# For Sale/For Lease

***±26,500 SF Light Industrial Zoned Lot***

# 1527 W 4th Street

[Google Maps Link] CITY OF SAN BERNARDINO / CA


CBRE

## Affiliated Business Disclosure

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

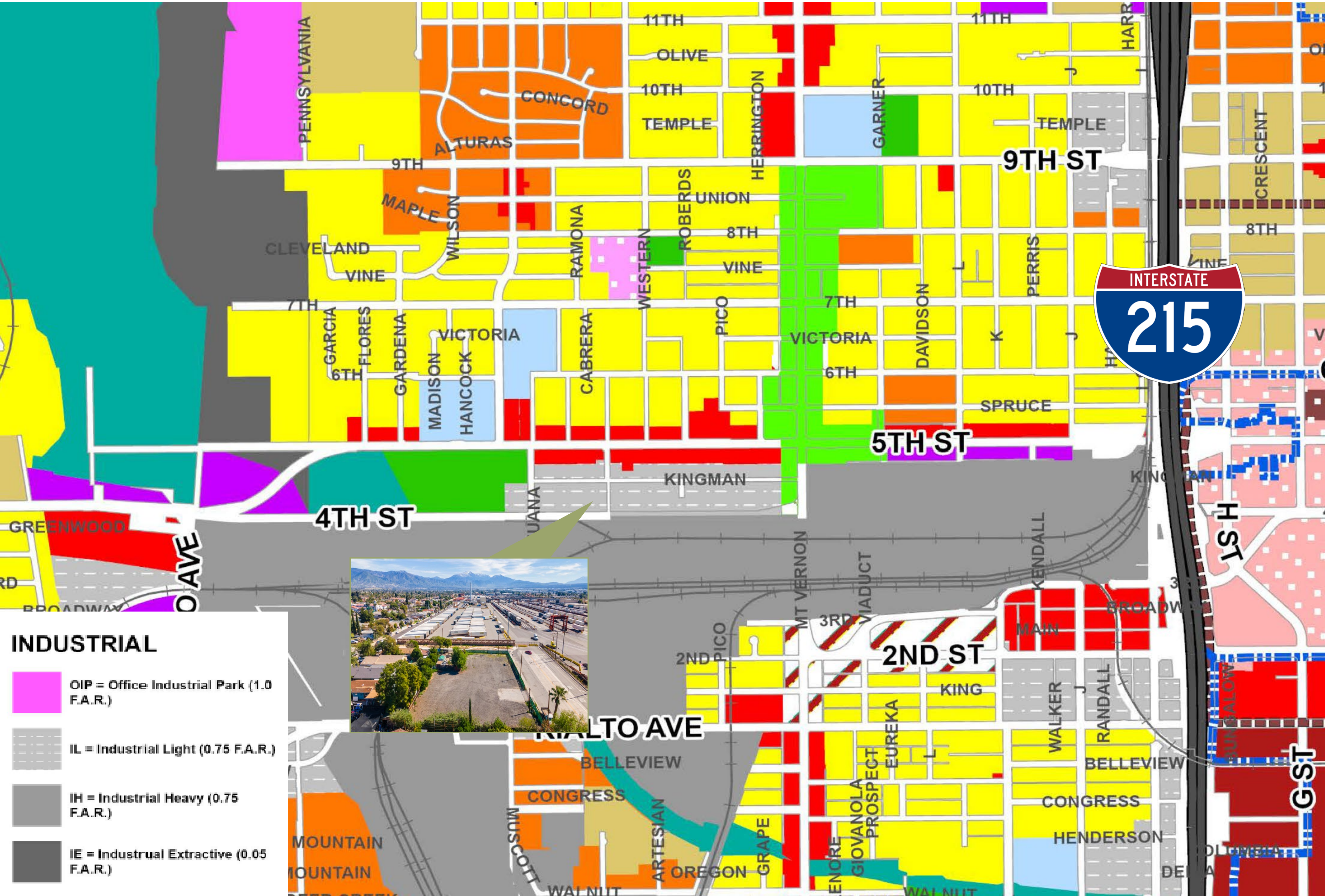
The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

# Property Highlights

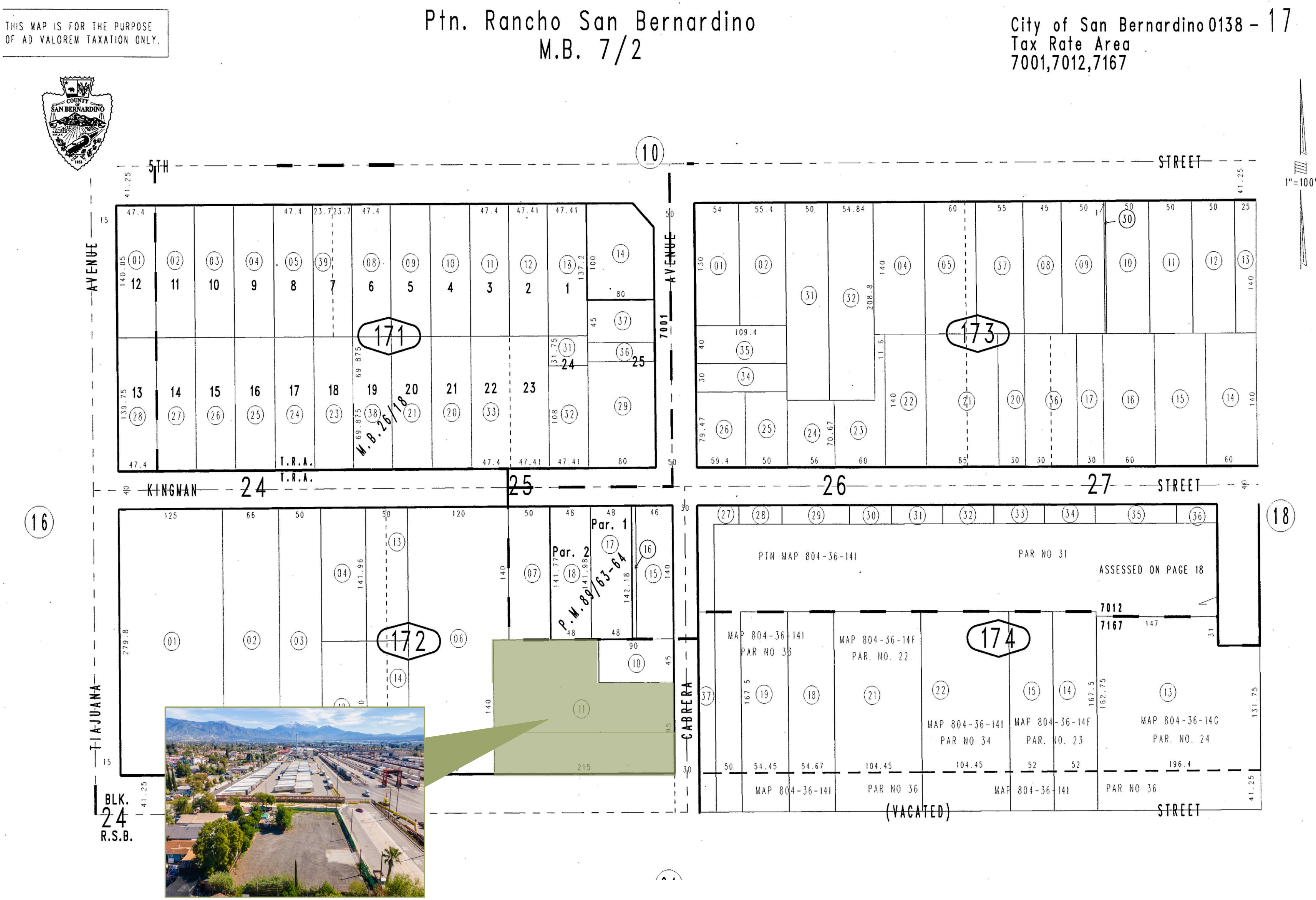
| | |
|---|---|
| **Asking Price** | $1,065,000 |
| **Lease Rate** | $0.26/SF/Mo (±$6,890/Mo) Gross |
| **Lease Term** | 5-10 Years, Negotiable |
| **APN** | *0138-172-11-0000* |
| **Land Area** | ±26,500 SF (0.61 Acres) |
| **Frontage** | *215 Ft.* |
| **Zoning** | Industrial Light (IL)<br>City of San Bernardino<br>***Click Here For Zoning Ordinance*** |
| **Yard Surface** | Compacted Aggregate Base |
| **Site Condition** | Graded & Level |
| **Security** | Fenced Lot with Gated Access |
| **Utilities** | Buyer to Verify |
| **Freeway Access** | 5 Minutes to Interstate 215 |

# City of San Bernardino Truck Routes

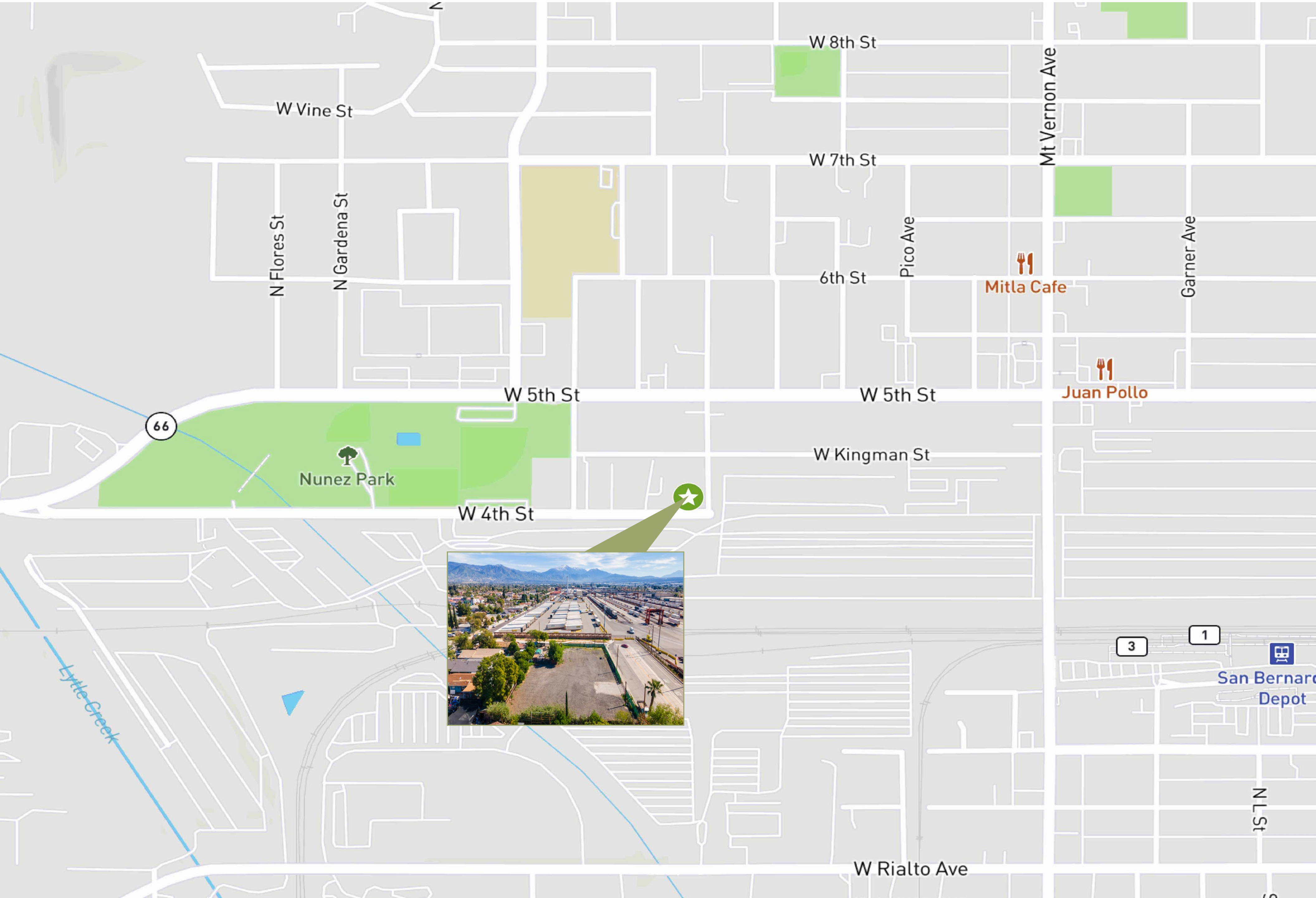
# City of San Bernardino Zoning Map



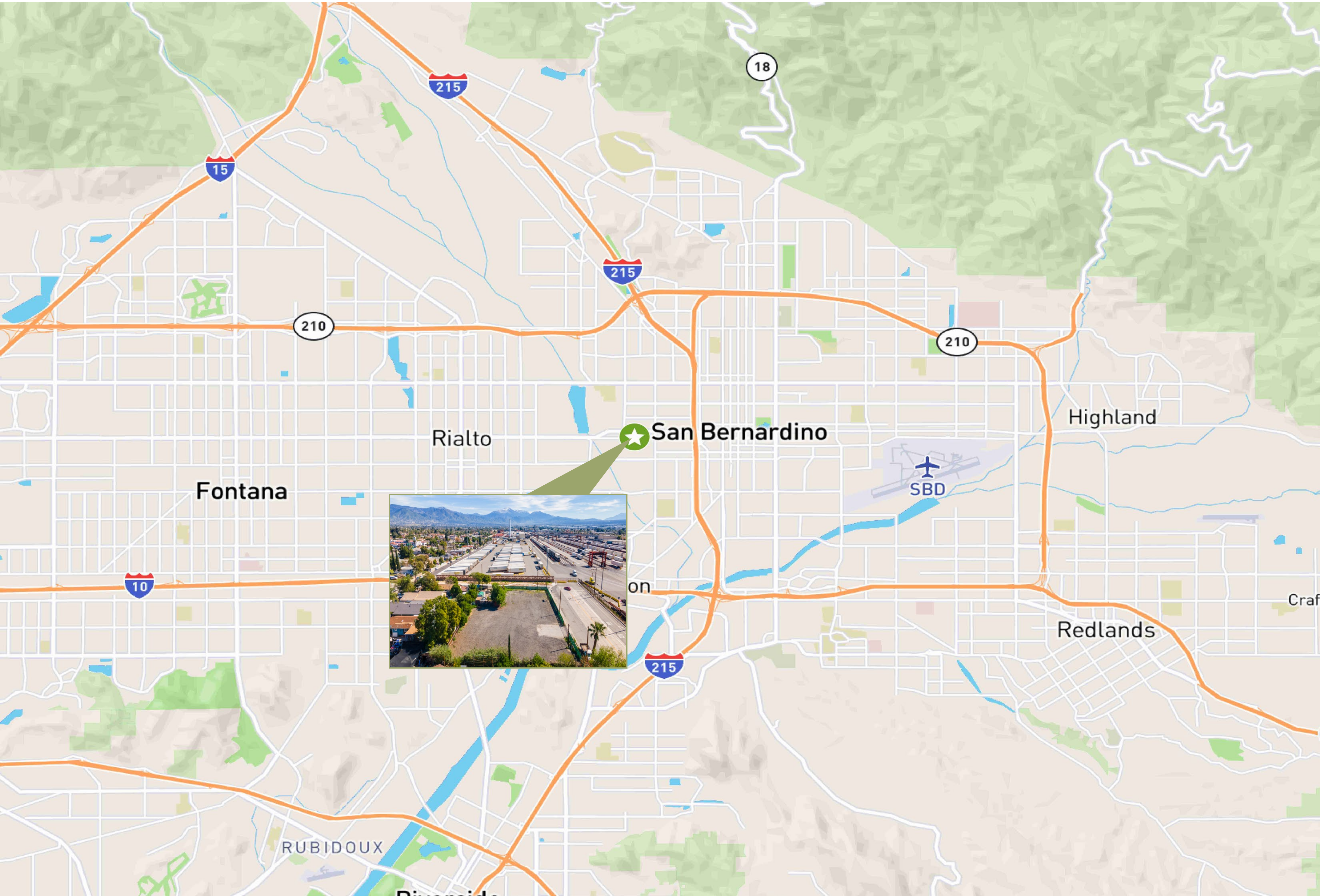
# Parcel Map


THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.
Ptn. Rancho San Bernardino
M.B. 7/2
City of San Bernardino 0138 - 17
Tax Rate Area
7001,7012,7167
1"=100'
COUNTY OF SAN BERNARDINO
5TH STREET
AVENUE
7001 AVENUE
KINGMAN STREET
TIAJUANA
CABRERA
171
172
173
174
M.B. 26/18
P.M. 89/63-64
Par. 1
Par. 2
T.R.A.
PTN MAP 804-36-141
PAR NO 31
ASSESSED ON PAGE 18
MAP 804-36-141
PAR NO 33
MAP 804-36-14F
PAR. NO. 22
MAP 804-36-141
PAR NO 34
MAP 804-36-14F
PAR. NO. 23
MAP 804-36-14G
PAR. NO. 24
PAR NO 36
(VACATED)
STREET
BLK. 24 R.S.B.

# Area Map


W 8th St
W Vine St
Mt Vernon Ave
W 7th St
N Flores St
N Gardena St
Pico Ave
Garner Ave
6th St
Mitla Cafe
W 5th St
W 5th St
Juan Pollo
66
W Kingman St
Nunez Park
W 4th St
3
1
San Bernard
Depot
Lytle Creek
N L St
W Rialto Ave

# Regional Map



# The Yard on 4th Street

Map Link

## For More Information Please Contact: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