MGR
Real Estate

435 Orange show Ln
San Bernardino CA

Dre#01488335

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LOCATION
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PRIME
CLASS-B
OFFICE BUILDING
FOR SALE
SAN BERNARDINO, CA

Discover a standout investment: a two story 11,992 sq ft class B Office building situated on a .50 Acre Lot in San Bernardino. Located a short driving distance from the city of San Bernardino county offices and court district. This two-story property delivers easy access, and broad commercial versatility. Ideal for an investor or owner-user, with the option to lease half the space to help offset mortgage costs.

OFFERING HIGHLIGHTS

OFFERING PRICE

$ 1,495,000.00

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Executive Summary: Prime Owner-User or Value-Add Investment Opportunity

This 11,992-square-foot Class B office building presents a rare opportunity to acquire a versatile, high-image asset in the heart of San Bernardino's civic core. Perfectly suited for an owner-user looking to establish a flagship headquarters or an investor seeking to capitalize on a tightening submarket, the property offers immediate utility with significant upside.

Strategic Location & Connectivity

Situated at the center of San Bernardino's legal and administrative hub, the property offers unparalleled proximity to essential government services and regional transit:

- Legal & Civic Hub: Located within walking distance/minutes of the San Bernardino Superior Courts and major County Office complexes, making it an ideal location for law firms, government contractors, and professional service providers.
- Regional Access: Immediate access to I-10, I-215, and SR-210, providing seamless connectivity for employees and clients traveling from across the Inland Empire, Riverside, and Los Angeles.

Flexible Investment Strategies

- For the Owner-User: Occupy approximately 50% of the building to stabilize your business costs while generating passive income by leasing the remaining suites. This "live-work" business model allows an owner to benefit from the area's competitive lease rates (projected at ~$1.96/SF) to offset mortgage obligations.
- For the Investor: Leverage the building's existing vacancies to capture the "flight to quality" trend. With San Bernardino office vacancies among the lowest in the nation (~5%), a proactive leasing strategy can quickly drive the asset to full stabilization at premium market rents.

Building Highlights

- Asset Class: Well-maintained Class B construction with professional curb appeal.
- Size: ±11,992 SF – the "sweet spot" for mid-sized professional tenants.
- Market Position: Offered at a basis significantly below replacement cost, providing a protective cushion against new development.

Summary: Whether you are looking to hedge against rising rents by owning your own facility or seeking a high-yield investment in a supply-constrained market, this asset is positioned to deliver long-term appreciation and immediate cash

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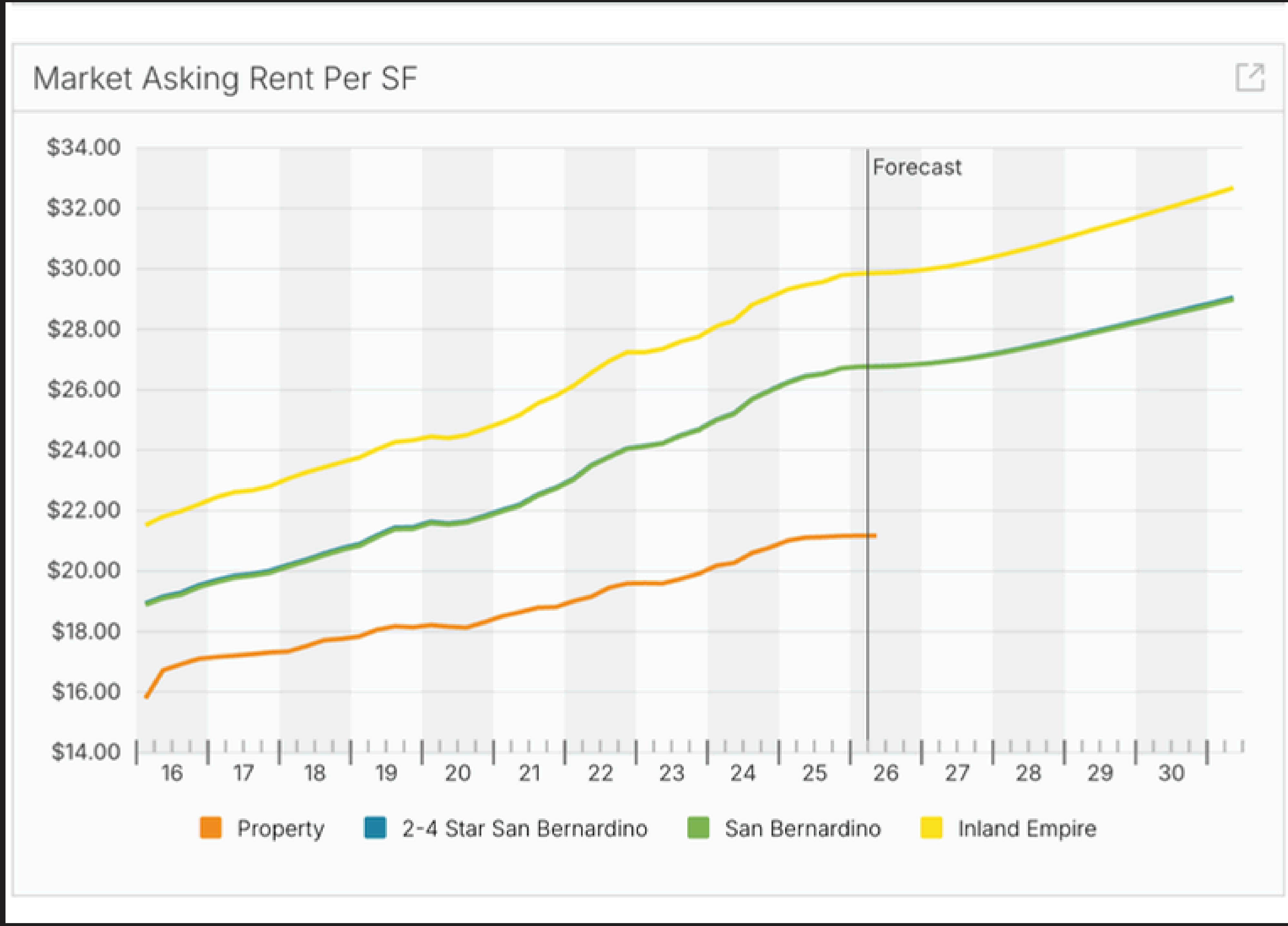
CURRENT LEASING FORECAST

Asking Rent Leasing Forecast



The office leasing market in San Bernardino is entering 2026 as one of the most stable and tightest in the nation, characterized by low vacancy rates and measured rent growth. Unlike major coastal metros, San Bernardino benefits from its affordability and a tenant base dominated by healthcare and government sectors that have maintained steady occupancy

- **Vacancy Outlook: Vacancy is projected to remain exceptionally low compared to national averages. While some reports place the broader Inland Empire (IE) vacancy at 4.8% to 5.1%, others forecast a slight climb toward 7.4% by year-end 2026 due to modest relinquishment of space by some users.**
- **Rent Trends: Average asking rents are expected to see modest growth, reaching approximately $23.55 per square foot ($1.96/mo) by the end of 2026. This follows a decade of slow but steady increases—roughly 13% total since 2015.**
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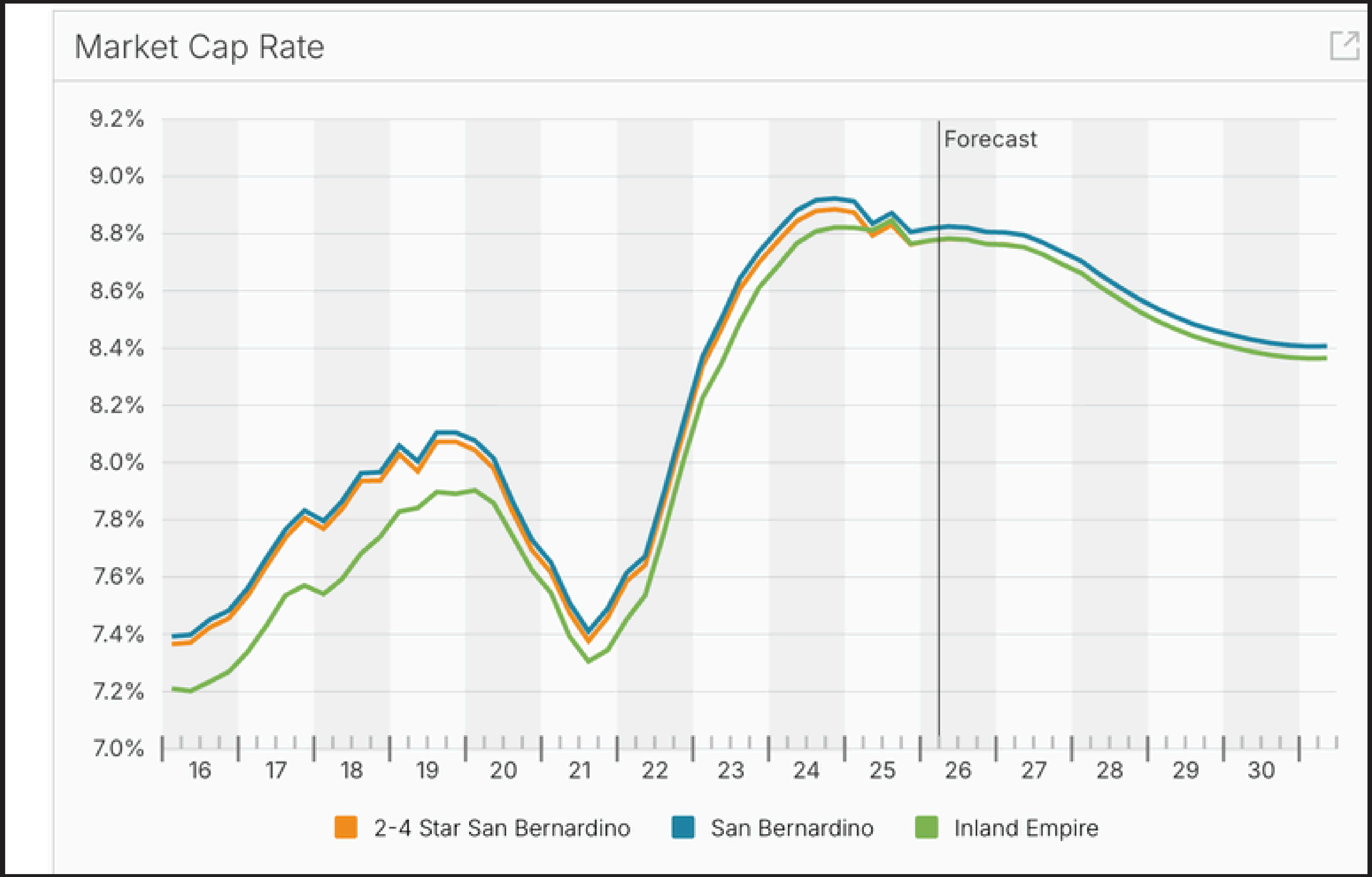
CAP RATE BREAKDOWN BY ASSET CLASS (Q1 2026)

Investors typically see the following distribution for stabilized office properties in the San Bernardino/Inland Empire area:

- **Class A (Premier/Modern): 8.05% – 8.59%. These properties anchor the market's demand but have seen slight upward pressure as financing costs remain elevated.**

- **Class B (Mid-Tier): 8.38% – 8.92%. This is the most active segment for local businesses and medical professionals, showing steady fundamentals.**

- **Class C (Older/Value-Add): 8.58% – 9.12%. These properties often trade at higher yields due to the capital expenditure needed for renovations or "flight to quality" tenant migration.**



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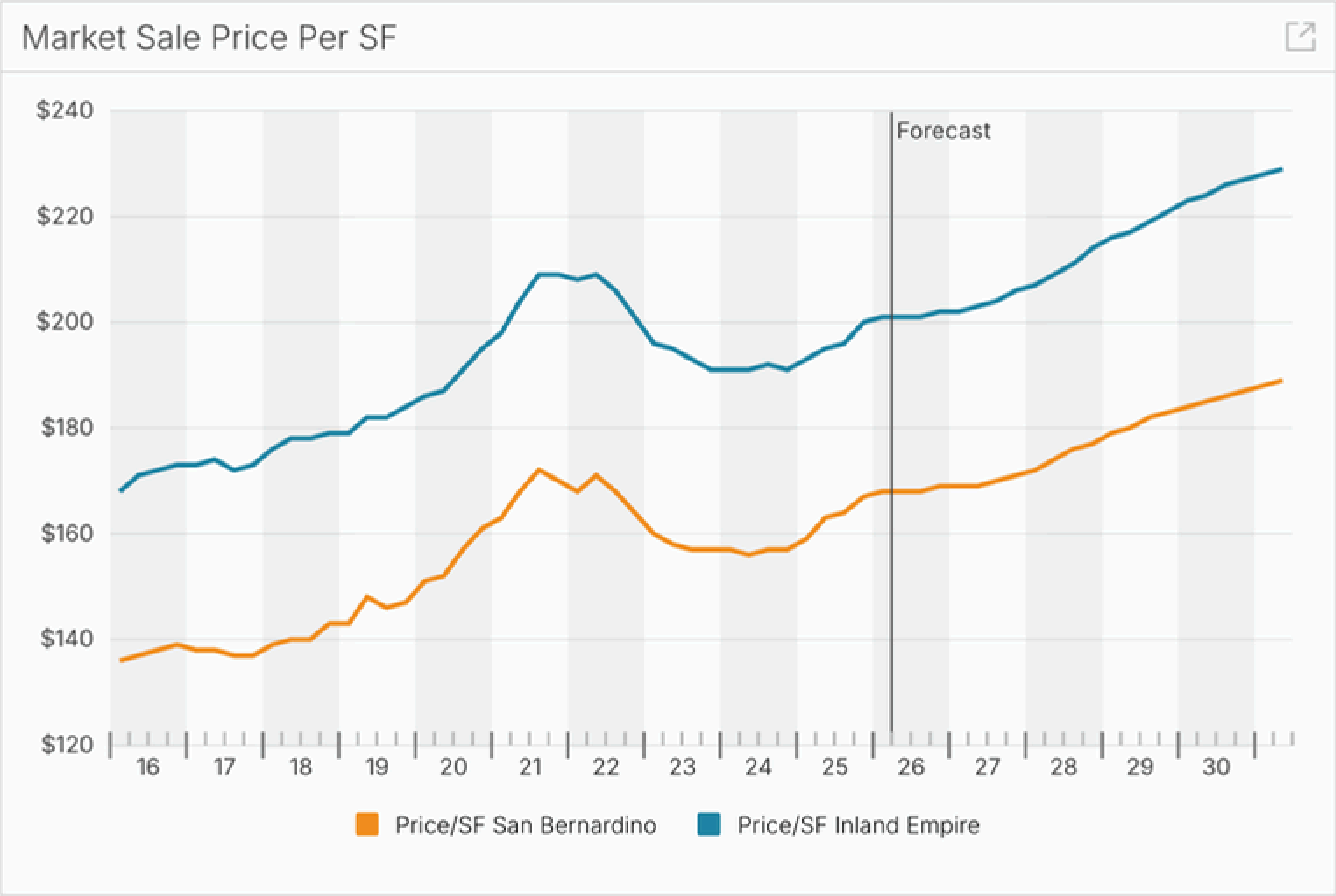

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Market Sale Price Per SF and Forecast

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ARIAL PICTURES

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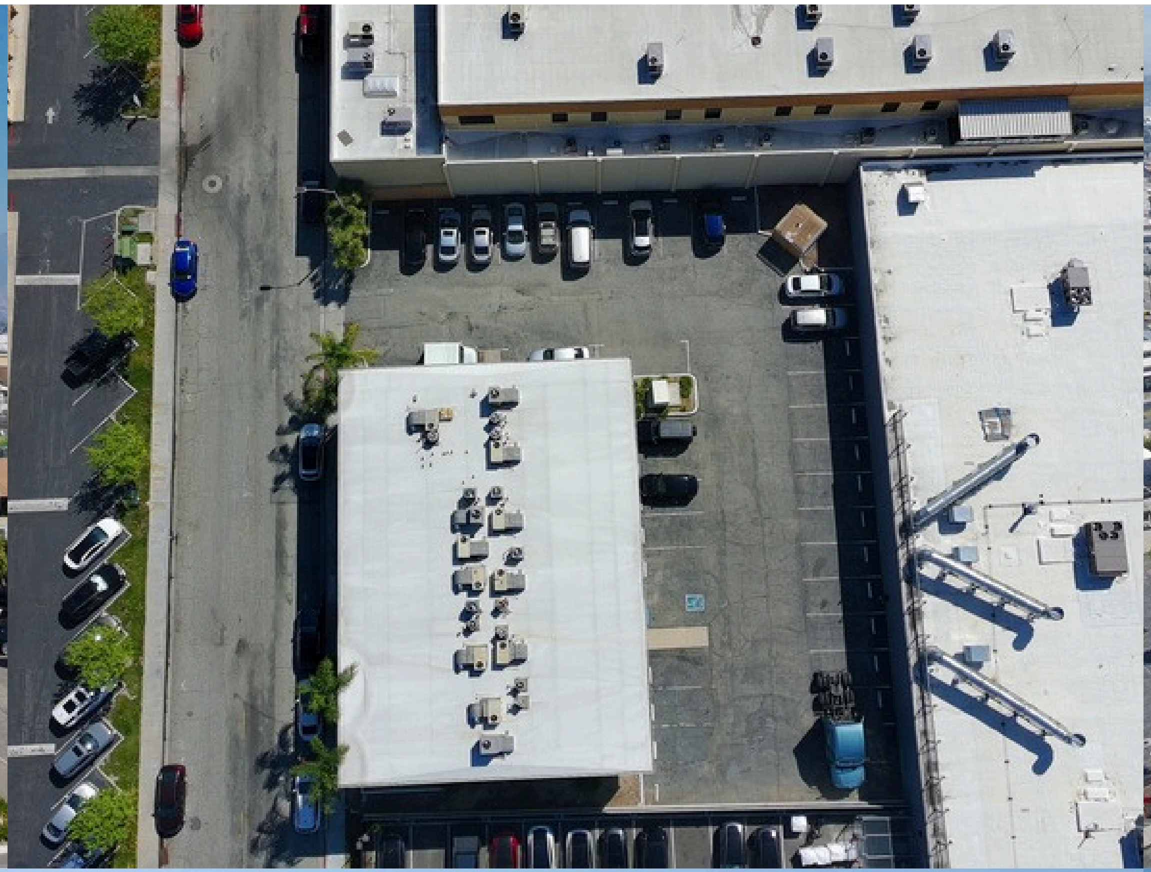
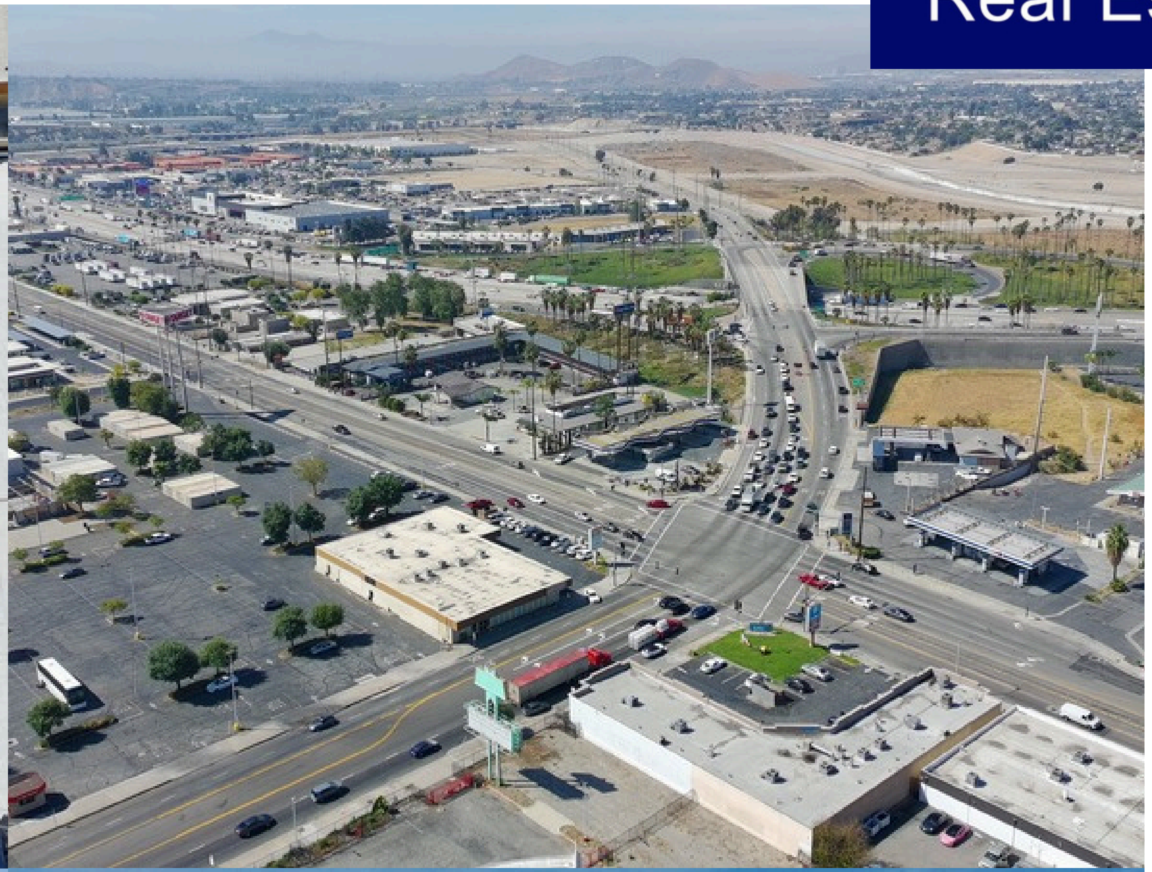


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Interior Pictures

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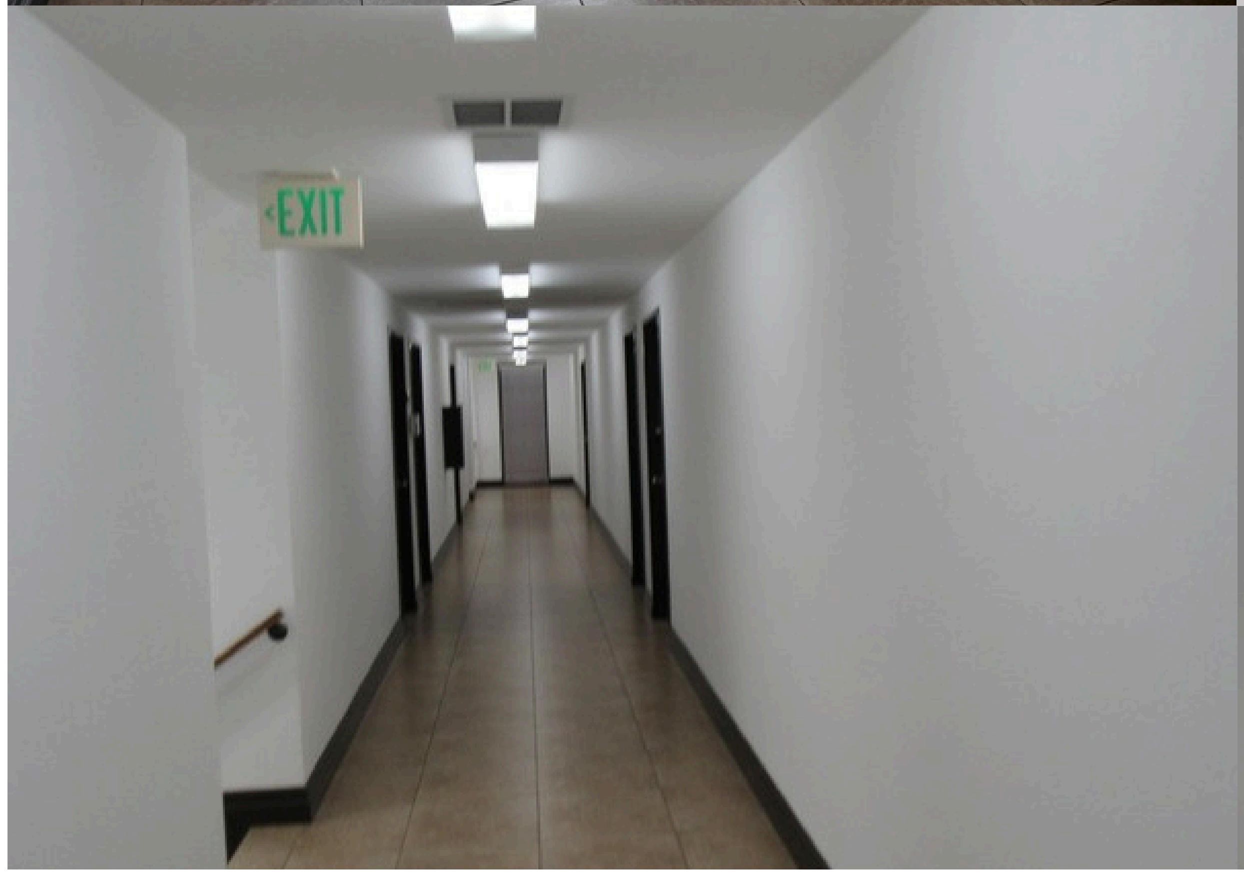

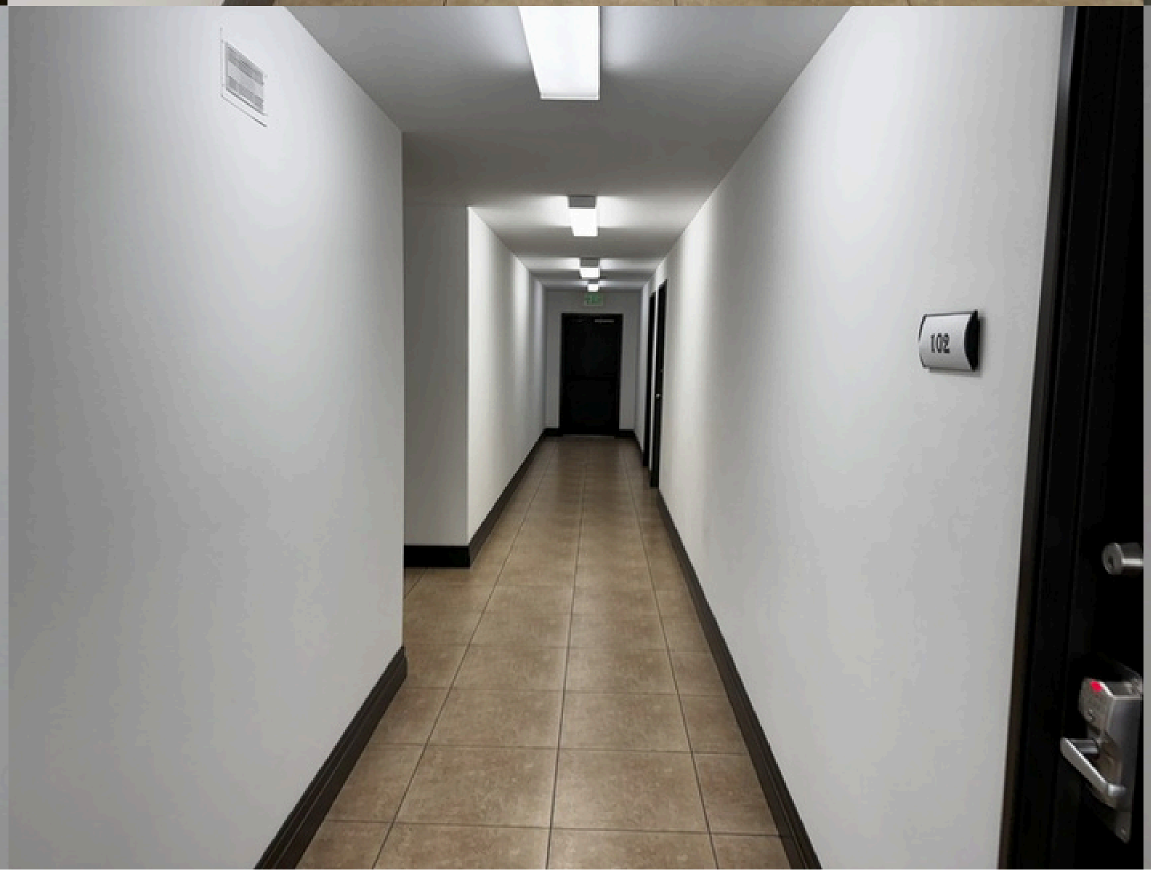

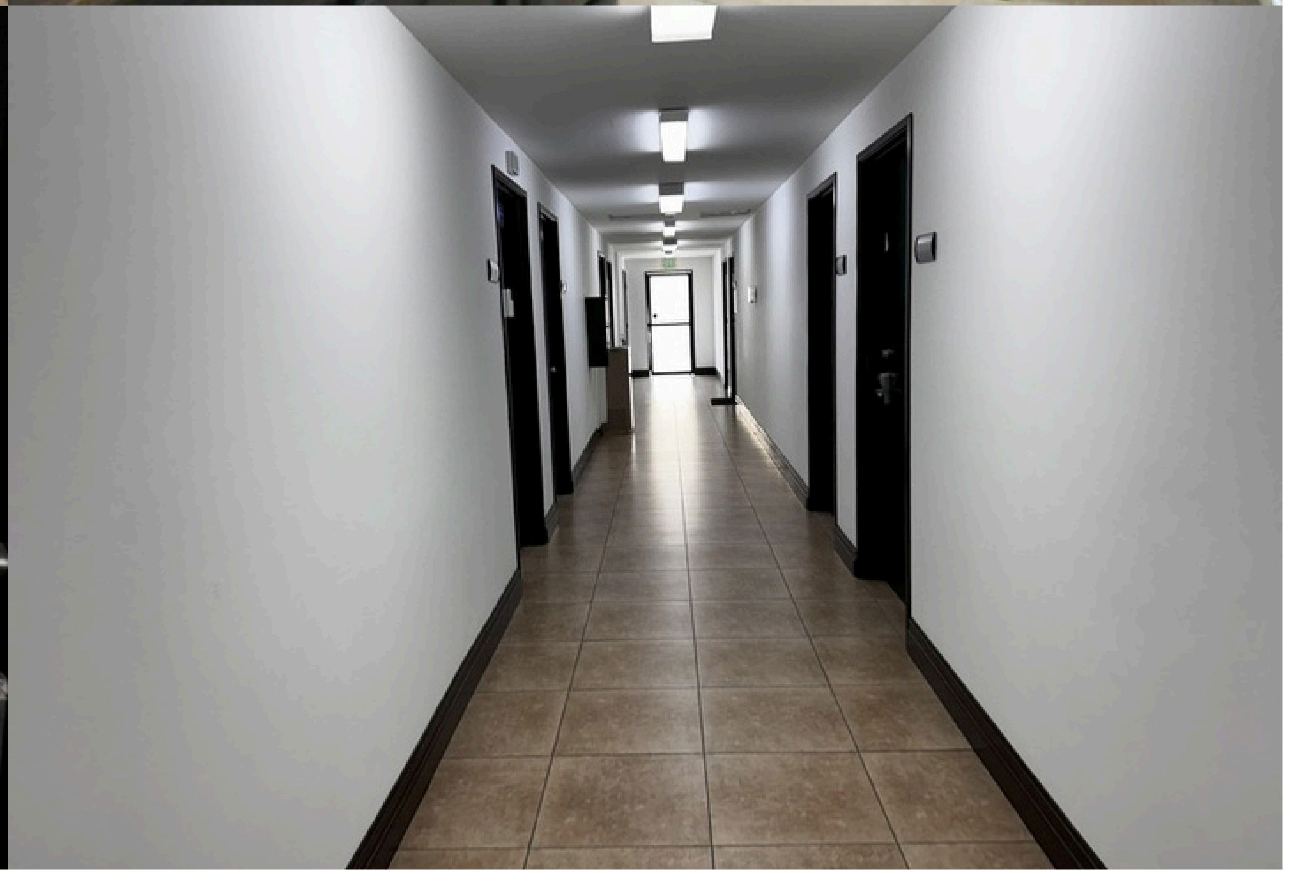

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OFFICE PICTURES

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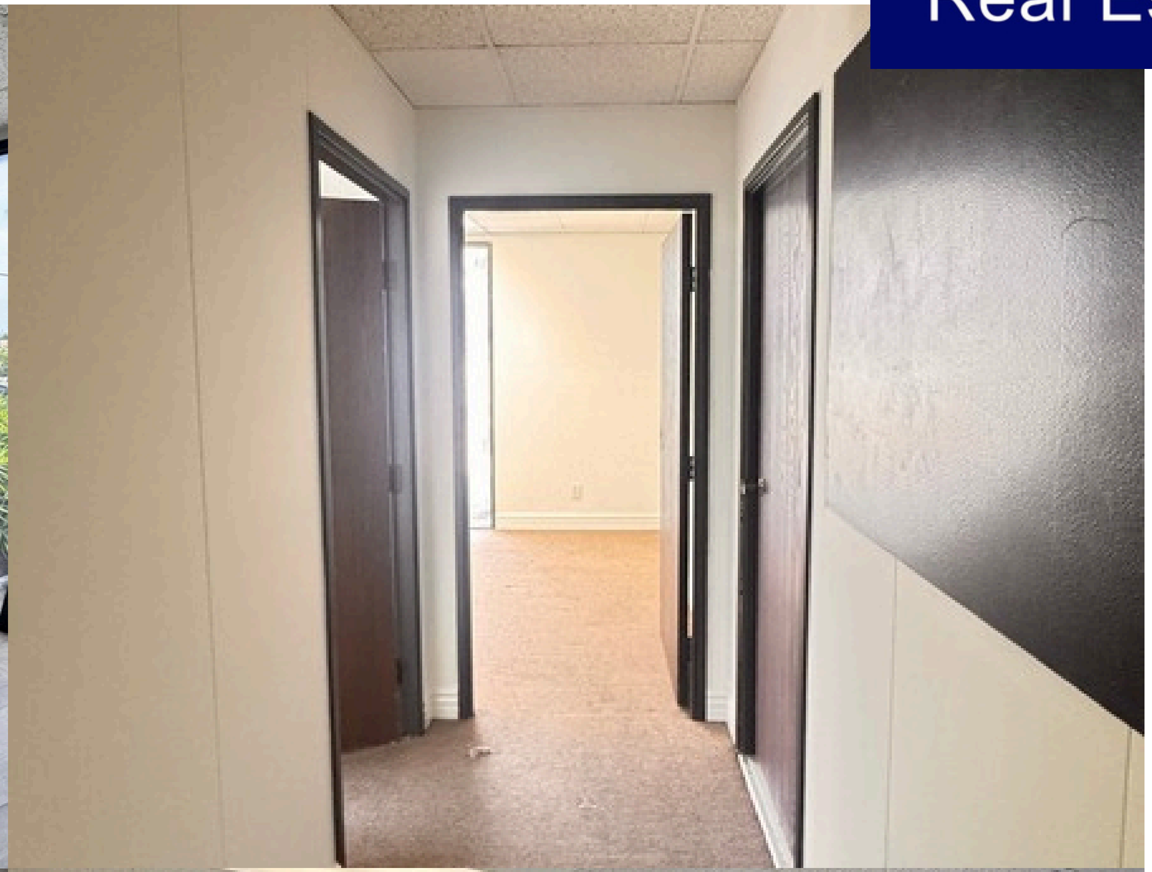


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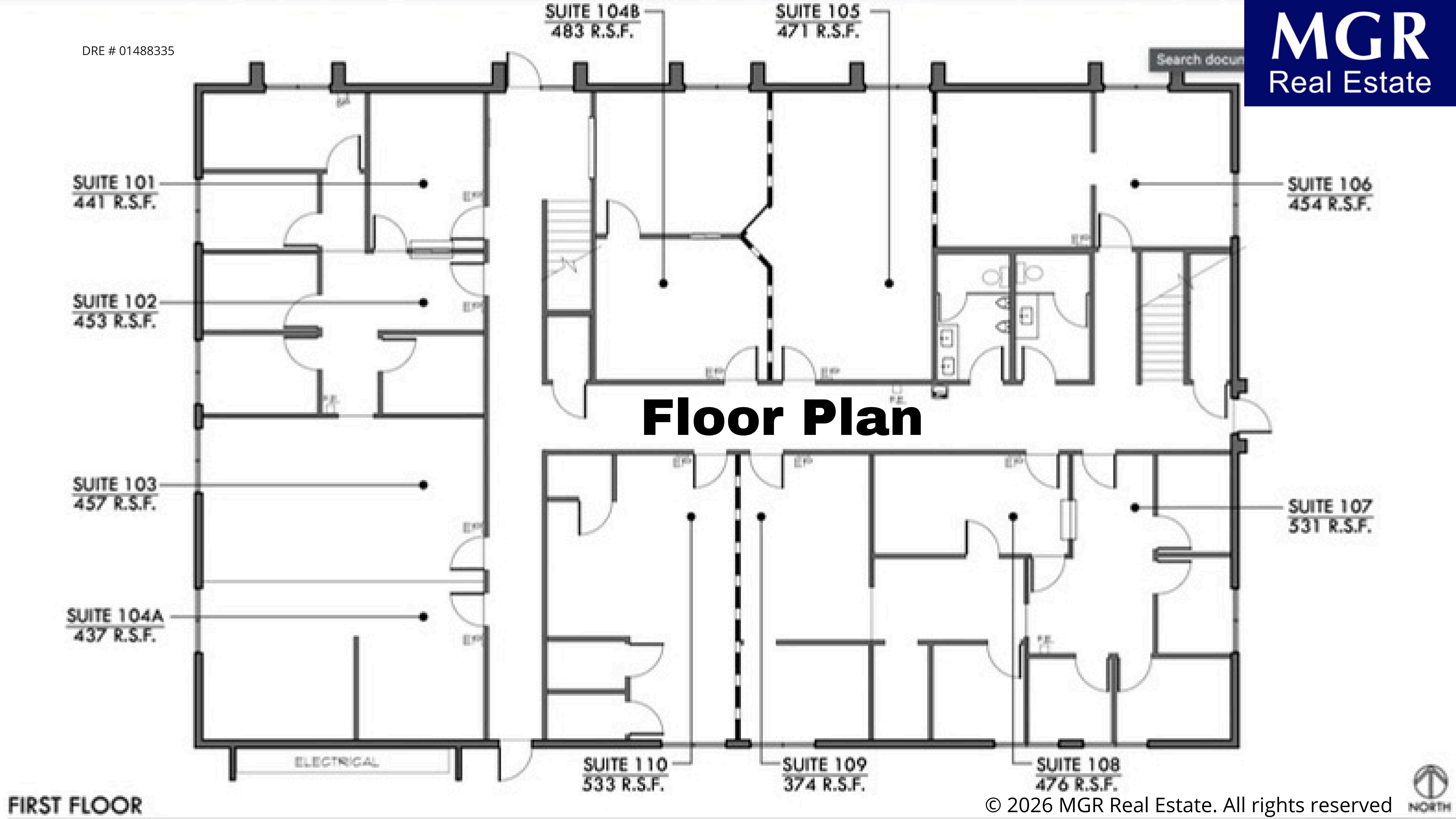
Floor Plan



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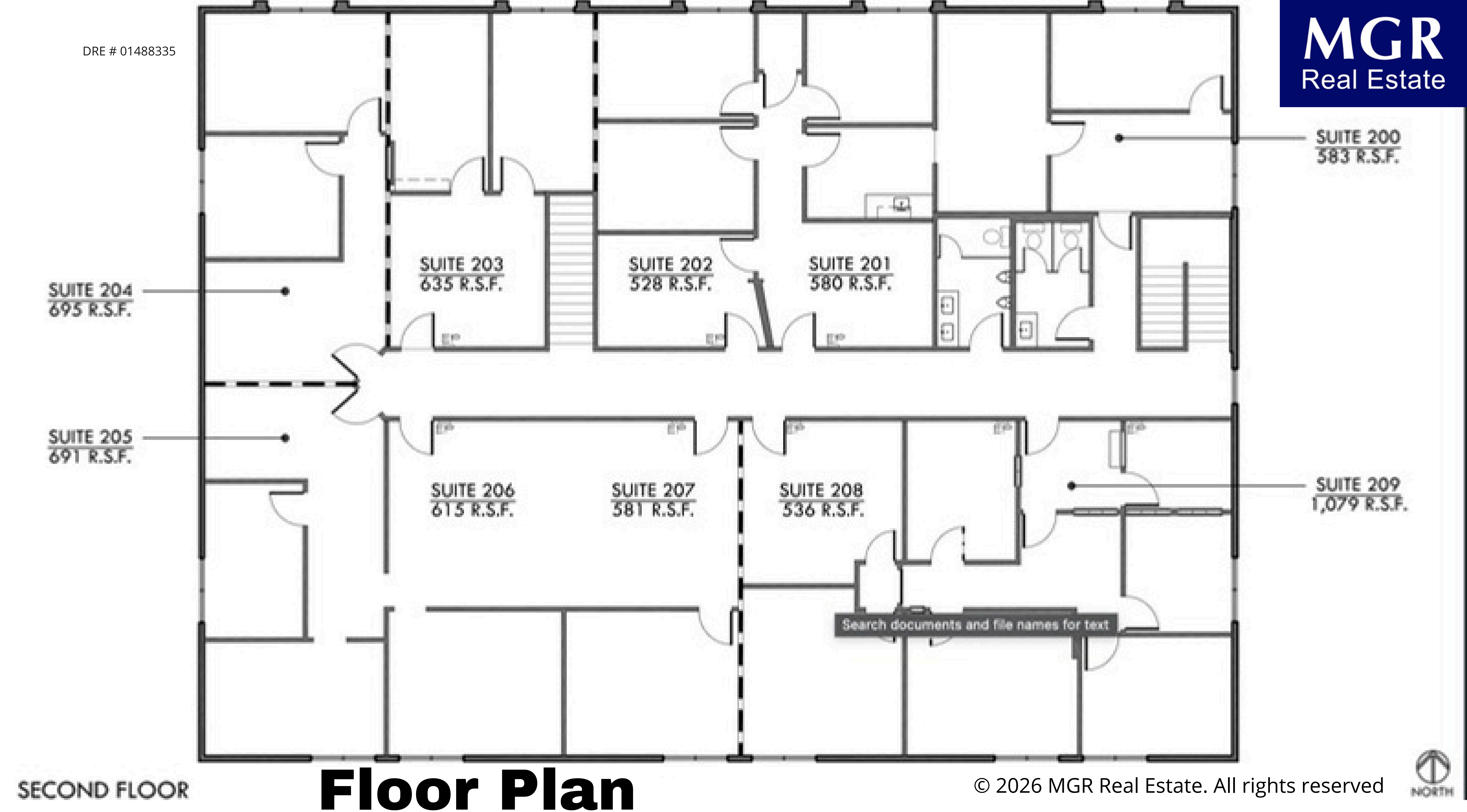

Floor Plan

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RAUL ALEJOS

SENIOR COMMERCIAL ASSOCIATE

In the Past several years as a commercial Broker Raul and his team have accomplished what very few other brokers in the ndustry have: Sell, hard to sell assets and filled building vacancies from Retail, Industrial and Office going from 100, 80, 75 Percent Vacant to 100 Percent Full

100% Experience

100% Resourcefulness

100% Knowledge

OUR CONTACT

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MGR's family of real estate companies and hands-on team approach has earned the company an exceptional reputation for anticipating client needs and exceeding expectations from day one. MGR has built an impressive portfolio of holdings and services anchored on the belief that success is achieved by meeting the needs of clients. That may mean finding new office space for a growing entrepreneurial company, managing an asset more efficiently for a local business owner or selling a residential / comercial property for an individual investor. MGR's steady approach, loyal team, responsiveness and resilient organization is proving that people-first approach works.

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