

FOR SALE

AVAILABLE IMMEDIATELY

PRIME AUTO RETAIL / MAINTENANCE SHOP WITH 4 OPEN AIR BAYS & HUGE WAREHOUSE

SALE PRICE \$1,590,000

PROPERTY HIGHLIGHTS

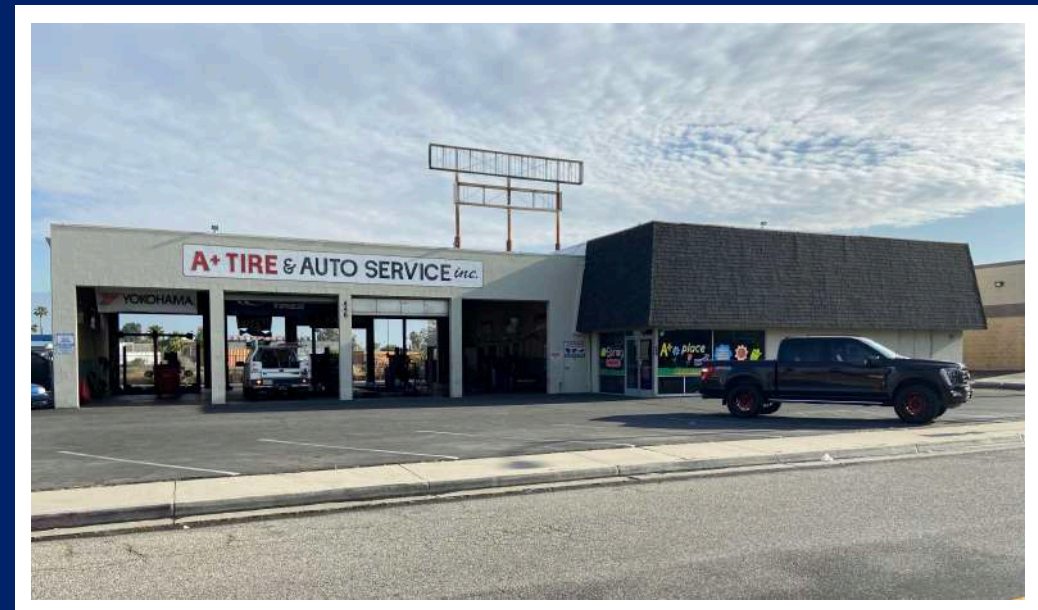
- Well maintained open-air service bays and warehouse space
- Highly synergistic location for auto retail and service
- Prime location for commutes across the San Gabriel Valley and San Gorgino Pass Regions



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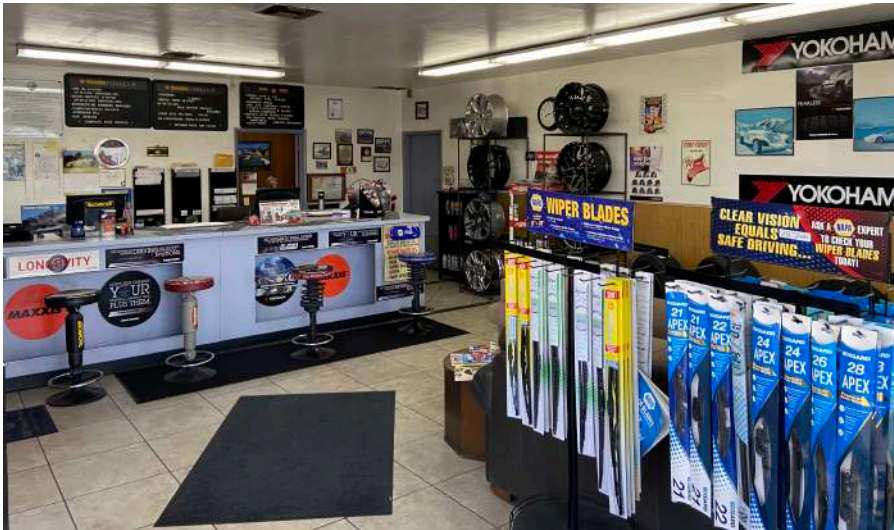
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446 Orange Show Lane San Bernardino, CA 92408-2035

SALE

446 ORANGE SHOW LANE



Retail Showroom



Open Air Service Bays

PROPERTY DESCRIPTION

Available for sale in the industrious area of Show Place in San Bernardino is a prime auto retail and maintenance location. Key features of this property include four open-air service bays with lifts, a comfortable retail/showroom space, and a large warehouse area with high ceilings, all of which have been well maintained by the current tenant. The property also features a tall billboard, which can be rented for additional income. San Bernardino presents an opportunistic and highly synergistic environment for any auto service or retail user, with plenty of relevant amenities such as standard and specialty auto part retailers, auto dealers for major brands such as Subaru, Toyota, and Nissan, and major logistics and distribution centers for companies such as Kohls, Mattel, and Amazon. Excellent proximity to the Orange Show Speedway, which hosts a wide array of auto shows and competitions, adds another possibility to attract a variety of auto users to this property. With the 215 and 10 Freeways nearby, commutes in any direction are made easy for owner-users.

PROPERTY HIGHLIGHTS

- Well maintained open-air service bays and warehouse space
- Highly synergistic location for auto retail and service
- Prime location for commutes across the San Gabriel Valley and San Gorgino Pass regions.

OFFERING SUMMARY

Sale Price:	\$1,590,000
Lot Size:	18,461 SF
Building Size:	7,000 SF
San Bernardino County APN:	0141-261-26-0000

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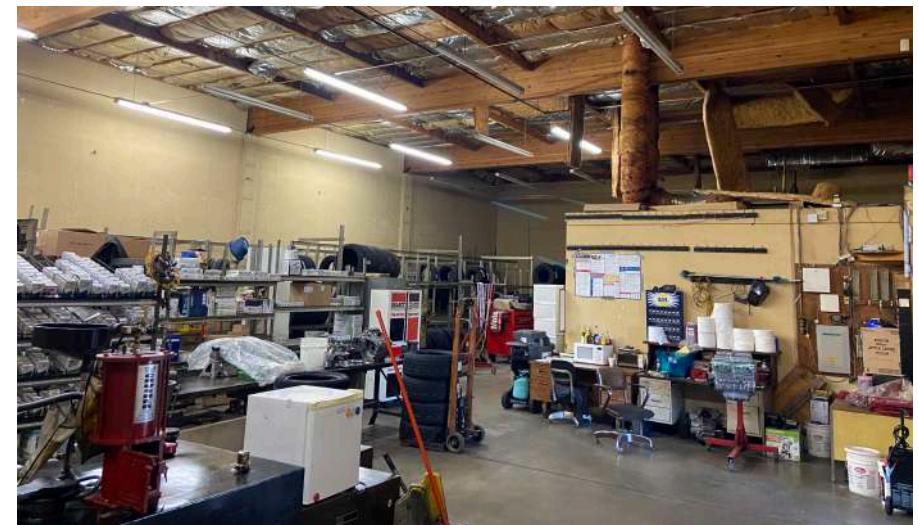
446 ORANGE SHOW LANE



Retail Showroom and Office Space



Clean and Functional Warehouse Space



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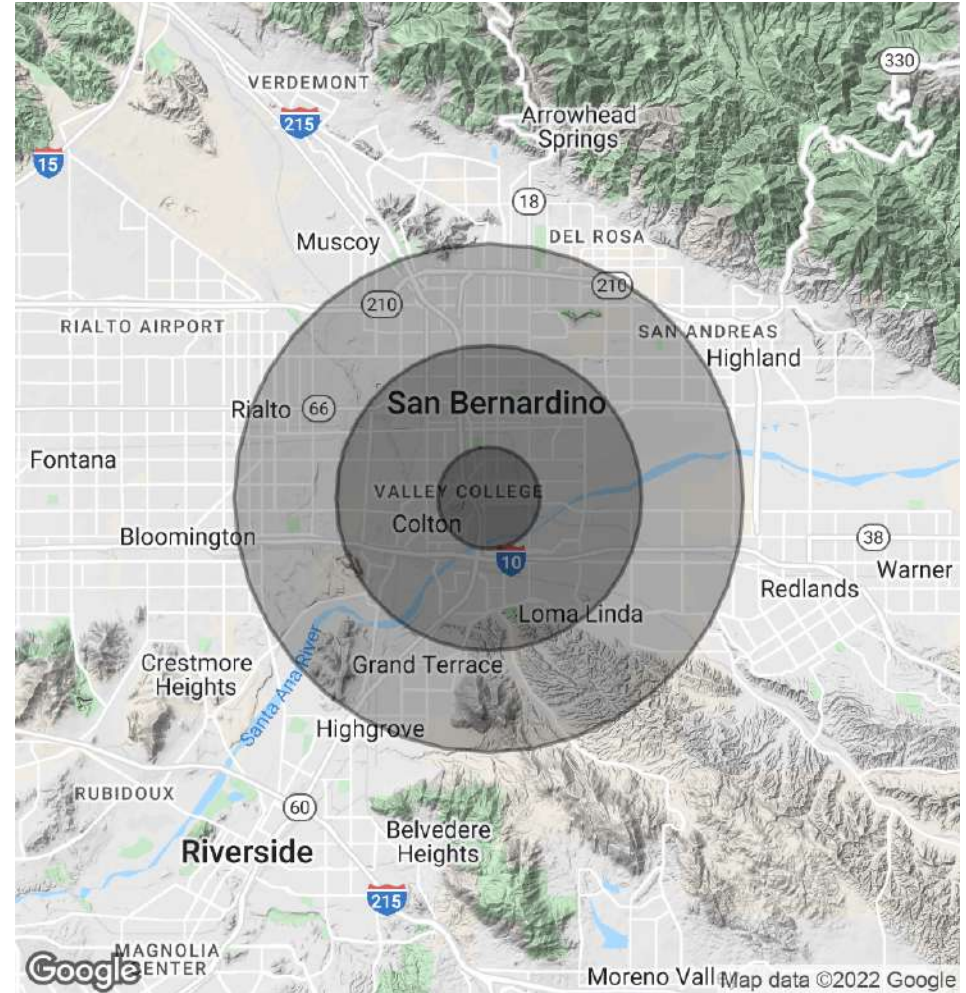
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,584	103,073	304,115
Average Age	29.0	29.0	28.7
Average Age (Male)	23.4	28.2	27.3
Average Age (Female)	31.1	29.9	30.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	979	30,332	88,094
# of Persons per HH	3.7	3.4	3.5
Average HH Income	\$41,896	\$46,035	\$50,514
Average House Value	\$264,412	\$247,801	\$243,942

* Demographic data derived from 2010 US Census



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