245 E. Highland Avenue, San Bernardino, CA 92404

ASKING PRICE: **$995,000. ($116 psf)**

SUBJECT PROPERTY
8,538 SF BUILDING | 48,787 SF LOT



HIGH QUALITY BUILDING ON LARGE CORNER LOT – 1.1 ACRES

For More Information, Please Contact:

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APEX PROPERTIES

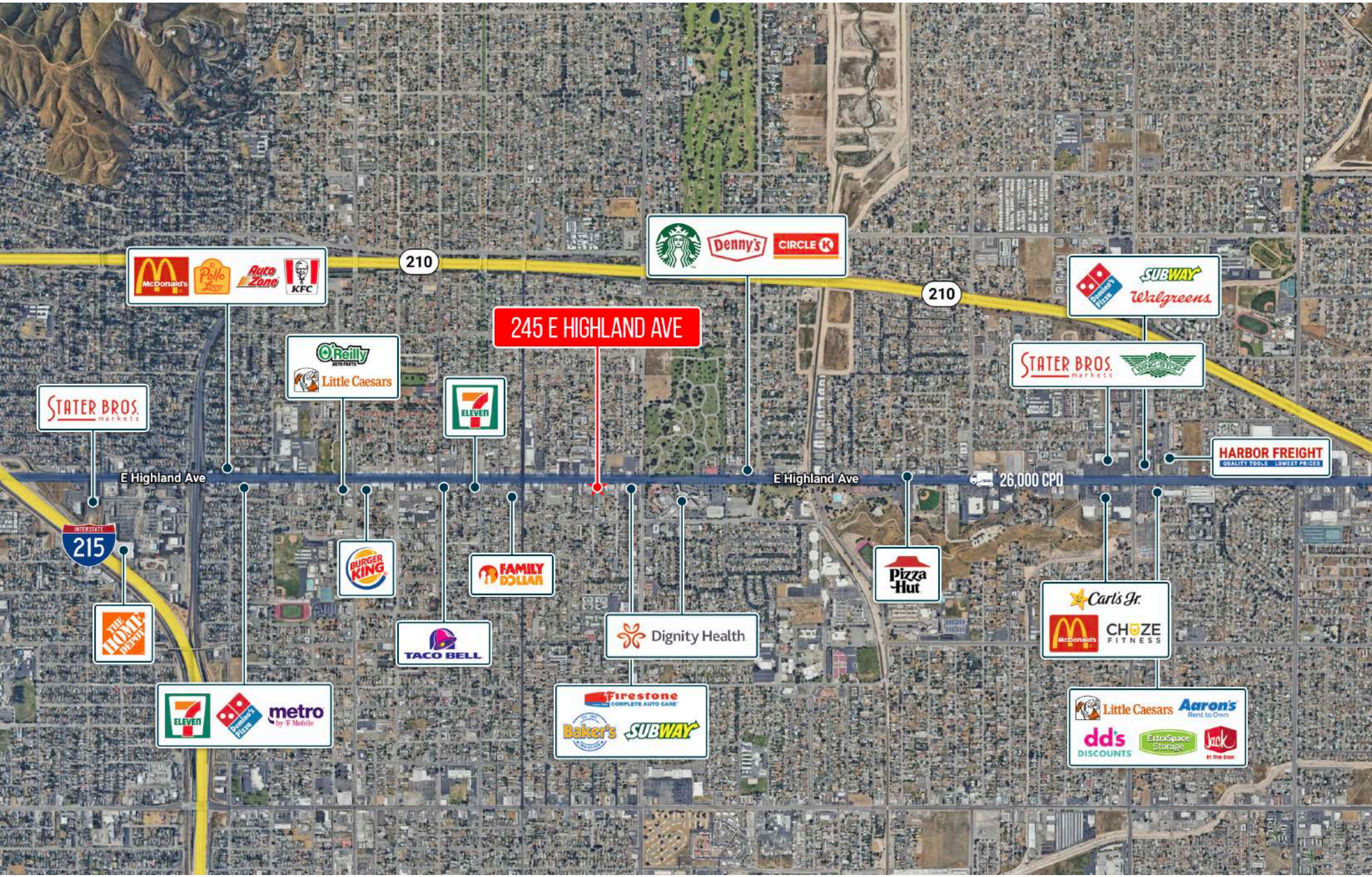
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PROPERTY AERIAL VIEW



PROPERTY HIGHLIGHTS

- Large corner lot of over 1.1 acres.
- High-quality former bank building.
- Great for owner-user or investor.
- In-place income from Bank of America ATM.
- Corner Location.
- 74 on site parking stalls- sufficient for medical use or building additions.
- Great visibility.





INVESTMENT HIGHLIGHTS

Occupancy:
Vacant building with ATM in parking lot

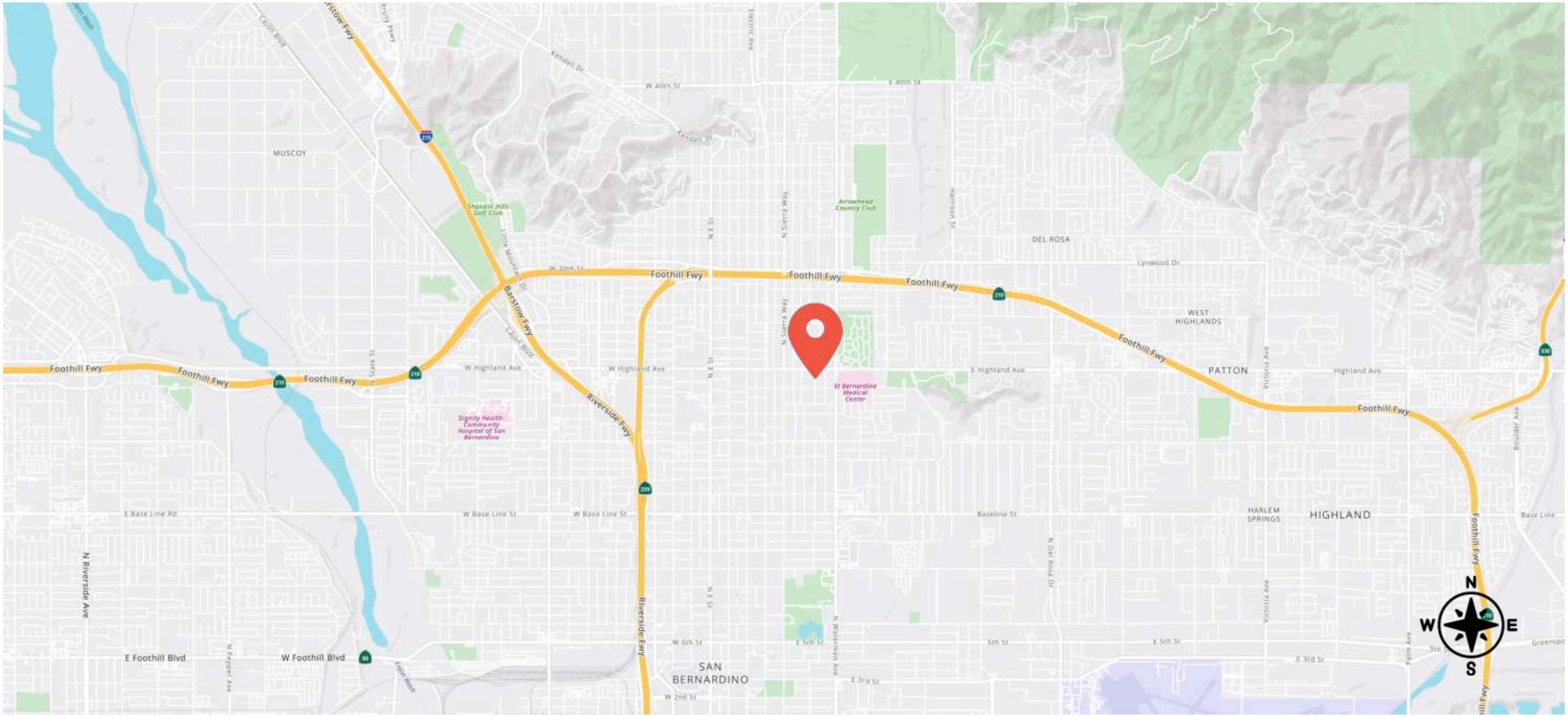
Parking Spaces:
74 on site parking stalls.

Total Building Size:
8,538 SF
7,000 SF 1st floor
1,538 SF 2nd floor

Current Income:
$24,000/year from ATM

Pro Forma Cap Rate:
9.7%

Lot Size:
48,787 SF (1.1 AC)



INVESTMENT DETAILS



Address:	245 E Highland Ave, San Bernardino, CA 92404
Building Size:	8,538 SF
Lot Size:	48,781 SF
Year Built:	1956

Zoning:	CG1 – Commercial General 1
Number of Units:	1
Occupancy:	Vacant Building
Parking:	To Be Provided
Current Income	$24,000 annual gross from ATM expires 9/30/31 + options

APN: 0146-031-31
Population within 1 mile radius: 27,097
Population within 3 mile radius: 175,411
Traffic Count: 27,000 vehicles per day

245 E HIGHLAND AVE

SAN BERNARDINO, CA 92404



PROPERTY DESCRIPTION

The subject property is improved with a freestanding commercial building located near the signalized intersection of East Highland Avenue and Waterman Avenue in San Bernardino, California. The approximately 8,538 SF former Bank of America branch sits on an impressive ±1.12-acre parcel and features substantial on-site parking with approximately 74 spaces. The property also includes an existing ATM lease with Bank of America, providing the buyer with substantial in place income of $24,000 annually. The vacant building is situated near the front of the lot and per assessor records, the gross leasable area is 8,538 SF. This is broken down between the first floor of roughly 7,000 SF and the second floor of roughly 1,538 SF.

Zoned Commercial General (CG-1), the property offers an established commercial setting with potential for a variety of business and owner-user opportunities, subject to applicable zoning and approvals.

LOCATION DESCRIPTION

The property is strategically located along East Highland Avenue in San Bernardino, within the Inland Empire, a major Southern California commercial and logistics region. Its position near the signalized intersection of Highland Avenue and Waterman Avenue provides convenient access and visibility along an established commercial corridor.

The surrounding area features a mix of national and regional retailers, restaurants, banks, and everyday service businesses, including Starbucks, Denny's, Chase Bank, and Stater Bros. Markets. The property benefits from access to a substantial regional customer base.

The traffic count on this stretch of E. Highland Avenue is approximately 27,000 vehicles per day.

PROPERTY PICTURES









PROPERTY PICTURES







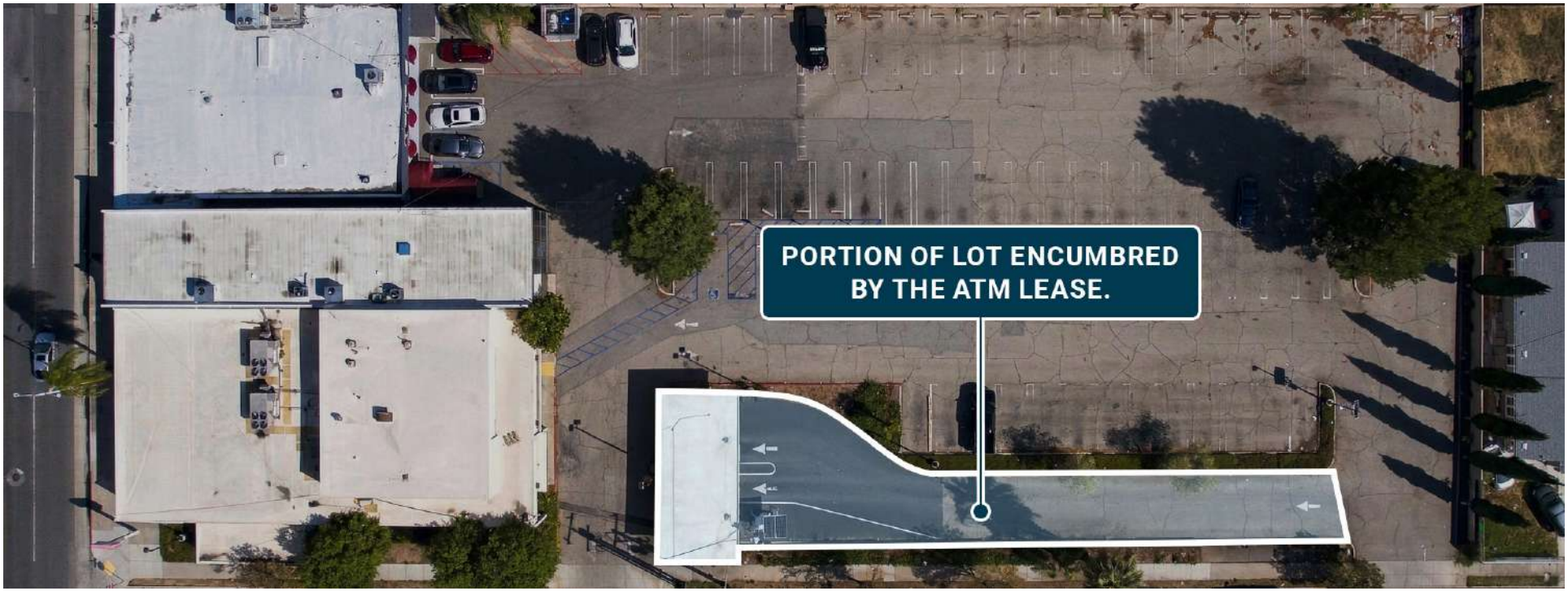






BANK OF AMERICA ATM LEASE SUMMARY

BANK OF AMERICA ATM LEASE SUMMARY	
Lease Commencement Date	9/28/2026
Lease Termination Date	9/30/2031
Options to Extend	2 (5yr) options
Lease Type	Gross
Annual Rent During Initial Term	$24,000
Annual Rent During Option #1	$26,400
Annual Rent During Option #2	$29,040
Prohibited Uses on the Entire Parcel	Banking, cannabis, unlicensed massage, adult store, smoke shop, tattoo shop, arcade, billards.
Signage	Existing Bank of America ATM signs to remain.
Utilities	Electric is paid by Landlord but sub metered to measure B of A's consumption. B of A is to reimburse Landlord for their share of the electric bill.



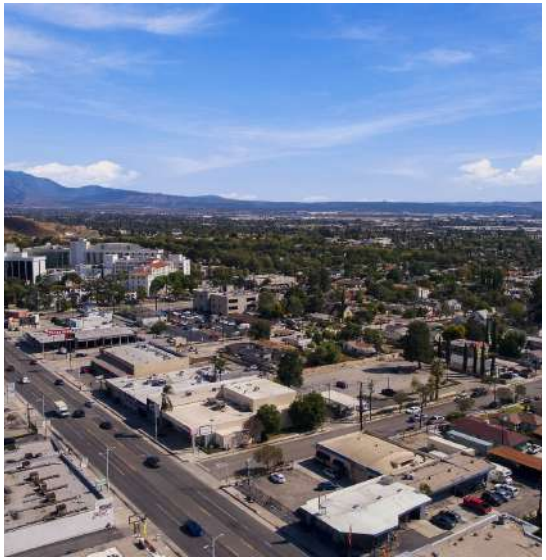
ABOUT SAN BERNARDINO



San Bernardino, CA, offers a dynamic commercial environment within the Inland Empire, one of Southern California's important population and economic centers. The city benefits from its regional connectivity, established commercial corridors, and access to a broad workforce and consumer base. Its location within the Greater Inland Empire provides businesses with access to regional employment centers, transportation networks, and surrounding communities.

The area features a diverse business environment encompassing retail, healthcare, education, logistics, manufacturing, and professional services. Local shopping centers, restaurants, financial institutions, and essential service providers contribute to a well-established commercial landscape. Nearby attractions, including the original McDonald's site and the San Bernardino Mountains, add to the region's identity and appeal.

Moreover, San Bernardino's position within the Inland Empire supports continued commercial activity and regional accessibility. The subject property at 245 E Highland Avenue is situated near the signalized intersection of East Highland Avenue and Waterman Avenue, offering convenient access to surrounding businesses and residential neighborhoods. The property benefits from a sizable site of approximately 1.12 acres, a freestanding commercial building, and substantial on-site parking, creating an attractive opportunity for investors and owner-users seeking a presence in an established San Bernardino commercial corridor.



FINANCIAL SUMMARY

Unit	Location	Tenant	Size	Current Gross Rent/Mo	Pro Forma Gross Rent /Mo	Rent psf	Lease Expiration Date	Increases	Options
ATM	Parking Lot	Bank of America	NA	$2,000.00	$2,000.00	NA	9/30/2031	See lease summary	2 (5yr)
245 E. Highland	Building	Vacant	8,538	$-	$10,000.00	$1.17			
				$2,000.00	**$12,000.00**				

	CURRENT	PRO FORMA
GROSS ANNUAL RENT	$24,000	$144,000
LESS EXPENSES	$(27,380)	$(47,380)
NET OPERATING INCOME	$(3,380)	$96,620
CAP RATE		9.7%

ESTIMATED EXPENSES	VACANT BUILDING	OCCUPIED BUILDING
Property Tax (based on $995k)	$12,438	$12,438
Insurance:	$7,742	$7,742
Trash:	$-	$3,600
Utilities:	$1,200	$9,600
Parking Lot & Landscaping:	$6,000	$6,000
Repairs & Maintenance:	$-	$8,000
Total:	**$27,380**	**$47,380**

EXCLUSIVELY PRESENTED BY :



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