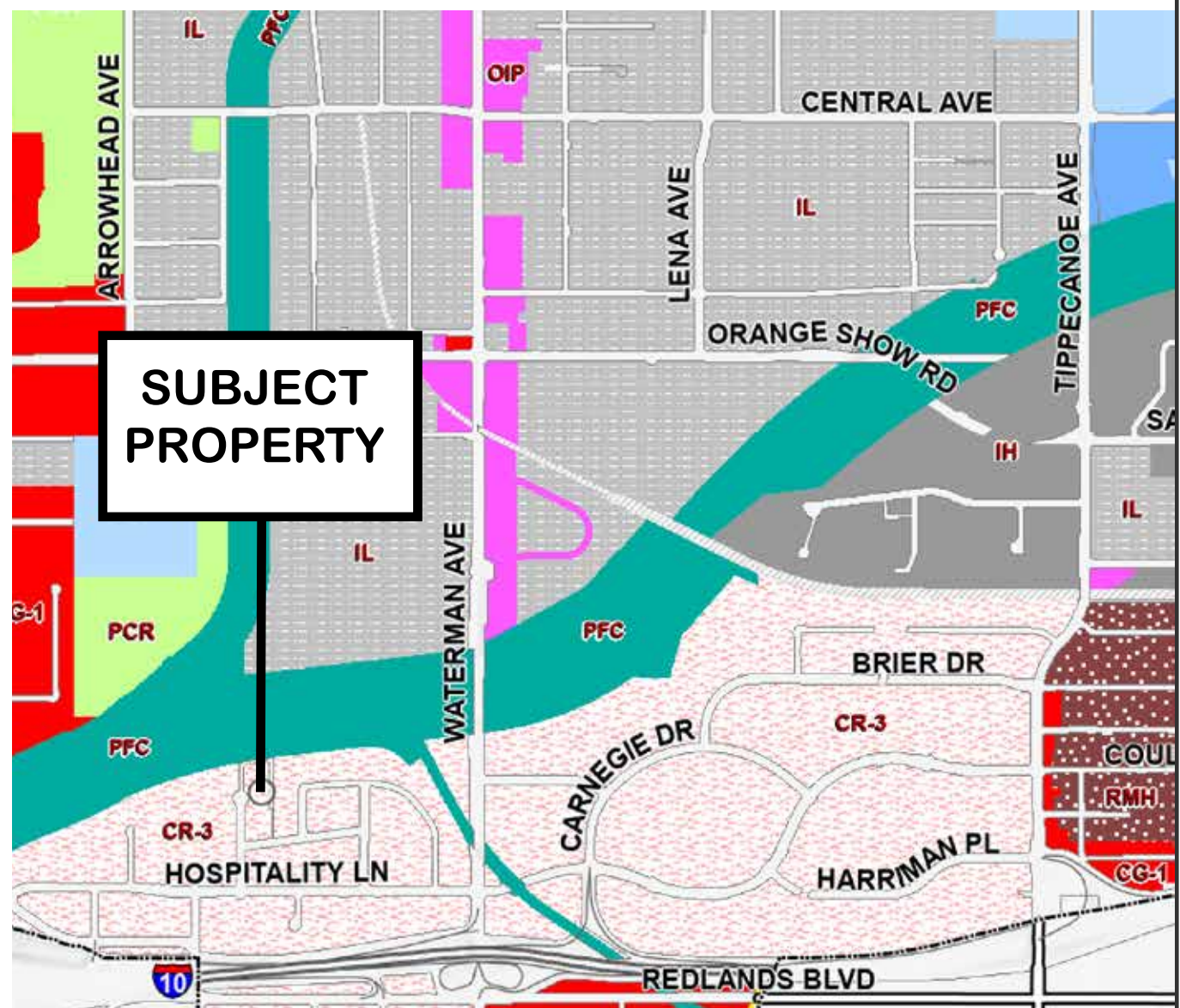
Commercial

-  CCS-1 = Central City South-1
-  CCS-2 = Central City South-2
-  CO = Commercial Office
-  CG-1 = Commercial General
-  CG-2 = Commercial General - Baseline/Mt Vernon
-  CG-3 = Commercial General - University Village
-  CR-1 = Commercial Regional - Malls
-  CR-2 = Commercial Regional - Downtown
-  CR-3 = Commercial Regional - Tri City/Club
-  CR-4 = Commercial Regional - Auto Plaza
-  CH = Commercial Heavy

Industrial

-  OIP = Office Industrial Park
-  IL = Industrial Light
-  IH = Industrial Heavy
-  IE = Industrial Extractive

Public



CR-3 (COMMERCIAL REGIONAL-TRI-CITY/CLUB) ZONE

This zone is intended to permit a diversity of regional-serving uses including corporate and professional offices, retail commercial, entertainment (theaters, nightclubs, etc.), financial establishments, restaurants, hotels/motels, warehouse/promotional retail, supporting retail and services, and similar uses. (MC 1098 7/5/01; MC 1436 12/19/16)

TABLE 06.01
COMMERCIAL ZONES LIST OF PERMITTED, DEVELOPMENT PERMITTED, AND
CONDITIONALLY PERMITTED USES

The following list represents those primary uses in the commercial zones, which are Permitted (P), subject to an Administrative or Development Permit (D), Minor/Conditional Use Permit (C), or a Commercial Cannabis Business (CCB) Permit (Chapter 5.10 of the City of San Bernardino Municipal Code). Those with a -- are not permitted uses in that zone. (MC 1381 12/19/12; MC 1601 12/7/22)

LAND USE ACTIVITY		CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
A.	<u>Administrative & Professional Offices/Services</u> Commercial Establishments where the administrative, clerical and managerial functions of a business or industry are conducted or where members of a profession conduct their practice (e.g., accounting or engineering)	D	D	D	D	D	D	D	–	D	D	D
B.	<u>Assembling, Processing Facilities</u> Establishments, which perform the assembling, cleaning, manufacturing, processing, repairing or testing of products and welding and excluding explosives, conducted entirely within an enclosed structure	–	–	–	–	–	–	–	–	D	–	–
C.	<u>Automotive-Related Uses</u> Commercial establishments, which provide parts, repair, sale and service for autos, RVs and trucks. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Auto Parts Sales – No Installations	–	D	D	D	D	D	–	D	D	D	D
	2. Auto Parts Sales – With Installations	–	D	D	D	D	D	–	D	D	–	D

ZONING INFORMATION // S. 1831 COMMERCENTER WEST

	3. Auto Repair (e.g., bodywork, engine and drive train, painting and misc. work)	–	C	C	–	C	–	–	C	C	–	C
	4. Car, RV and Truck Sales – New	–	D	D	–	D	–	C	D	D	D	D
	5. Car, RV and Truck Sales – Used	–	C	C	–	C	–	C	D ¹	C	C	C
	6. Car Washes	–	C	C	C	–	–	–	D	C	–	C
	7. Impound Vehicle Storage Yards	–	–	–	–	–	–	–	–	C	–	–
	8. Service Stations	C	C	C	C	C	C	C	C	C	C	–
	9. Vehicle Leasing/Rental	–	D	D	D	–	D	–	D	D	D	D
D.	<u>Boarding/Lodging Facilities</u> Commercial establishments, which provide boarding, camping spaces/facilities, and lodging (with or without meals). Examples of allowable land use activities include, but are not limited to, the following:											
	1. Boarding Houses	–	–	C	–	–	C	–	–	–	–	–
	2. Fraternities/Sororities	–	–	–	C	–	–	–	–	–	–	–
	3. Hotels/Motels	–	C	C	–	–	C	C	–	–	C	–
	4. RV Parks	–	C	C	–	–	–	–	–	C	–	–
	5. Single Room Occupancy (SROs)	–	–	C	–	–	C	–	–	–	–	–
	6. Extended Lodging Facilities (MC 1126 7/4/02)	–	–	–	–	–	C	C	–	–	–	–
E.	<u>Eating/Drinking Establishments</u> Commercial establishments, which serve prepared food or beverages for consumption on or off the premises. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Night Clubs/Bars/Lounges	–	C	C	C	C	C	C	–	–	C	–
	2. Restaurants – No Drive-Thru	D	D	D	D	D	D	D	–	D	D	D

ZONING INFORMATION // S. 1831 COMMERCENTER WEST

	3. Restaurants – With Drive-Thru	–	C	C	C	–	C ²	C ³	–	–	–	–
	4. Restaurants – Take-Out Only (No seats)	D	D	D	D	D	D	D	–	D	D	D
F.	<u>Entertainment/Recreation</u> Commercial establishments, which provide participant/spectator amusement, entertainment or sport, primarily for financial gain. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Adult Entertainment	–	–	–	–	–	–	–	–	D	–	–
	2. Auditoriums, Convention Halls and Theaters	C	C	C	C	C	C	C	–	C	C	C
	3. Banquet Halls	C	C	C	C	C	C	C	–	C	C	C
	4. Movie Theaters ⁴	C	C	C	C	C	C	C	–	C	C	C
	5. Miscellaneous Indoor	D	D	D	D	D	D	D	–	D	D	D
	6. Miscellaneous Outdoor	C	C	C	C	C	C	C	–	C	C	C
G.	<u>Financial</u> Commercial establishments, which engage in monetary transaction not directly related to the sale of a product/service	D	D	D	D	D	D	D	–	D	D	D
H.	<u>Medical/Care Facilities/Social Services</u> Commercial establishments, which provide services of a medical/care nature, related to the health and welfare of the City's residents. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Blood Banks	C	C	–	–	–	–	–	–	–	–	–
	2. Emergency Shelters	–	–	–	–	–	D ¹⁵	–	–	D ¹⁵	–	–

ZONING INFORMATION // S. 1831 COMMERCENTER WEST

	3. Health Clinics/Outpatient Surgery	D	D	D	D	D ¹	D	D	-	-	D	-
	4. Medical Offices	D	D	D	D	D	D	D	-	D	D	D
	5. Hospitals	C	C	-	-	-	-	-	-	-	-	-
	6. Outpatient – Treatment Programs	C	C	C	-	-	-	-	-	-	D	-
	7. Residential Care Facilities	C	C	C	-	-	C	-	-	-	-	-
	8. Senior/Congregate Care Facilities	C	C	C	-	-	C	-	-	-	-	-
	9. Social Services Centers	C	C	C	C	-	C	C	-	-	-	-
I.	<u>Personal Service</u> Commercial establishments, which provide needed services of a personal nature. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Barber/Beauty/Nail Shops	D	D	D	D	D	D	D	-	-	D	D
	2. Dance Schools/Karate Studios	D	D	D	D	D	D	D	-	-	D	D
	3. Dry Cleaners	D	D	D	D	D	D	D	-	D	-	D
	4. Health/Athletic Clubs	D	D	D	D	D	D	D	-	-	D	D
	5. Laundromats (self-serve)	-	D	D	D	-	D	-	-	-	-	D
J.	<u>Retail Commercial</u> Commercial establishments, which sell merchandise generally needed/desired by the community. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Convenience Stores	-	C	C	C	-	-	-	-	-	-	-
	2. Drug Stores	D	D	D	D	D	D	D	-	D	D	D
	3. Flower/Gift Shops	D	D	D	D	D	D	D	-	D	D	D
	4. General Merchandise (including Supermarkets)	-	D	D	D	D	D	D	-	D	D	D

ZONING INFORMATION // S. 1831 COMMERCENTER WEST

K.	<u>Service Commercial</u> Commercial establishments, which store large inventories of goods typically in industrial-style structures where goods are not produced on the site, but are offered for sale. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Catering Establishments	–	D	D	–	–	D	D	–	D	D	D
	2. Cleaning/Janitorial	–	D	D	–	–	D	D	–	D	D	D
	3. Copy Centers/Postal Service Centers and Blueprinting	D	D	D	D	D	D	D	–	D	D	D
	4. Equipment Rental/Sales/Service Yard	–	–	–	–	–	–	–	–	D	–	–
	5. Laboratories (e.g., Film, Medical and Dental, “R&D”, etc.)	D	D	D	D	D	D	D	–	D	D	D
	6. Misc. Repairs/Services (indoors only)	–	D	D	D	D	D	D	–	D	D	D
	7. Publishing/Printing Plants	–	–	–	–	–	D	–	–	D	D	D
	8. Recycling Facilities	D ⁴	D ⁴	D ⁴	D ⁴	D ⁴	D ⁴	D ⁴	D ⁴	D ⁴	D ⁴	D ⁴
	9. Recycling Facilities (reverse vending only)	D	D	D	D	D	D	D	–	D	D	D
	10. Veterinary Services – Animal Boarding	–	C	C	C ¹²	–	–	–	–	C	–	C
	11. Veterinary Services – No Animal Boarding	–	D	D	–	–	–	–	–	D	–	–
	12. Welding and Related Uses	–	–	–	–	–	–	–	–	D	–	–
L.	<u>Other</u>											
	1. Antennae/Satellite Dish	D	D	D	D	D	D	D	D	D	D	D
	2. Bakeries (Commercial)	–	–	D	–	–	–	–	–	–	D	D

ZONING INFORMATION // S. 1831 COMMERCCENTER WEST

3. Cable Companies	–	D	–	–	–	–	–	–	D	–	–
4. Clubs, Lodges and Meeting Halls	D	D	D	–	D ²	D	D	–	D	D	D
5. Combination Residence/Office ⁶	C	–	–	–	–	–	–	–	–	–	–
6. Commercial Cannabis Activities ¹⁴	–	D	D	D	–	D	D	–	D	D	D
A) Cultivation	–	–	–	–	–	–	–	–	–	–	–
B) Distribution (Stand-Alone)	–	–	–	–	–	–	–	–	–	–	–
C) Manufacturing											
I. Non-Volatile (License Types N, P & S)	–	–	–	–	–	–	–	–	CCB	–	–
II. Volatile	–	–	–	–	–	–	–	–	–	–	–
D) Microbusiness											
I. Non-Retail	–	–	–	–	–	–	–	–	CCB	–	–
II. Retail (15% or less)	–	–	–	–	–	–	–	–	–	–	–
III. Retail (Over 15%)	–	CCB	CCB	CCB	CCB	CCB	CCB	–	CCB	CCB	–
E) Retail											
I. Storefront	–	CCB	CCB	CCB	CCB	CCB	CCB	–	CCB	CCB	–
II. Non-Storefront	–	CCB	CCB	CCB	CCB	CCB	CCB	–	CCB	CCB	–
F) Testing Laboratory	–	CCB	CCB	CCB	CCB	CCB	CCB	–	CCB	CCB	–
7. Day Care Facilities	C	D	D	D	D	D	D	D	D	D	D
8. Educational Services (except Trade /Tech)	–	C	C	–	D ²	C	–	–	D	–	–
9. Fences/Walls	D	D	D	D	D	D	D	D	D	D	D
10. Fuel Dealers	–	–	–	–	–	–	–	–	C	–	–
11. Funeral Parlors/Mortuaries	–	C	C	–	–	–	–	–	–	–	–
12. Heliports/Helipads	C	C	–	–	–	–	C	–	C	–	–
13. Libraries	D	D	D	D	D	D	D	–	D	D	D

ZONING INFORMATION // S. 1831 COMMERCENTER WEST

14. Mini-storage	–	C ⁹	–	–	–	–	–	–	–	–	–	–
15. Mixed-Use (excluding residential)	D	D	D	D	D	D	D	–	D	D	–	–
16. Mixed-Use Commercial and Artist Residential Development (including Colony and combination residence/office)	D	D	D	D	D	D	D	–	–	D	–	–
17. Multi-Family Housing	–	–	D ¹⁰	–	–	D	–	–	–	–	–	–
18. Museums	D	D	D	D	D	D	D	–	D	D	D	D
19. Office Conversion from Single-Family Residential	D ¹¹	D	D ¹¹	D	D	D	D	–	D	D	D	D
20. Parking Lots	D	D	D	D	D	D	D	D	D	D	D	D
21. Parking Structures	D	–	–	–	D	D	D	–	–	–	–	–
22. Pipelines (as defined by Section 19.20.030.12.E or as superseded by State or Federal law)	C	C	C	C	C	C	C	C	C	C	C	C
23. Police/Fire Protection	D	D	D	D	D	D	D	D	D	D	D	D
24. Public Utility Uses	D	D	D	D	D	D	D	D	D	D	D	D
25. Radio/Television Broadcasting	–	D	–	–	D ¹²	D	–	–	D	D	D	D
26. Religious Facilities	–	C	C	C	C	C	C	–	C	C	C	C
27. Single-Family Residential (existing)	P	P	P	P	P	P	P	P	P	P	P	P
28. Swap Meets	–	–	–	–	–	–	–	–	C	–	–	–
29. Temporary Uses (subject to [T] Temporary Use/Special Use Permit)	T	T	T	T	T	T	T	T	T	T	T	T
30. Trade/Tech Schools	C	D	D	–	D ¹²	D	D	–	–	D	–	–
31. Transit Center	–	–	–	–	–	–	–	–	–	D	–	–
32. Winery/Microbrewery	–	C	C	C	C	C	C	–	C	C	C	C

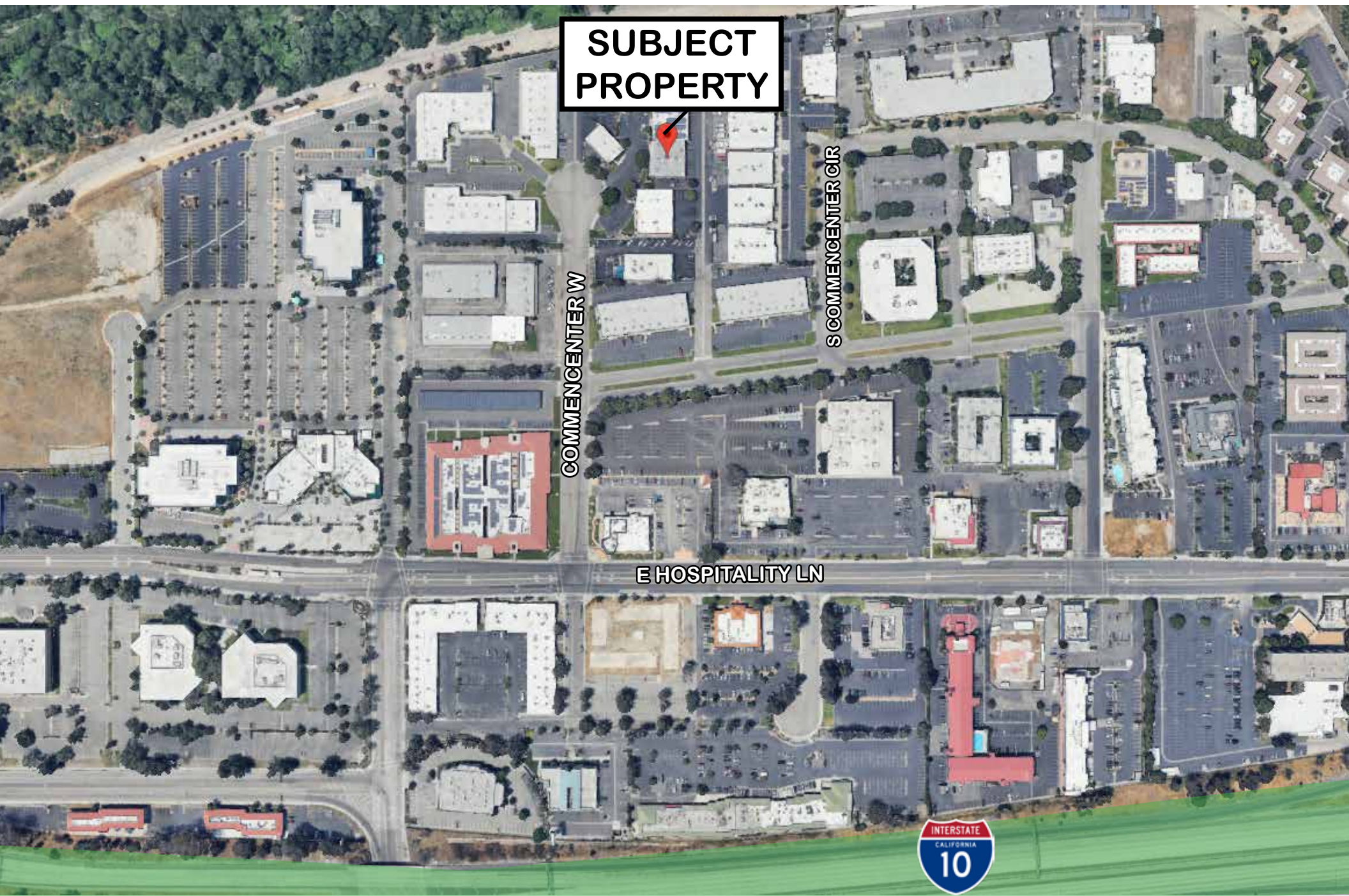
ZONING INFORMATION // S. 1831 COMMERCENTER WEST

- ¹ Used vehicle sales may only be in conjunction with a "new" sales dealer.
- ² Only on properties in the Freeway Corridor Overlay District with frontage on 5th Street; (MC 1338 11/15/10)
- ³ Repealed by Ordinance; (MC 1436 12/19/16)
- ⁴ Project with any single theater (regardless of others) having auditoriums of 3,000 square feet or less and 200 seats or fewer unless exempt by Development Agreement in place by February 22, 2012. Applies to theaters established after February 22, 2012.
- ⁵ (MC 1115 3/7/02)
- ⁶ Must be in compliance with Section 19.06.030(2)(R)
- ⁷ (MC 1115 3/7/02)
- ⁸ (MC 1218 3/6/06)
- ⁹ (MC 1035 12/17/98)
- ¹⁰ Requires approval by Council
- ¹¹ Refer also to Table 06.03
- ¹² (MC 1115 3/7/02)
- ¹³ (MC 1492 5/2/18)
- ¹⁴ (MC 1519 7/17/19; MC 1601 12/7/22)
- ¹⁵ Permitted in the Emergency Shelter Overlay, pursuant to Chapter 19.10-E; (MC 1636 05/01/24)

PROPERTY HIGHLIGHTS // S. 1831 COMMERCENTER WEST

Property Type	Industrial/Warehouse/Office	Construction Type	Concrete Block
APN	0141-51-06	Number of Floors	1
Zoning	CR3 (Commercial Regional)	Units	1
Parcel Size	0.35 Acres	Divisibility	Possible 2 Units
Building SF	± 6,480 SF	Exterior Walls	Concrete Block
Buildings	1	Interior Walls	Drywall
Clear Height	14 Ft	Roof	Composition
Building Height	Approx 15 Ft	Ceilings	Dropped Accoustical Tiles
Year Built	1980	Foundation	Concrete
Type of Ownership	Fee Simple	Floor Coverings	Concrete/Tile
Parking	21 Spaces	Elevator	None
Parking Spaces/Ratio	3.17/1,000 SF	Fire Protection	N/A
Landscaping	Front Grass, Shurbs, Trees	Itilities	All are to the Site
Topography	Level	Land for Additional Development	None
Street Frontage	S. Commercenter West	Highway Access	I-10, I-215
Cross Street	E. Airport Drive	Drive Ins	2 Total 10W x 12H
		Power	400a/120 - 480v

AERIAL MAP // S. 1831 COMMERCENTER WEST



**SUBJECT
PROPERTY**

COMMERCENTER W

S COMMERCENTER CIR

E HOSPITALITY LN





SECTION 2

Financial Summary

FINANCIAL DETAILS

Marcus & Millichap

FINANCIAL SUMMARY // S. 1831 COMMERCENTER WEST

HIGHLIGHTS

Price	\$1,749,000
Down Payment (10%)	\$174,900
New SBA	\$1,574,100
Possible Loan Terms (90%) SBA	Loan at 6.25% Fixed 25 Year Amortization
Monthly Debt Service	\$10,383/Month

BUILDING DATA

Address	1831 S Commercenter West
City, State, Zip	San Bernardino, CA 92408
APN	0141-51-06
Building SF	±6,480 SF
Office SF	TBD
Warehouse SF	TBD
Year Built	1980
Clear Height	Approx. 14Ft
Zoning	CR-3 (Commercial Regional)



INVESTMENT HIGHLIGHTS // **S. 1831 COMMERCENTER WEST**

IDEAL OWNER/USER OPPORTUNITY

**SBA FINANCING AVAILABLE WITH DOWN
PAYMENT AS LOW AS 10%**

**1980 CONSTRUCTION 14FT CLEAR HEIGHT
IDEAL LOCATION**





SECTION 3

Market Overview

DEMOGRAPHICS

Marcus & Millichap

SAN BERNARDINO

OVERVIEW

San Bernardino is a centrally located Inland Empire community and the county seat of San Bernardino County. Situated approximately 60 miles east of Los Angeles, the City is strategically positioned within the Inland Empire, providing convenient access to major employment centers, transportation corridors, and regional amenities. With a population of approximately 222,044 residents, San Bernardino is the largest city in San Bernardino County.



The City benefits from its location at the intersection of Interstate 10, Interstate 215, and State Route 210, providing connectivity throughout Southern California and beyond. San Bernardino is also served by Metrolink commuter rail, San Bernardino International Airport, and nearby Ontario International Airport. Its transportation infrastructure and proximity to major logistics and distribution facilities support the region's established industrial and commercial economy.

San Bernardino offers a diverse range of residential neighborhoods, retail centers, educational institutions, healthcare services, and recreational amenities. California State University, San Bernardino, major medical facilities, and the City's growing commercial districts contribute to its role as an important regional center for employment, education, and services.





RIVERSIDE-SAN BERNARDINO COUNTY

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, composed of San Bernardino and Riverside counties. The metro contains a population of 4.6 million. The largest city is Riverside, with more than 330,000 residents, followed by Fontana and San Bernardino, with roughly 222,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east.

METRO HIGHLIGHTS



STRATEGIC LOCATION

Interstate access and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.



DOMINANT INDUSTRIAL

The metro is one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.



STRONG DEMOGRAPHIC TRENDS

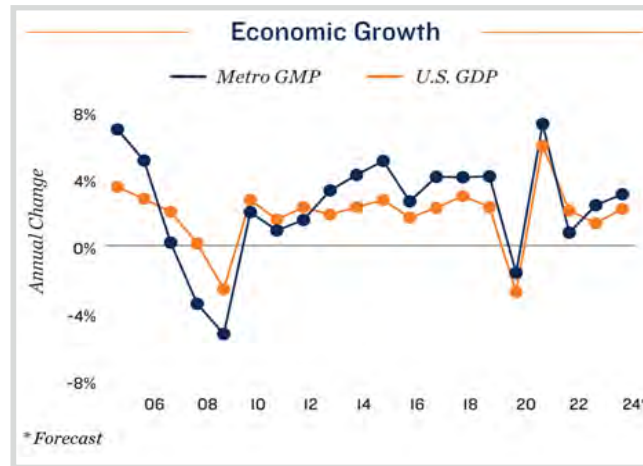
Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

ECONOMY // S. 1831 COMMERCENTER WEST

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Flexsteel Industries
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage
- Toro



SHARE OF 2023 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

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POPULATION

In 2025, the population in your selected geography is 370,013. The population has changed by 4.44 percent since 2010. It is estimated that the population in your area will be 375,238 five years from now, which represents a change of 1.4 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,710 people per square mile.



HOUSEHOLDS

There are currently 121,754 households in your selected geography. The number of households has changed by 10.60 percent since 2010. It is estimated that the number of households in your area will be 123,883 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 3.0 people.



INCOME

In 2025, the median household income for your selected geography is \$96,004, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 59.38 percent since 2010. It is estimated that the median household income in your area will be \$107,950 five years from now, which represents a change of 12.4 percent from the current year.

The current year per capita income in your area is \$37,053, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$111,314, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 183,810 people in your selected area were employed. The 2010 Census revealed that 59.2 of employees are in white-collar occupations in this geography, and 22.7 are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$633,400 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 63,908.00 owner-occupied housing units and 46,176.00 renter-occupied housing units in your area.



EDUCATION

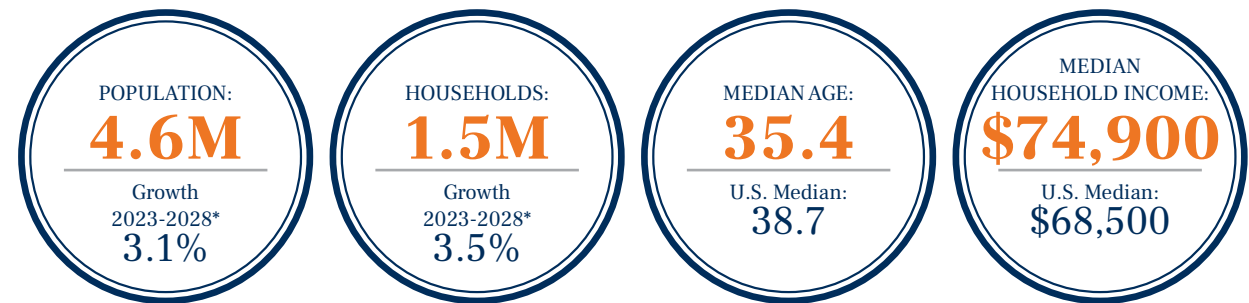
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 27.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 31.3 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS // S. 1831 COMMERCENTER WEST

- The metro is expected to add more than 140,000 people through 2028, and during this time, roughly 53,000 households will be formed, generating demand for newly-built single-family homes and rentals.
- The homeownership rate of 62 percent exceeds other large metros in the state.
- The local median home price of roughly \$565,000 is by far the lowest among Southern California markets.



2023 POPULATION BY AGE



QUALITY OF LIFE

Regionally affordable housing continues to draw residents from other Southern California markets to the Inland Empire. The median home price in Riverside-San Bernardino is significantly lower than in Los Angeles, Orange and San Diego counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Ontario Museum of History & Art. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of higher education institutions, including at least 10 community colleges, California State University, San Bernardino, the University of Redlands and the University of California, Riverside.

SPORTS

- Hockey | AHL | ONTARIO REIGN
- Baseball | MILB | INLAND EMPIRE 66ERS
- Basketball | NBA-G | ONTARIO CLIPPERS
- Baseball | MILB | LAKE ELSINORE STORM
- Soccer | MASL | EMPIRE STRYKERS
- Hockey | AHL | COACHELLA VALLEY FIREBIRDS

EDUCATION

- UNIVERSITY OF CALIFORNIA, RIVERSIDE
- CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO
- UNIVERSITY OF REDLANDS
- RIVERSIDE CITY COLLEGE
- MT. SAN JACINTO COLLEGE

ARTS & ENTERTAINMENT

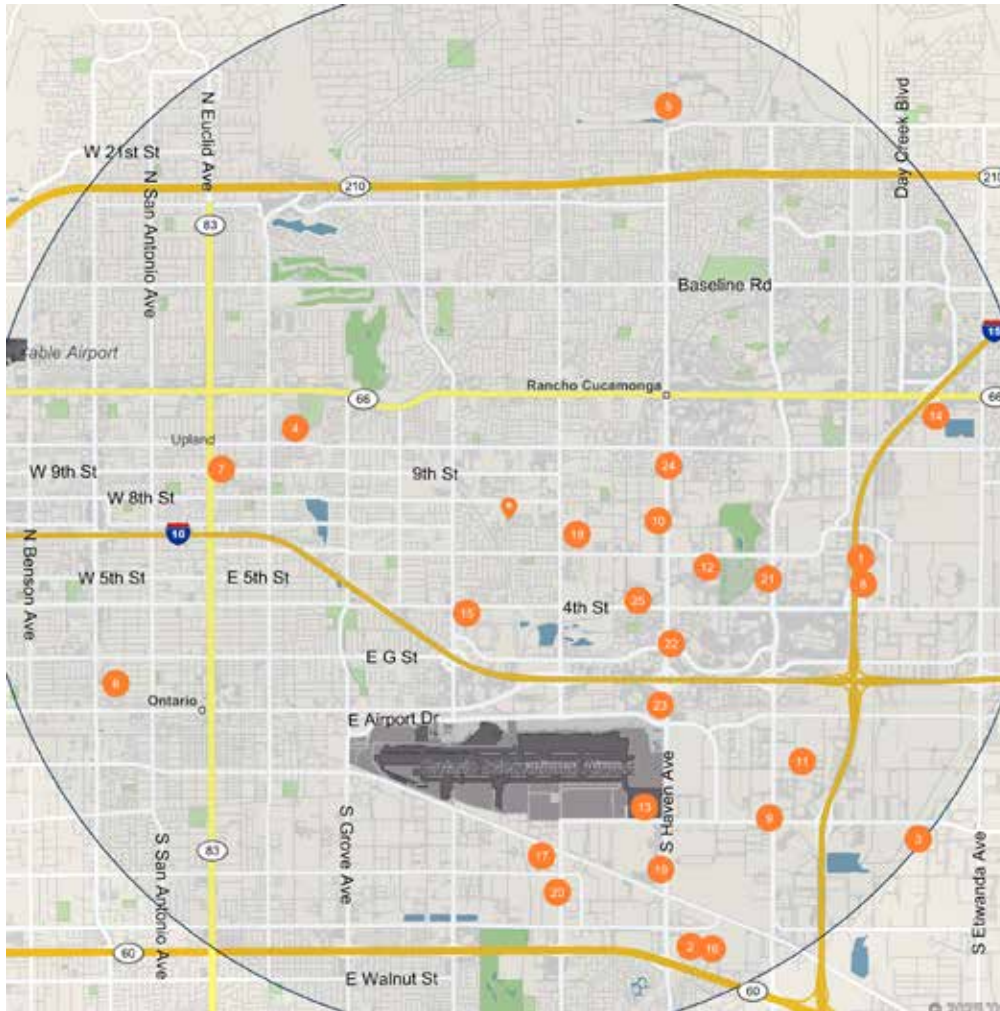
- MISSION INN HOTEL & SPA
- ONTARIO MUSEUM OF HISTORY AND ART
- COACHELLA VALLEY MUSIC AND ARTS FESTIVAL
- RIVERSIDE COUNTY PHILHARMONIC
- RIVERSIDE METROPOLITAN MUSEUM

DEMOGRAPHICS // S. 1831 COMMERCENTER WEST

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	19,984	160,110	375,238
2025 Estimate			
Total Population	19,462	157,145	370,013
2020 Census			
Total Population	18,708	153,859	365,653
2010 Census			
Total Population	17,588	147,662	354,285
Daytime Population			
2025 Estimate	17,904	190,800	402,606
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,264	54,941	123,883
2025 Estimate			
Total Households	6,094	53,714	121,754
Average (Mean) Household Size	3.1	3.0	3.0
2020 Census			
Total Households	5,769	51,364	117,693
2010 Census			
Total Households	5,221	47,650	110,082
Growth 2025-2030	2.8%	2.3%	1.7%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	6,610	57,291	128,055
2025 Estimate	6,421	55,963	125,802
Owner Occupied	3,527	26,199	67,187
Renter Occupied	2,685	27,480	54,669
Vacant	327	2,250	4,048
Persons in Units			
2025 Estimate Total Occupied Units	6,094	53,714	121,754
1 Person Units	20.5%	22.3%	19.4%
2 Person Units	26.8%	28.6%	28.5%
3 Person Units	18.8%	18.0%	18.6%
4 Person Units	15.8%	15.3%	16.6%
5 Person Units	10.4%	8.9%	9.6%
6+ Person Units	7.7%	7.0%	7.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	8.9%	8.7%	11.6%
\$150,000-\$199,999	10.6%	9.8%	11.7%
\$100,000-\$149,999	23.7%	21.7%	22.1%
\$75,000-\$99,999	14.8%	15.2%	14.6%
\$50,000-\$74,999	11.8%	15.9%	15.2%
\$35,000-\$49,999	8.9%	9.0%	8.0%
\$25,000-\$34,999	8.4%	6.9%	5.8%
\$15,000-\$24,999	4.7%	5.7%	4.6%
Under \$15,000	8.3%	7.1%	6.4%
Average Household Income	\$106,248	\$101,366	\$111,314
Median Household Income	\$91,206	\$85,771	\$96,004
Per Capita Income	\$33,803	\$34,552	\$37,053
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	19,462	157,145	370,013
Under 20	25.0%	25.7%	25.7%
20 to 34 Years	23.6%	23.4%	22.4%
35 to 39 Years	7.8%	8.0%	7.6%
40 to 49 Years	13.4%	13.3%	13.4%
50 to 64 Years	17.8%	16.8%	17.6%
Age 65+	12.4%	12.9%	13.2%
Median Age	37.0	37.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	13,227	106,269	250,156
Elementary (0-8)	7.9%	8.5%	7.6%
Some High School (9-11)	7.8%	7.2%	7.5%
High School Graduate (12)	25.6%	24.0%	23.6%
Some College (13-15)	23.8%	24.1%	23.2%
Associate Degree Only	10.7%	10.3%	9.7%
Bachelor's Degree Only	18.8%	17.6%	18.5%
Graduate Degree	5.4%	8.2%	9.8%
Population by Gender			
2025 Estimate Total Population	19,462	157,145	370,013
Male Population	48.7%	48.9%	49.4%
Female Population	51.3%	51.1%	50.6%

DEMOGRAPHICS // S. 1831 COMMERCENTER WEST



Major Employers

Employees

1	J T Walker Industries Inc-Rite Screen	4,215
2	Disneyland International-Disneyland	4,000
3	James Jones Company-	3,988
4	San Antonio Regional Hospital-	1,900
5	Chaffey Community College Dst-CHAFFEY COLLEGE BOOKSTORE	1,385
6	Ontario-Montclair School Dst-	1,336
7	Employnet Inc-	1,327
8	Five Star Gourmet Foods Inc-	985
9	Kimco Staffing Services Inc-Kimco Services	974
10	Master Builders LLC-Degussa Construction	878
11	Signal 88 LLC-Signal 88	874
12	Inland Empire Health Plan-lehp	850
13	United Parcel Service Inc-UPS	806
14	Walmart Inc-Walmart	755
15	Logitech Inc-	676
16	Lulus Fashion Lounge LLC-	644
17	Merchant of Tennis Inc-	635
18	Heartland Label Printers LLC-	575
19	Providian Staffing Corporation-	567
20	Guard-Systems Inc-	567
21	Par Western Line Contrs LLC-Ques	550
22	Workforce Management Group Inc-	539
23	Prime Healthcare MGT Inc-Prime Healthcare	535
24	Staffing Partners Holdings Inc-	527
25	Five Star Gourmet Foods Inc-	515

S. 1831 COMMERCENTER WEST

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