

2376 - 2396 Cabrera Ave,  
San Bernardino, CA 92411

FOR SALE



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**KW** COMMERCIAL<sup>SM</sup>

**APEX**  
REAL ESTATE SERVICES

# EXECUTIVE SUMMARY



## PROPERTY SUMMARY

<b>Price:</b>	\$1,190,000
<b>Building Size: Lot Size</b>	±6,000 SF ±14,719 SF (±0.34 Ac)
<b>(Combined): Price/SF</b>	\$198.33/PSF
<b>(Bldg): Year Built: Stories:</b>	1974 1
<b>Units: Zoning: APNs:</b>	3 IL (Industrial Light)* 0148-173-15 & 0148-173-27
<b>Market:</b>	San Bernardino

\*Zoning to be confirmed by buyer

## PROPERTY HIGHLIGHTS

- ±6,000 SF industrial loft building on two parcels
- Combined lot: ±14,719 SF (±0.34 acres)
- 3 units — multi-tenant income or owner-user flexibility
- Near I-215 & I-210 freeway interchange
- Flat, level topography — public water & sewer
- Established Delman industrial corridor

## PROPERTY OVERVIEW

2396 Cabrera Ave presents a ±6,000 square foot industrial loft building and adjacent vacant lot offered together as a two-parcel assemblage totaling ±14,719 square feet (±0.34 acres) in the established Delman industrial corridor of San Bernardino. The improved parcel (APN 0148-173-15) contains the single-story, 3-unit industrial loft building constructed in 1974, situated on ±7,926 SF. The adjoining parcel (APN 0148-173-27) is a flat, level ±6,793 SF vacant lot providing immediate yard space, additional parking, or future development potential. Both parcels are under common ownership and zoned IL (Industrial Light), serviced by public water and sewer.

Strategically positioned near the I-215 and I-210 freeway interchange, the property offers excellent regional connectivity to the broader Inland Empire logistics network. Historic Route 66 (W Highland Ave) runs just blocks to the north, placing the assemblage within San Bernardino's core industrial and distribution corridor — minutes from Amazon fulfillment operations, BNSF rail access, and San Bernardino International Airport. The combined offering provides flexibility for owner-users seeking operational space with expansion room, or investors looking to capitalize on multi-tenant income with an adjacent land bank.

## IDEAL USES

- Light Manufacturing / Assembly
- Warehouse / Distribution
- E-commerce Fulfillment
- Contractor Yard / Equipment Storage
- Multi-Tenant Industrial Investment
- Owner-User with Rental Income
- Creative / Loft Industrial Space

2396 CABRERA AVE

SAN BERNARDINO, CALIFORNIA 92411



# AREA OVERVIEW & DEMOGRAPHICS



**35,000**

↓1% from 2020

**\$63,100**

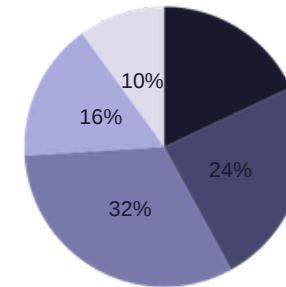
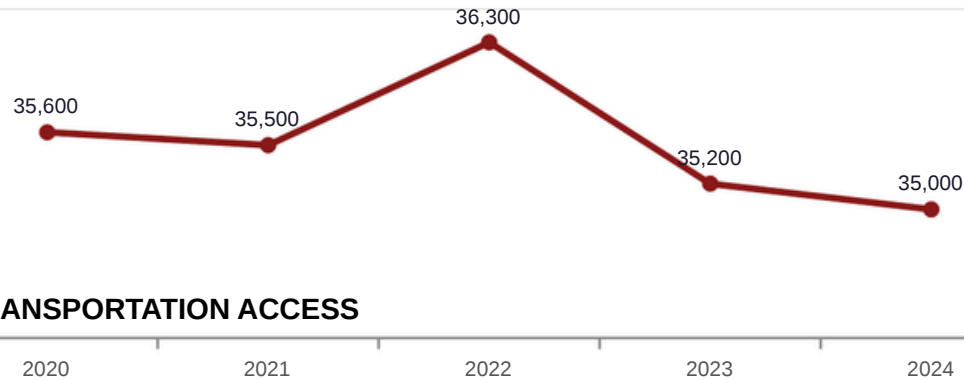
↑9% by 2029 → \$68.8K

**33**

Stable through 2029

**26,900**

Education & Logistics led



## TRANSPORTATION ACCESS

- I-215 Freeway — 0.5 miles
- I-210 Freeway — 1.0 mile
- I-10 Freeway — 4 miles
- Historic Route 66 (Highland Ave) — 0.3 miles
- SBD International Airport — 5 miles
- Ontario Int'l Airport — 15 miles BNSF Railway Access — 2 miles

- Educational Services & Healthcare
- Management & Business
- Transportation & Warehousing
- Retail Trade
- Construction

## Restaurants & Food

McDonald's, Starbucks, Del Taco — <1 mi

## Retail & Services

Walmart 1.5 mi | Home Depot 2 mi | Target 2.5 mi

## Major Employers

Amazon, SB County Gov, Stater Bros. HQ, Loma Linda, CSUSB

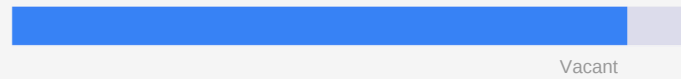
# PROPERTY AREA ANALYTICS



## HOUSING OCCUPANCY

19:1 Occupied : Vacant

Occupied

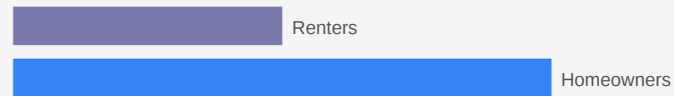


**2029 Forecast: 29:1**  
(Tightening vacancy—strong demand signal)

## RENTER TO HOMEOWNER RATIO

1:2

Renters : Homeowners



**2029 Forecast: 1:1**  
(Growing renter demand—supports industrial employment base)

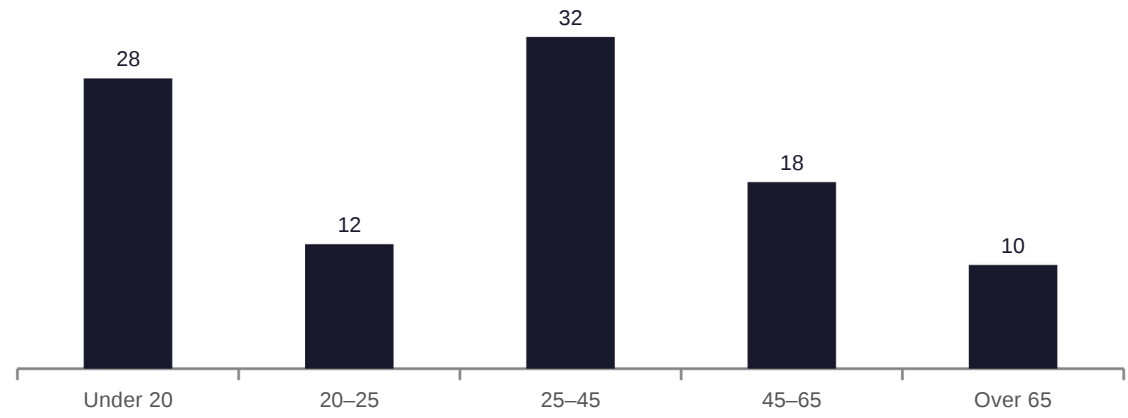
## CLIMATE RISK ASSESSMENT

1/10 **Flood Risk: MINIMAL**  
*Minimal Flood Factor™*

2/10 **Fire Risk: MINOR**  
*0% wildfire chance in 30 years*

Source: First Street Technology, Inc.

## AGE DEMOGRAPHICS (ZIP 92411)



## LOCATION FOOT TRAFFIC (JAN 2025)

Metric	Dollar General (Nearby)
Monthly Visits	22,500 13,500 14 min
Monthly Visitors	
Avg Dwell Time	

Property sits in an active commercial corridor with strong daily foot and vehicle traffic from nearby retail, Route 66, and freeway on-ramps.

# PARCEL MAP

TRACT 7458 — LOTS 1 & 2



## PARCEL DETAILS

### Parcel 1 (Building/Parking)

APN: 0148-173-15-0000  
Lot: ±7,926 SF (0.18 Ac)  
Tract 7458 Lot 1 ±6,000 SF Building,  
Built 1974

### Parcel 2 (Building/Parking)

APN: 0148-173-27-0000  
Lot: ±6,793 SF (0.16 Ac)  
Tract 7458 Lot 2

### Combined Total

±14,719 SF (±0.34Acres)  
Topography: Flat/Level  
Water: Public  
Sewer: Public Service

# CONTACT INFORMATION



FOR FURTHER INQUIRIES, PLEASE CONTACT

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OR SCAN THE QR CODE BELOW



WE LOOK FORWARD TO BUILDING BETTER COMMUNITIES WITH YOU.

