



1500

1500 WEST HIGHLAND AVENUE
SAN BERNARDINO, CA 92411

FOR SALE



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For Sale

Highland Ave

2.86 Acres
124,582 SF



SECTION 1

PROPERTY INFORMATION

Property Summary



FOR SALE |



PROPERTY DESCRIPTION

1500 W Highland Ave, San Bernardino, CA 92411 APN: 0148-174-13-0000

2.86-acre level commercial lot available for sale along the Highland Avenue corridor in San Bernardino. The site fronts an active Omnitrans Route 312 stop — connecting to Cal State San Bernardino, Rialto, and the Fontana Metrolink Transit Center — making it a strong candidate for transit-oriented or transit-adjacent development. Zoned CG-1, the property supports a broad range of retail, service, and commercial uses. Direct Highland Avenue frontage provides high daily traffic exposure, and immediate access to the 210, 215, and Cajon Boulevard interchange positions the site to capture both local and regional demand.

PROPERTY HIGHLIGHTS

- ±2.86-acre level commercial lot
- Zoned CG-1, allowing a wide range of commercial, retail, and service uses
- Strong Highland Avenue frontage with quick access to the 210, 215, and Cajon Boulevard

OFFERING SUMMARY

Sale Price:	\$999,999
Lot Size:	2.86 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	228	1,064	5,087
Total Population	1,029	4,416	19,343
Average HH Income	\$62,998	\$68,704	\$73,396

Property Description



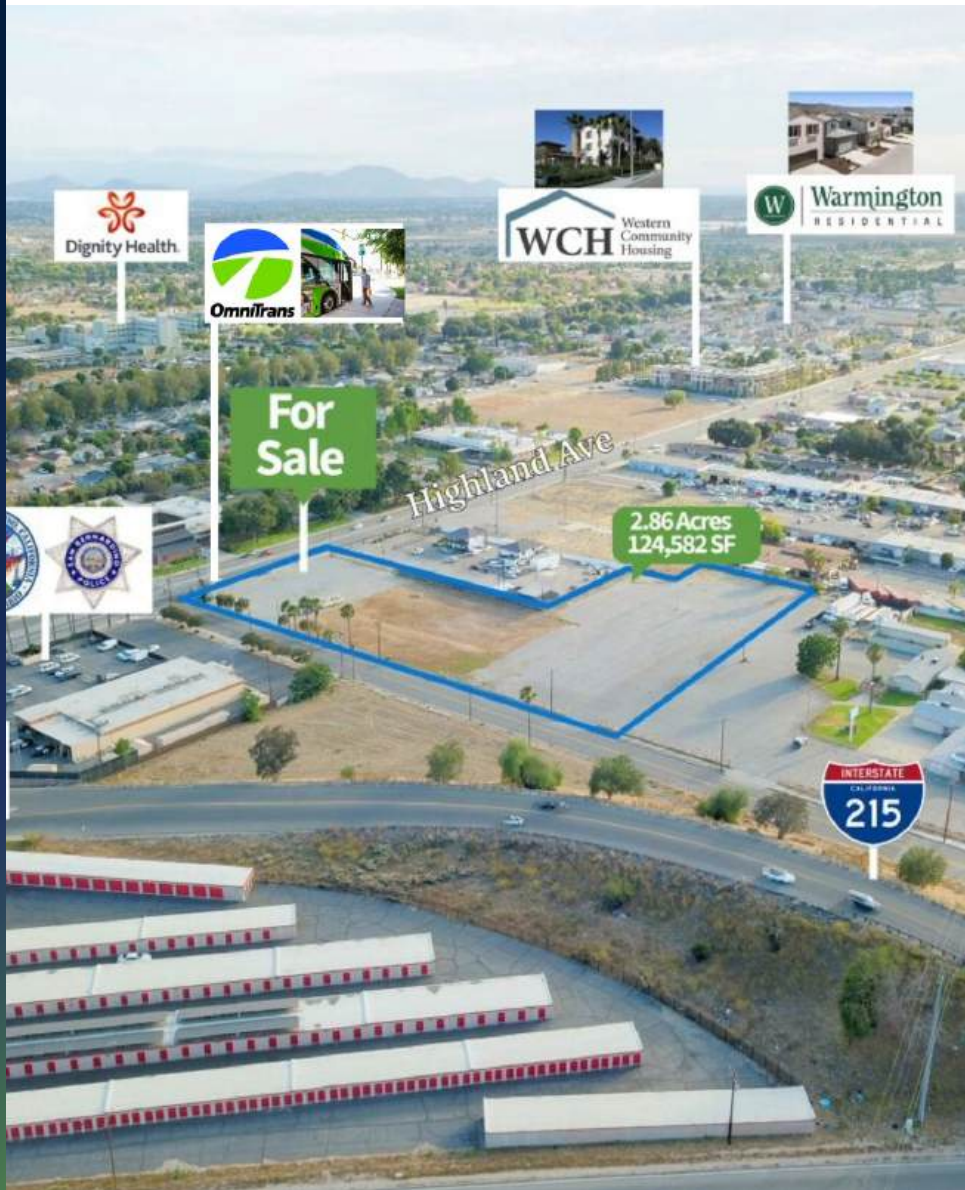
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LOCATION DESCRIPTION

1500 W Highland Ave is positioned along one of San Bernardino's primary commercial corridors, offering strong visibility and frontage on Highland Avenue. The site is just minutes from the 210 and 215 Freeways, with quick access to Cajon Boulevard, making it well-positioned for regional traffic, local customers, and commercial users serving the surrounding San Bernardino market.



FOR SALE |

Complete Highlights

FOR SALE |



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Additional Photos

FOR SALE |





Highland Ave

For
Sale

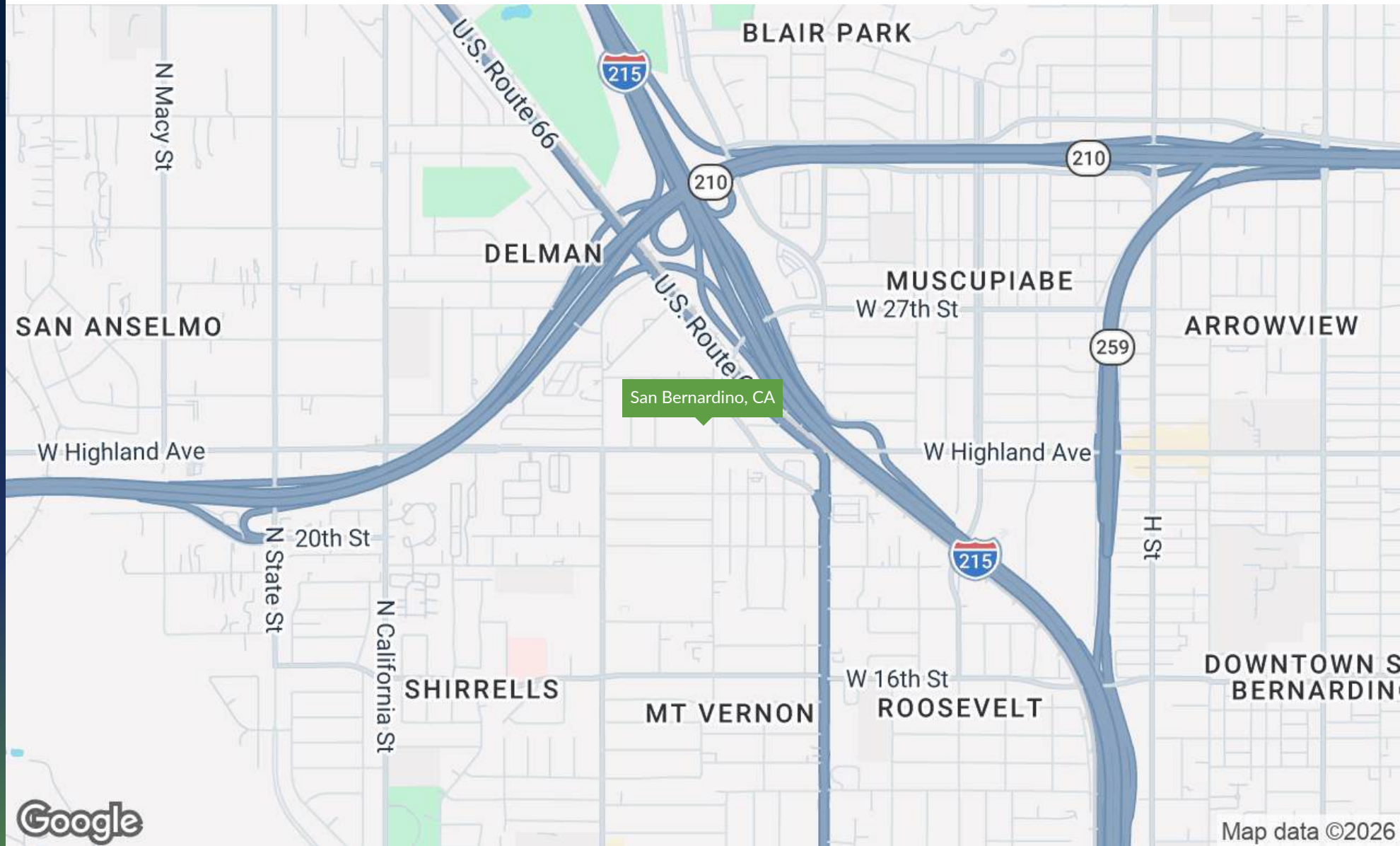
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SECTION 2

LOCATION INFORMATION

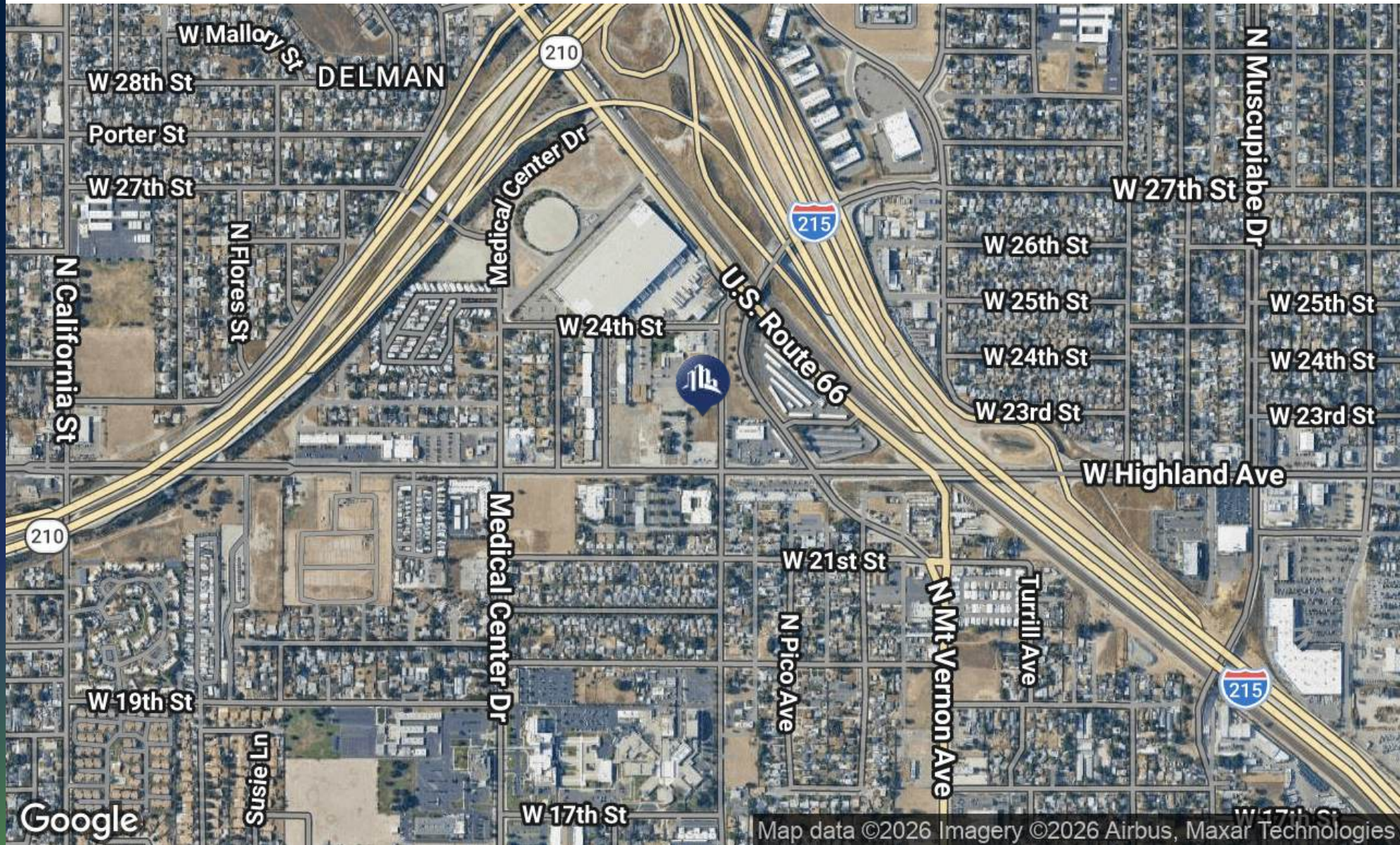
Regional Map

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Aerial Map

FOR SALE |





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SECTION 3

DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,029	4,416	19,343
Average Age	25.7	29.4	31.4
Average Age (Male)	29.3	30.1	30.5
Average Age (Female)	24.3	29.2	32.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	228	1,064	5,087
# of Persons per HH	4.5	4.2	3.8
Average HH Income	\$62,998	\$68,704	\$73,396
Average House Value	\$372,216	\$339,306	\$329,516

2023 American Community Survey (ACS)

