

# FOR SALE



INLAND  
EMPIRE

## ±8,320 SQ.FT. BUILDING

2240 E. HIGHLAND AVE., SAN BERNARDINO, CA 92404



### PROPERTY FEATURES

**Building Size:** ± 8,320 Sq.Ft

**Lot Size:** ± 21,000 Sq.Ft. (± 0.48 Acres)

**APN:** 0285-176-01-0000

**Zoning:** Commercial General (CG-1) per the City of San Bernardino, CA

### PROPERTY HIGHLIGHTS

- Flexible Single or Multi-Tenant Configuration
- Ample On-Site Parking Ratio (2.5/1,000 SF)
- Monument & Building Signage Opportunities
- Prime Highland Ave. Frontage with Outstanding Visibility
- Strong Traffic generated by Yaamava' Resort & Casino, Driving Significant Regional, Evening, and Weekend Activity.
- Immediate Access to the I-210 Highland Ave. Off-Ramp Serving Over ±100,000 Vehicles Per Day



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**ADDITIONAL PICTURES**



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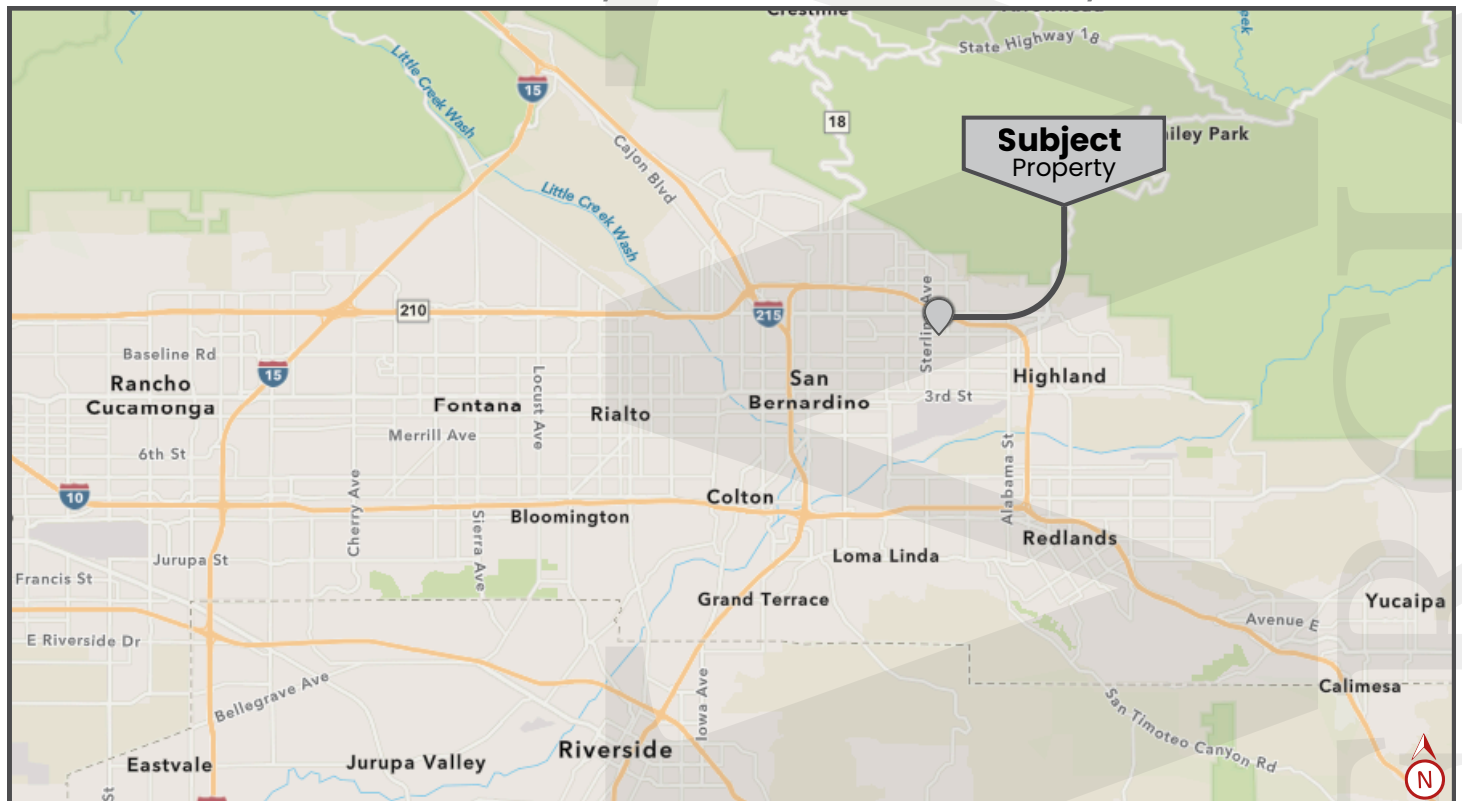
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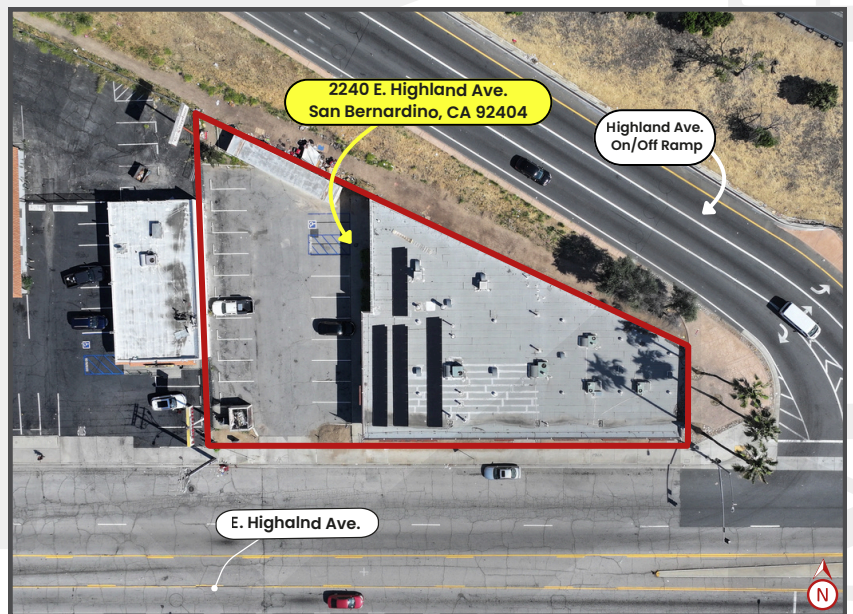


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