

Auto/Retail Building For Sale

Street Frontage on Corner Lot

Paved Secured Yard on 15,000 SF



1090, 1092 & 1094 N. E St.,
San Bernardino, CA 92410

MGR
Real Estate

Jerry Tomeo IV
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Property Type:	Owner-User or Investment Free-Standing Building
Price:	\$850,000 (\$192 per SQFT) Sold Comps on pg. 7
Occupancy (Current):	100%
Building Size Total	Approx. 4,412 SF Building
Suite 1090:	Approx. 1,700 SF
Suite 1092:	Approx. 1,300 SF
Suite 1094:	Approx. 1,412 SF
Land SQFT:	Approx. 15,000 SF
Year Built:	Originally built 1940 / Major Renovations 2020
Loading Door:	(2) Two Ground Level Loading Doors
APN:	0140-042-13-0000
Zoning and Use:	(CG-1) Commercial General
Parking:	Paved and Gated
Location:	215 Freeway east on Baseline., South on E St., On Corner of 11 th and E St.

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Street Front Retail/Auto Service



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Corner Lot



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1090, 1092 & 1094 N. E St., San Bernardino, CA 92410
Private Yard 15,000 SF



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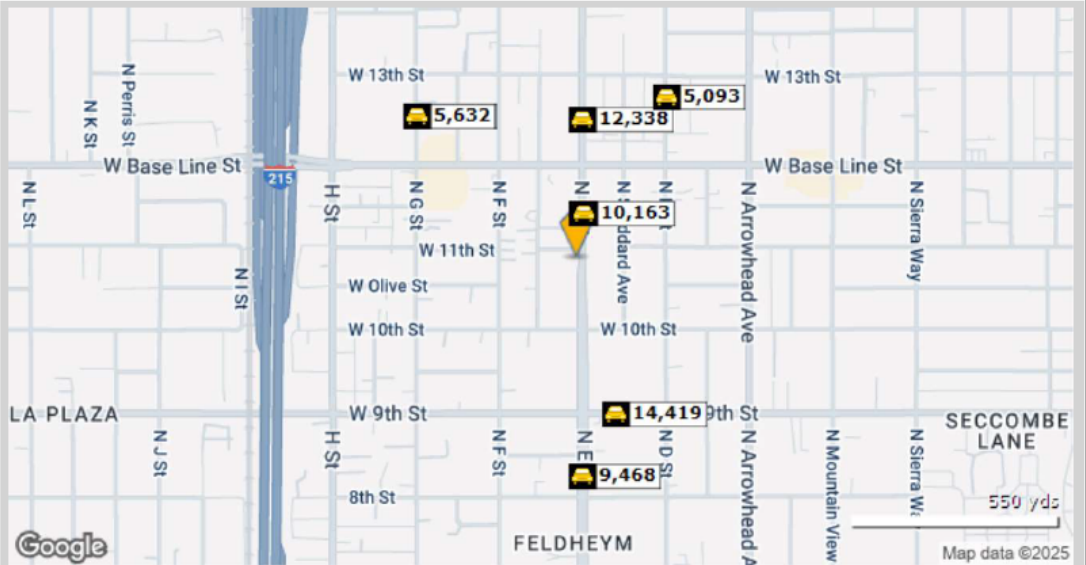
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Daily Traffic Count (10,163 +/-)

Traffic Count Report

1090 N E St, San Bernardino, CA 92410

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **4,412 SF**
 Year Built: **1940**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N E St	W 11th St	0.05 S	2024	10,220	MPSI	.07
2	N E St	W 11th St	0.05 S	2025	10,163	MPSI	.07
3	N E St	W 13th St	0.07 N	2018	12,338	MPSI	.22
4	W 9th St	N E St	0.05 W	2024	14,638	MPSI	.24
5	W 9th St	N E St	0.05 W	2025	14,419	MPSI	.24
6	N D St	W 13th St	0.03 N	2024	5,171	MPSI	.29
7	N D St	W 13th St	0.03 N	2025	5,093	MPSI	.29
8	N G St	W 13th St	0.07 N	2025	5,562	MPSI	.33
9	N G St	W 13th St	0.07 N	2024	5,632	MPSI	.33
10	N E St	W Union St	0.03 N	2025	9,468	MPSI	.33

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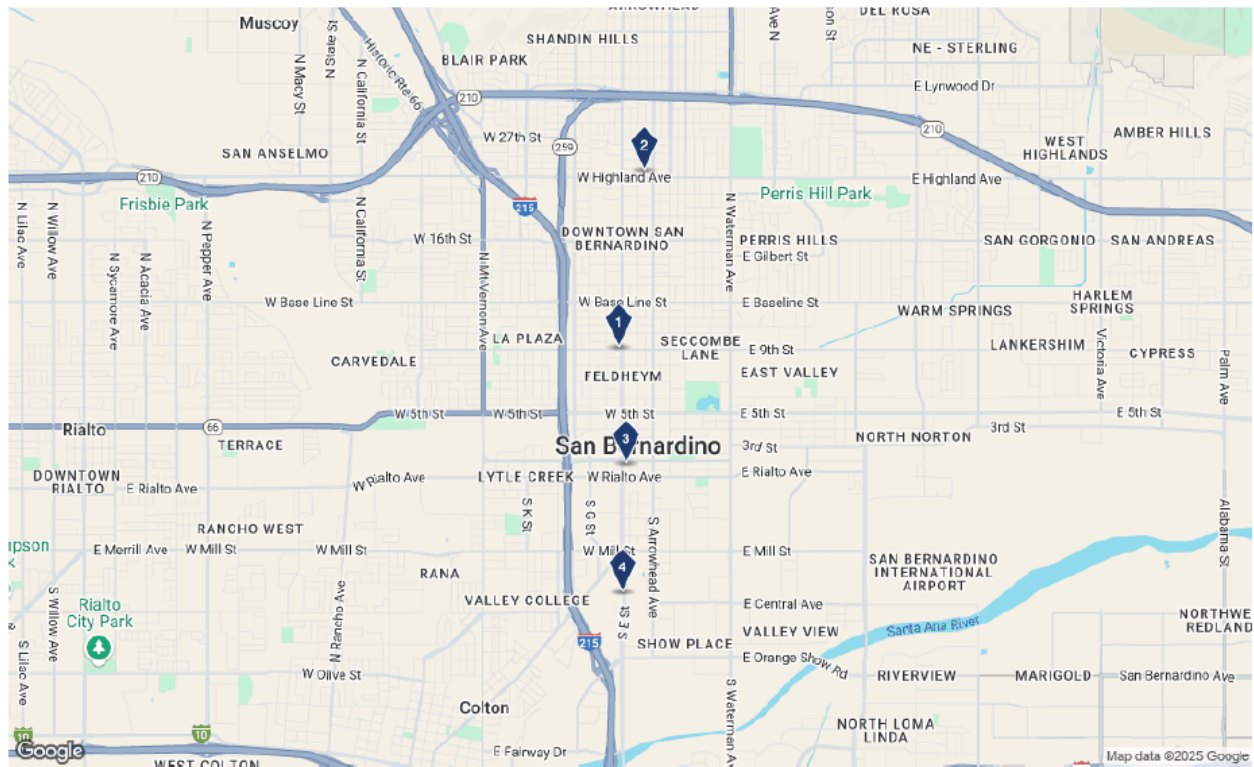
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RECENT SOLD COMPS

Map with One Line Comp Info Report



Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	898 N E St	San Bernardino	Retail ★★★★☆	3,060 SF	Sold: \$630,000 (\$205.88/SF)
2	364 W Highland Ave	San Bernardino	Retail ★★★★☆	2,340 SF	Sold: \$458,000 (\$195.73/SF)
3	157-159 N E St	San Bernardino	Retail ★★★★☆	6,264 SF	Sold: \$1,205,000 (\$192.37/SF)
4	740 S E St	San Bernardino	Retail ★★★★☆	5,408 SF	Sold: \$950,000 (\$175.67/SF)

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