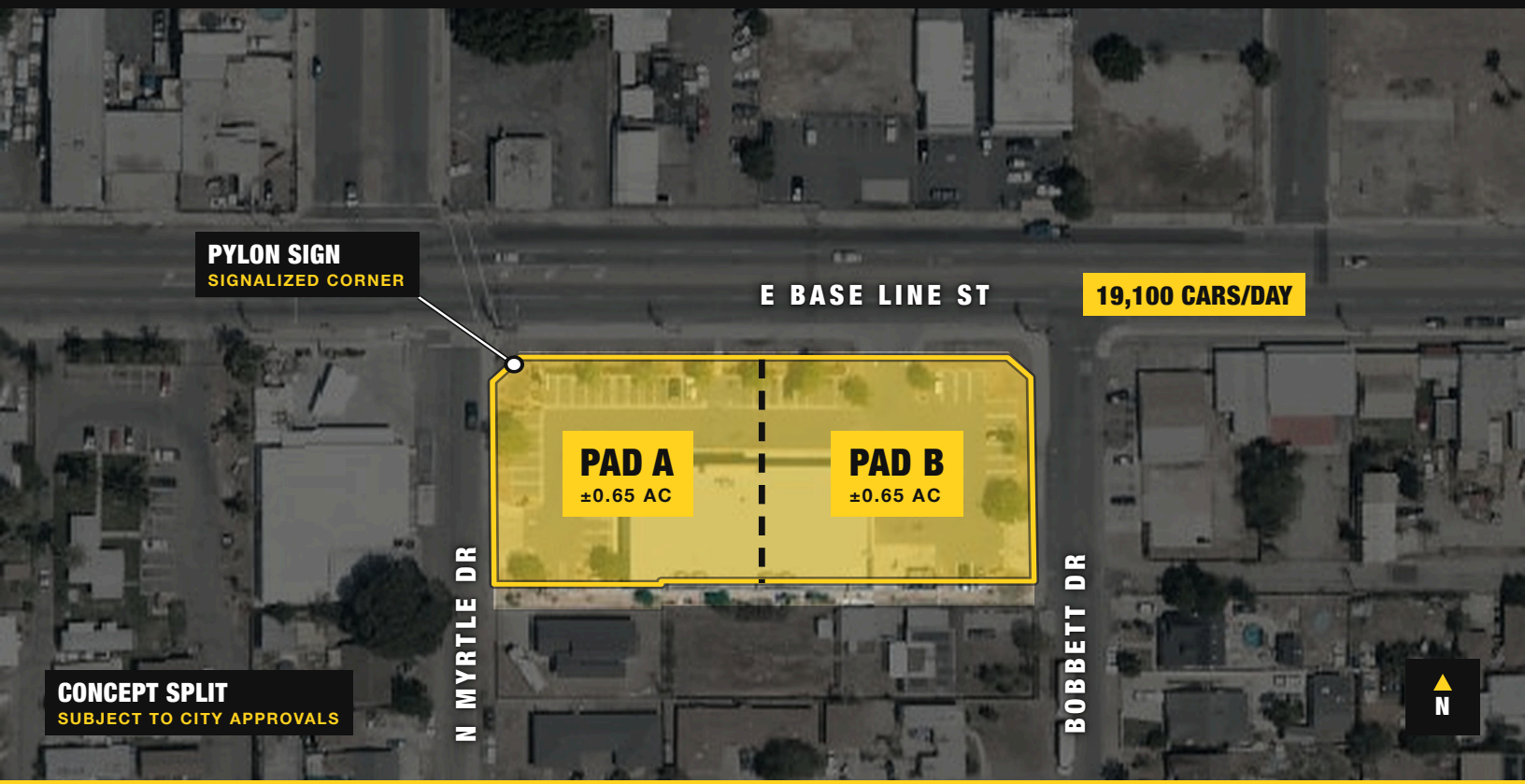
BUILD-TO-SUIT • GROUND LEASE

803 E BASE LINE ST · SAN BERNARDINO, CA 92410



BUILD-TO-SUIT OR GROUND LEASE · SAN BERNARDINO, CALIFORNIA

TWO CORNER PADS

±0.65 acre each, or all 1.31 acres, on E Base Line St. Auto-related uses by Conditional Use Permit.

±0.65	±157 FT	19,100	154,465
ACRES EACH PAD, BOTH CORNER LOTS	BASE LINE FRONTAGE PER PAD	CARS A DAY ON BASE LINE ST	PEOPLE WITHIN 3 MILES

WHY HERE

- Pad A occupies the signalized corner at Base Line and Myrtle.
- The concept gives each pad its own side-street driveway.
- The owner funds build-to-suits to your prototype.
- AutoZone and O'Reilly are on the same stretch of Base Line.

THE OFFERING

PADS	A at Myrtle (signal), B at Bobbett
STRUCTURE	Build-to-suit or ground lease
TAKE	One pad, both, or all 1.31 acres
ZONING	Corridor Mixed Use, auto uses by CUP
APPROVALS	LOI subject to your CUP

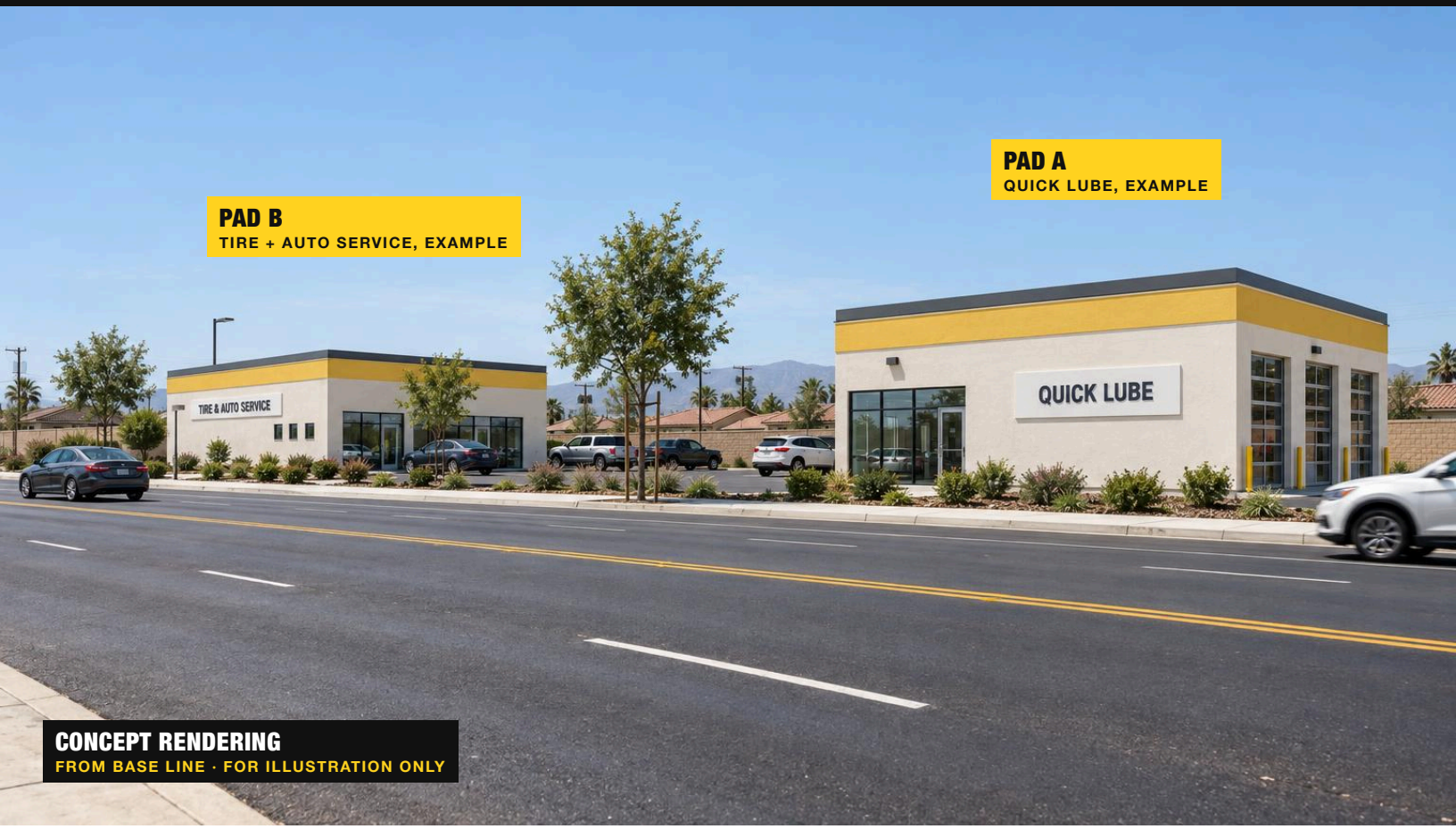


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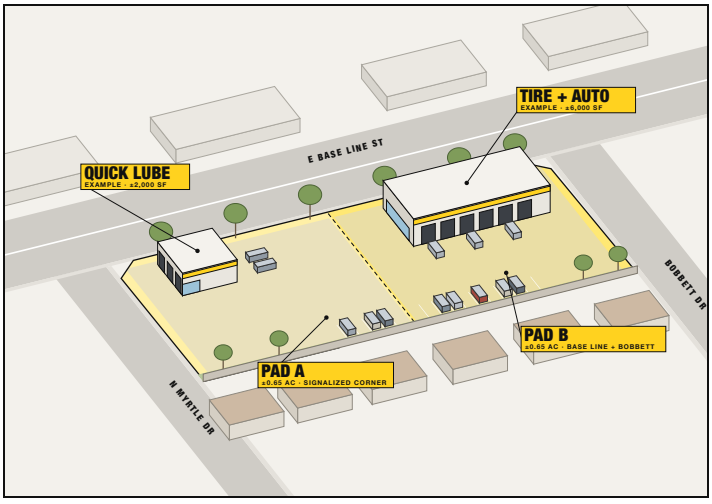
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THE CONCEPT





From above. Pad A with a quick lube near the signalized corner, Pad B with a six-bay tire and auto service building, each on its own lot.



Massing, to scale. Example footprints of about 2,000 SF and 6,000 SF on the County parcel lines, with parking behind the buildings.

Concept renderings for illustration only. Buildings, signs, cars, landscaping and surroundings are illustrative and do not show any tenant, brand or approved design. Both renderings are AI-assisted from our own to-scale massing models of the County parcel; the surroundings are invented. Delivery requires City approvals: the operator's Conditional Use Permit, a parcel map and removal of the existing building.



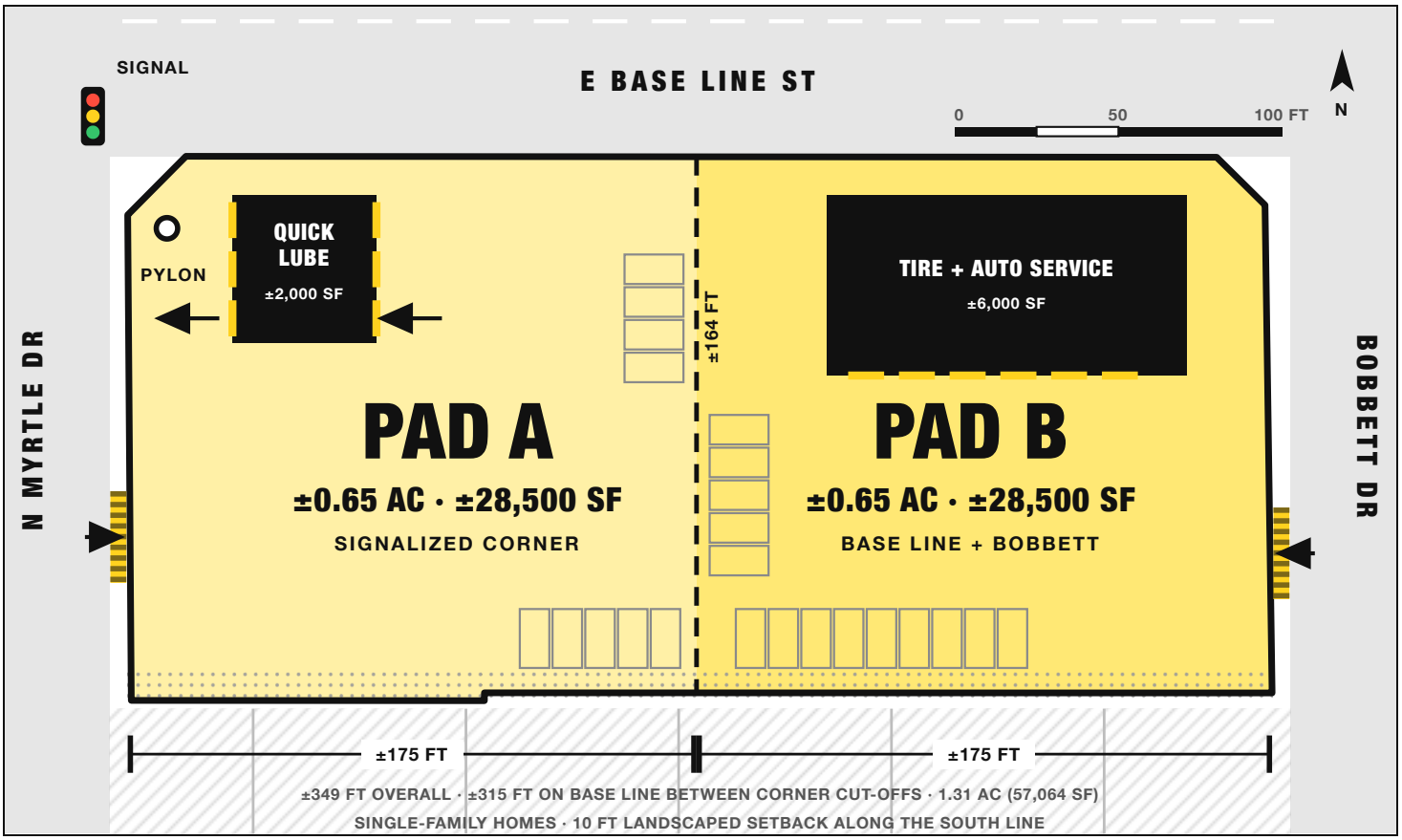
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CONCEPT PLAN

DRAWN TO SCALE ON THE COUNTY PARCEL MAP · EXAMPLE FOOTPRINTS



HOW A DEAL WORKS

1. **Pick a pad, or both.** Or take all 1.31 acres for one user.
2. **Sign an LOI subject to your CUP.** Build-to-suit or ground lease. The owner funds build-to-suits.
3. **File the CUP with your prototype.** Auto-related uses are conditional in the district.
4. **Delivery after approvals.** The owner removes the building and records the parcel map.

WHAT FITS

QUICK LUBE | **TIRE + AUTO SERVICE** | **AUTO REPAIR** | **AUTO PARTS** | **CAR WASH (FULL SITE)** | **RETAIL**

ZONING

Corridor Mixed Use, Waterman + Baseline Neighborhood Specific Plan. Auto-related uses by CUP; retail by right.

PREFER A BUILDING? The existing 12,480 SF building is also available for lease as-is.

Concept only. Pad lines are an equal-area split of APN 0147-182-33 (1.31 AC, 57,064 SF per the County) drawn from the County parcel layer; sizes are approximate, subject to survey and a parcel map. Footprints are examples; each operator's prototype sets the layout. Auto-related uses (quick lube, auto repair and service, auto parts, car wash, service station) need a CUP under the Waterman + Baseline Neighborhood Specific Plan (2016), Table 4.1 and Appendix A; drive-thru restaurants are not permitted. Delivery requires City approvals and removal of the existing building.



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BASE LINE & MYRTLE

AERIAL · TRADE AREA



THE TRADE AREA

	1 MILE	3 MILES	5 MILES
Population	19,686	154,465	313,445
Households	5,769	44,997	91,333
Avg. household size	3.41	3.43	3.43
Daytime population (est.)	15,063	158,366	349,841

GETTING HERE

I-215 at Base Line	2.0 mi · 4 min
SR-210 at Waterman	2.2 mi · 5 min
Omnitrans 3 and 4, at the curb	Every 15 min
Waterman Ave, 19,225 cars/day	0.55 mi
AutoZone · O'Reilly Auto Parts	0.25 · 0.53 mi
Stater Bros.	0.41 mi
Federal Opportunity Zone	Through 2028

NEXT STEP

SEND US YOUR PROTOTYPE

We will lay it out on Pad A, Pad B or the full site and talk terms.

Aerial: USDA NAIP 2022 (public domain); parcel and pad lines approximate. Traffic: CoStar 2026 (Base Line St); City of San Bernardino 2025 (Waterman Ave). Demographics: U.S. Census Bureau ACS 2020-2024 5-year estimates; daytime population adds LEHD LODES 2023 jobs. Drive times: OSRM, free-flow. Information is from sources deemed reliable but is not guaranteed.



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