

# Commercenter West Plaza

1894 Commercenter W. San Bernardino  
4 Buildings - 90% Occupied - 23 Spaces

**AVAILABLE**  
**FOR SALE ± 34,704 SF – 90% LEASED**  
**Chris L'Allier - Ph or Text (909) 923-2469**  
DRE Lic. 1710022

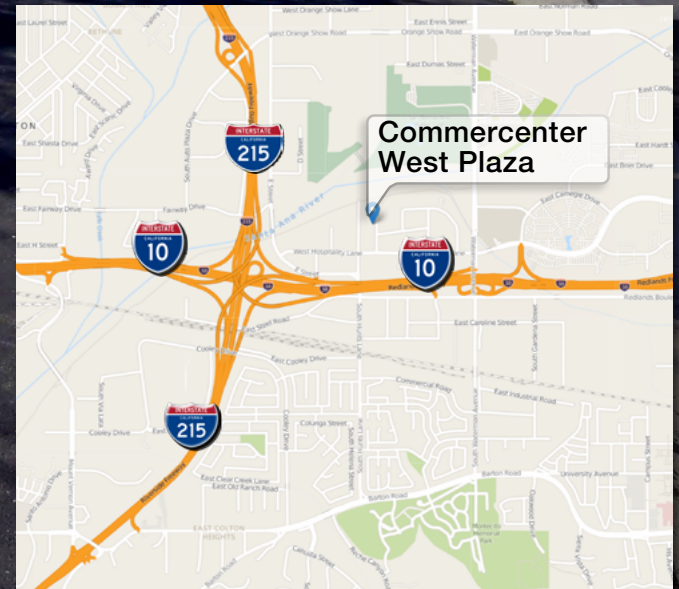
# INVESTMENT OPPORTUNITY



[LINK TO VIDEO ON YOUTUBE](#)



1894 Commercenter W San Bernardino, CA 92408  
Properties of Escondido Enterprises



# Product Overview

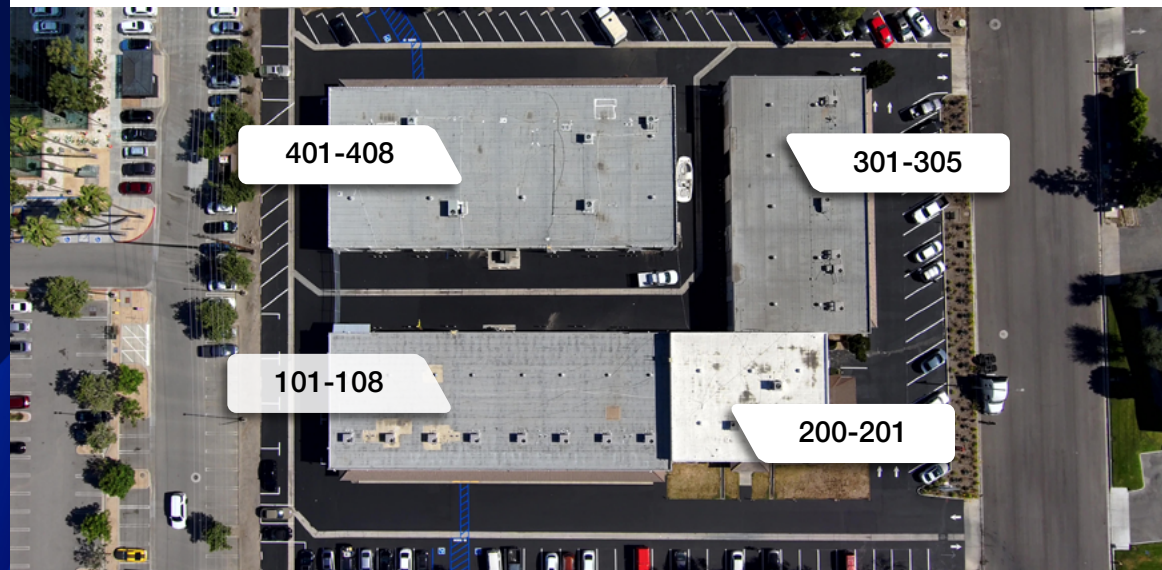
	Suites		Total
	101-108 200, 201 301-305	401-408	
<b>Building Types</b>	Concrete Tilt Up	Concrete Tilt Up	
<b>Building Size SF (Rent Roll)</b>	22,124	12,580	34,704
<b>Units</b>	15	8	23
<b>Parcel Size SF</b>	99,499		
<b>Construction Dates</b>	2008 (101-108) 1977 (200-305)	1977	
<b>Clear Heights</b>	12' - 18'	14'	
<b>Loading</b>	100 Series 10'/12'W X 12' T 200 Series 10'W X 12'T 10'W X 14'T 300 Series 12'W X 12'T	400 Series 12'W X 12'T	
<b>Roof Specifications</b>	Cap Sheet		
<b>Parking Stalls</b>	68	29	97
<b>Zoning</b>	CR-3		
<b>Water Fire Suppression</b>	Yes	No	
<b>Fire Monitoring</b>	All Buildings		

# Executive Summary

Escondido Enterprises is pleased to offer for sale Commercenter West Plaza, a premier multi-unit business park strategically located at the high-traffic I-10 and I-215 freeway interchange. Currently operating at a strong 90% occupancy rate, the property is a turn-key asset featuring a modern 100-series building constructed in 2008. It offers significant embedded growth potential within a critical regional logistics hub. Capital improvements have enhanced the property, including new low water landscaping, parking lot resurfacing, sub-panel upgrades, and exterior CASp report in hand. Operational efficiency is maximized by an active HVAC maintenance program where tenants fully reimburse the landlord for inspections and repairs. For underwriting accuracy, please note that current lease/rent roll square footage sizes are approximately 208 square feet less than official assessor records.

## Features

- **Stabilized Occupancy:** Stabilized asset currently operating at a strong 90% occupancy rate
- **Two Anchor Tenants:** Express Employment Professionals and DOT Exam Professionals
- **High Visibility:** Street frontage suites make up 30% of the total property space
- **Seamless Logistics:** Features full drive-around access and two street driveways for optimal traffic flow
- **Enhanced Curb Appeal:** Parking lot newly upgraded with a fresh seal coat and stripe
- **Rear Loader Layouts:** 300 & 400 series have 12'x12' slide up warehouse doors
- **Flexible Layouts & Tenants:** Offers 100% warehouse or office build-outs to suit both service and distribution tenants
- **Utility-Ready:** Gas hookups are fully available on-site
- **Upgraded Power:** 120/208V, 100A-400A, 3-Phase power (Buyer to verify) with 12 new sub-panels newly installed
- **Prime Location:** Situated at the strategic I-10 and I-215 freeway interchange
- **5-Yr Fire Cert.:** New certification is currently being processed



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This site plan may not accurately reflect the final build-out and requires independent verification.

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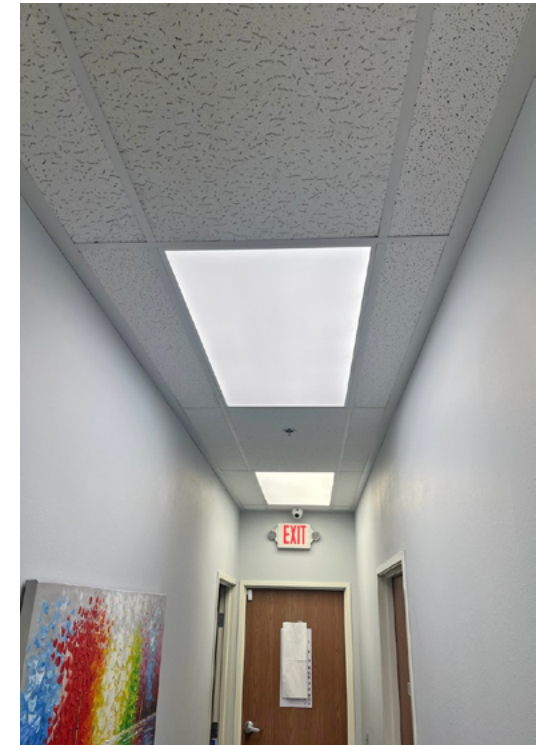
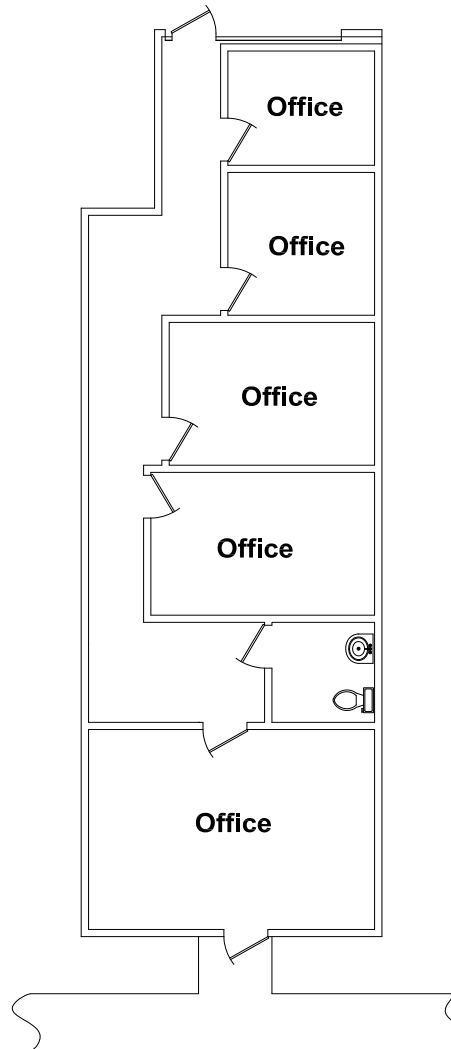
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Spaces #101-#104



Space #108



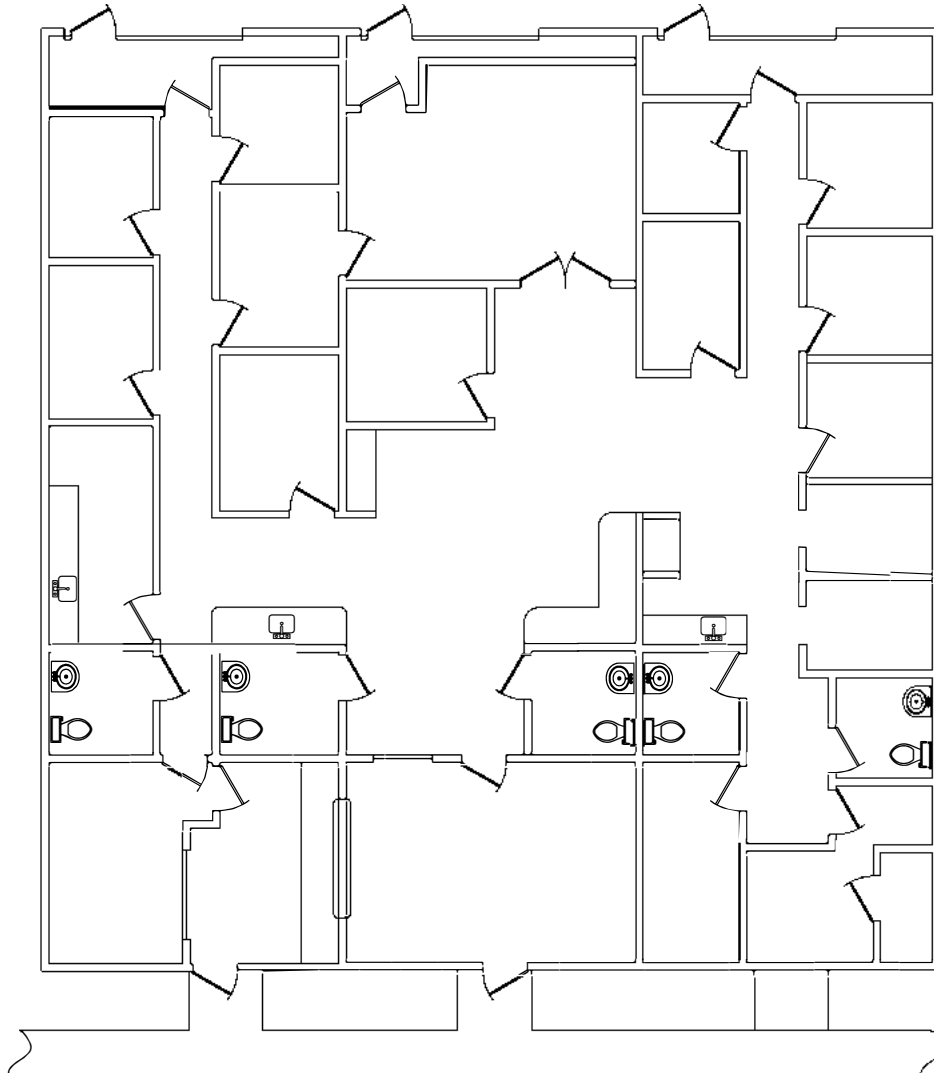
Typical configuration shown. Individual unit dimensions and structural layouts may vary.

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Spaces #105-#107



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Spaces #301-#305



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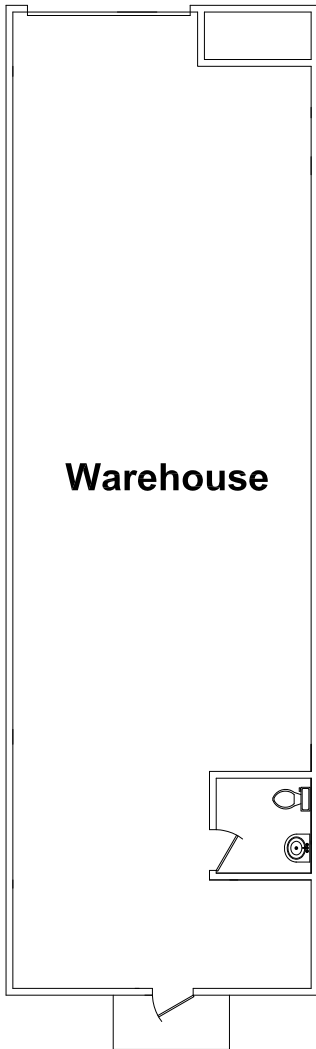
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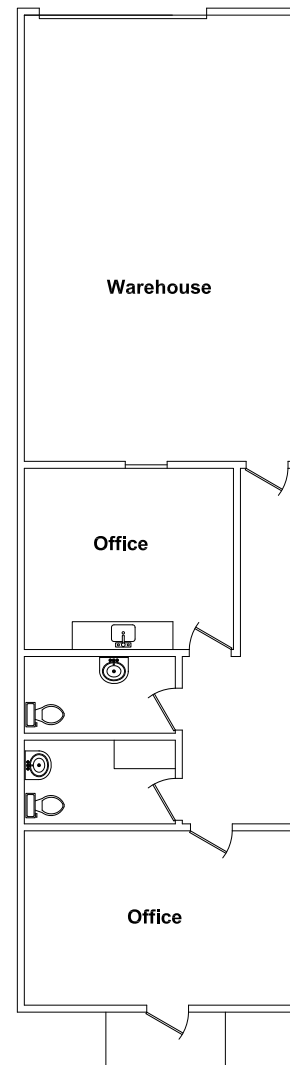
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Spaces #401-#405



Space #402



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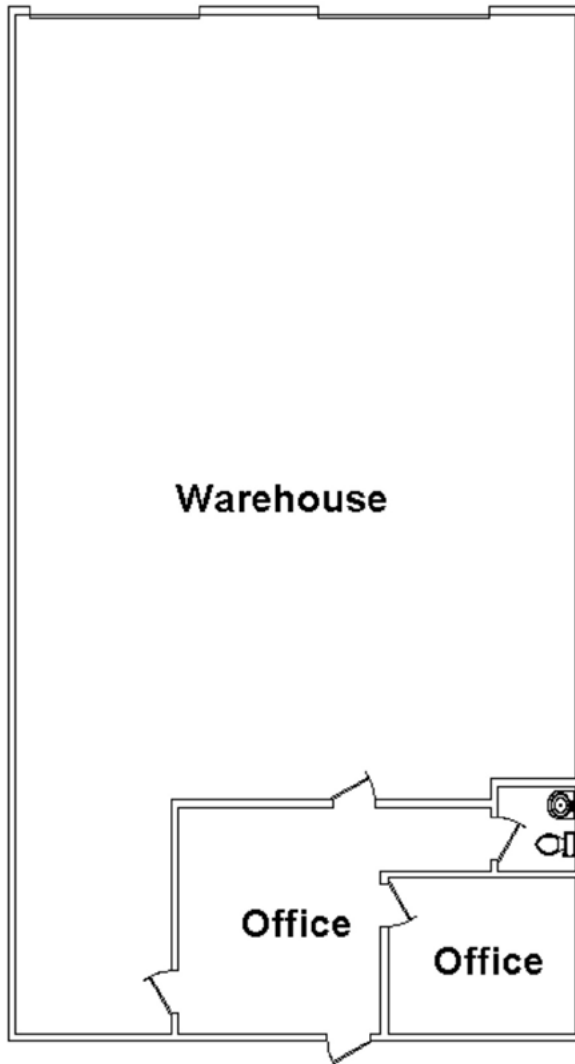
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Spaces #406/#407



Typical configuration shown. Individual unit dimensions and structural layouts may vary.

July, 2024

# RENT ROLL

Suite	NAME	RENT	SECURITY DEPOSITS	SQ FT	LEASE START	LEASE or EXTENSION EXPIRES	RENT SQ FT	BUSINESS DESCRIPTION
101	GB Technology Systems, Inc.	\$1,318.00	\$2,000.00	1,280	1/1/2023	12/31/2024	\$1.03	Fire & Security Services
102	Alejandra Madrigal and Erasmo Robles, DBA: Official Leaf Clothing, LLC	\$1,472.00	\$4,500.00	1,280	1/1/2024	12/31/2026	\$1.15	Screen printing, embroidery
103	Symonett Family Medical Center, Inc., DBA: Symonett Health Products	\$1,249.00	\$1,100.00	1,280	6/1/2021	5/31/2022	\$0.98	Mfg. & Dist. of Oxygenated Water
104	Stephanie Hennessey	\$1,152.00	\$1,152.00	1,280	1/1/2020	12/31/2020	\$0.90	Storage and Dist. of Spices and Jewelry
105	Exam Professionals	\$1,080.00	\$0.00	1,280	4/1/2019	3/31/2024	\$0.84	Driver Drug Testing Clinic
106	Exam Professionals	\$1,080.00	\$750.00	1,280	9/1/2015	3/31/2024	\$0.84	Driver Drug Testing Clinic
107	Exam Professionals	\$1,080.00	\$750.00	1,280	9/1/2015	3/31/2024	\$0.84	Driver Drug Testing Clinic
108	Law Offices	\$1,250.00	\$1,137.00	1,280	11/1/2011	8/31/2012	\$0.98	Law Offices
200	Key Fortune, Inc., DBA: Express Professionals	\$1,715.00	\$1,715.00	1,638	8/1/2018	7/31/2026	\$1.05	Employment Agency
201	Lessor Occupied	\$0.00	\$0.00	2,636			\$0.00	
301	George Potra	\$0.00	\$0.00	1,536			\$0.00	
302	George Potra	\$0.00	\$0.00	1,538			\$0.00	
303	George Potra	\$0.00	\$0.00	1,400			\$0.00	
304	Fernando Anaya and Jesse Anaya, DBA: S&F Compressor	\$1,008.00	\$1,200.00	1,440	5/1/2018	4/30/2021	\$0.70	Equipment Repair
305	Al Ugo, an individual	\$1,150.00	\$2,300.00	1,696	5/1/2015	4/30/2016	\$0.68	Matress Sales
401	Luis Amezcua, an individual	\$1,400.00	\$3,000.00	1,580	11/1/2021	10/31/2022	\$0.89	Trailer Storage
402	Vacant	\$0.00		1,580			\$0.00	
403	Lessor Occupied	\$0.00		1,500			\$0.00	
404	Robert Stone, an individual DBA: Clean It Right Home Services	\$1,422.00	\$1,500.00	1,580	10/1/2021	9/30/2022	\$0.90	Janitorial Services
405	Edgar Gutierrez, an individual DBA: United Plus Medical	\$1,775.00	\$1,775.00	1,585	6/1/2023	5/31/2024	\$1.12	Medical Equipment Repair
406, 407	California Wholesale, Inc.	\$3,170.00	\$3,170.00	3,170	2/1/2024	7/31/2024	\$1.00	Tire Storage
408	Emmanuel Party Rentals, LLC	\$1,822.00	\$2,000.00	1,585	6/1/2024	5/31/2027	\$1.15	Party Rentals
	Planned Parenthood	\$600.00						Rental of 20 parking spaces
<b>Totals</b>		<b>\$23,743.00</b>	<b>\$28,049.00</b>	<b>34,704</b>	<b>SF</b>	<b>Ave. Rate:</b>	<b>\$0.68</b>	<b>PSF</b>

April, 2025

# RENT ROLL

Suite	NAME	RENT	SECURITY DEPOSITS	SQ FT	LEASE START	LEASE or EXTENSION EXPIRES	RENT SQ FT	HVAC MAINT	BUSINESS DESCRIPTION
101	GB Technology Systems, Inc.	\$1,408.00	\$2,000.00	1,280	1/1/2023	2/28/2026	\$1.10	\$30.00	Fire & Security Services
102	Alejandra Madrigal and Erasmo Robles, DBA: Official Leaf Clothing, LLC	\$1,545.00	\$4,500.00	1,280	1/1/2024	12/31/2026	\$1.21		Screen printing, embroidery
103	Symonett Family Medical Center, Inc., DBA: Symonett Health Products	\$1,651.00	\$1,651.00	1,280	3/1/2025	12/31/2025	\$1.29	\$30.00	Mfg. & Dist. of Oxygenated Water
104	Stephanie Hennessey	\$1,664.00	\$1,664.00	1,280	4/1/2025	3/31/2026	\$1.30	\$30.00	Dist. of Spices and Jewelry
105	Exam Professionals	\$1,156.33	\$0.00	1,280	4/1/2019	3/31/2027	\$0.90		Driver Drug Testing Clinic
106	Exam Professionals	\$1,156.33	\$750.00	1,280	9/1/2015	3/31/2027	\$0.90		Driver Drug Testing Clinic
107	Exam Professionals	\$1,156.34	\$750.00	1,280	9/1/2015	3/31/2027	\$0.90		Driver Drug Testing Clinic
108	Sam Ansari DBA: Ansari Live Scan Service	\$1,408.00	\$1,137.00	1,280	2/1/2025	2/29/2028	\$1.10	\$30.00	Law Offices
200	Key Fortune, Inc., DBA: Express Professionals	\$1,854.00	\$1,715.00	1,638	8/1/2018	7/31/2026	\$1.13		Employment Agency
201	Lessor Occupied	\$0.00		2,636			\$0.00		
301	George Potra	\$1,250.00	\$0.00	1,536	3/1/2025	3/31/2025	\$0.81		HVAC
302	George Potra	\$1,250.00	\$0.00	1,538	3/1/2025	3/31/2025	\$0.81		HVAC
303	George Potra	\$0.00	\$0.00	1,400			\$0.00		
304	Fernando Anaya and Jesse Anaya, DBA: S&F Compressor	\$1,872.00	\$1,872.00	1,440	3/1/2025	12/31/2025	\$1.30	\$30.00	Equipment Repair
305	Vacant	\$0.00		1,696			\$0.00		
401	Luis Amezcua, an individual	\$1,400.00	\$3,000.00	1,580	11/1/2021	10/31/2022	\$0.89		Trailer Storage
402	Vacant	\$0.00		1,580			\$0.00		
403	Lessor Occupied	\$0.00		1,500			\$0.00		
404	Robert Stone, an individual DBA: Clean It Right Home Services	\$1,706.00	\$1,975.00	1,580	3/1/2025	2/28/2026	\$1.08		Janitorial Services
405	Edgar Gutierrez, an individual DBA: United Plus Medical	\$2,060.00	\$2,060.00	1,585	4/1/2025	3/31/2026	\$1.30	\$30.00	Medical Equipment Repair
406, 407	California Wholesale, Inc.	\$3,170.00	\$3,170.00	3,170	2/1/2024	7/31/2024	\$1.00		Tire Storage
408	Emmanuel Party Rentals, LLC	\$1,822.00	\$2,000.00	1,585	6/1/2024	5/31/2027	\$1.15		Party Rentals
	Planned Parenthood	\$600.00							
	<b>Totals</b>	<b>\$28,129.00</b>	<b>\$28,244.00</b>	<b>34,704</b>	<b>SF</b>	<b>Ave. Rate:</b>	<b>\$0.8264</b>	<b>\$180.00</b>	

June, 2026

# RENT ROLL

Suite	NAME	RENT	SECURITY DEPOSITS	SQ FT	LEASE START	LEASE or EXTENSION EXPIRES	RENT SQ FT	HVAC MAINT	M-T-M OR LEASE	BUSINESS DESCRIPTION
101	GB Technology Systems, Inc.	\$1,600.00	\$2,000.00	1,280	1/1/2023	2/28/2026	\$1.25	\$30.00	M-T-M	Fire & Security Services
102	Alejandra Madrigal and Erasmo Robles, DBA: Official Leaf Clothing, LLC	\$1,622.00	\$4,500.00	1,280	1/1/2024	12/31/2026	\$1.27	\$0.00	Lease	Screen printing, embroidery
103	Symonett Family Medical Center, Inc., DBA: Symonett Health Products	\$1,651.00	\$1,651.00	1,280	3/1/2025	12/31/2025	\$1.29	\$30.00	M-T-M	Mfg. & Dist. of Oxygenated Water
104	Josefina Galvan	\$1,664.00	\$1,664.00	1,280	9/1/2025	7/31/2026	\$1.30	\$30.00	Lease	Natural inks and cleaners dist.
105	Proactive Wellness Systems	\$1,156.33	\$0.00	1,280	4/1/2019	3/31/2027	\$0.90	\$30.00	Lease	Driver Drug Testing Clinic
106	Proactive Wellness Systems	\$1,156.33	\$750.00	1,280	9/1/2015	3/31/2027	\$0.90	\$30.00	Lease	Driver Drug Testing Clinic
107	Proactive Wellness Systems	\$1,156.34	\$750.00	1,280	9/1/2015	3/31/2027	\$0.90	\$30.00	Lease	Driver Drug Testing Clinic
108	Sam Ansari DBA: Ansari Live Scan Service	\$1,664.00	\$1,137.00	1,280	2/1/2025	2/29/2028	\$1.30	\$30.00	Lease	Law Offices
200	Key Fortune, Inc., DBA: Express Professionals	\$2,188.00	\$1,715.00	1,638	8/1/2018	7/31/2026	\$1.34	\$0.00	Lease	Employment Agency
201	Seller Occupied	\$2,636.00	\$0.00	2,636	Close of Escrow		\$1.00	\$0.00		
301	George Potra	\$1,536.00	\$0.00	1,536	3/1/2025	5/31/2027	\$1.00	\$30.00	Lease	HVAC
302	George Potra	\$1,538.00	\$0.00	1,538	3/1/2025	5/31/2027	\$1.00	\$30.00	Lease	HVAC
303	George Potra	\$1,400.00	\$0.00	1,400	6/1/2026	5/31/2027	\$1.00	\$30.00	Lease	HVAC
304	Fernando Anaya and Jesse Anaya, DBA: S&F Compressor	\$1,872.00	\$1,872.00	1,440	3/1/2025	12/31/2025	\$1.30	\$30.00	M-T-M	Equipment Repair
305	Vacant	\$0.00	\$0.00	1,696			\$0.00	\$0.00		
401	Josefina Galvan	\$1,975.00	\$1 950.00	1,580	4/1/2026	3/31/2027	\$1.25	\$30.00	Lease	Natural inks and cleaners dist.
402	Davey Resource Group, Inc.	\$1,950.00	\$4 000.00	1,580	4/1/2025	3/31/2028	\$1.23	\$0.00	Lease	Vegetation Management
403	Seller occupied, will vacate 30 days after close of escrow.	\$0.00		1,500			\$0.00	\$0.00		Seller occupied
404	Vacant	\$0.00	\$0.00	1,580			\$0.00	\$0.00		
405	Vacant	\$0.00	\$0.00	1,585			\$0.00	\$30.00		
406, 407	California Wholesale, Inc.	\$4,121.00	\$0.00	3,170			\$1.30	\$30.00	M-T-M	Tire Storage
408	ICARS Auto Sales, LLC	\$1,800.00	\$1 800.00	1,585	6/1/2026	5/31/2028	\$1.14	\$30.00	Lease	Auto Finance
	Planned Parenthood - Use of Parking Lot	\$700.00								
<b>Totals</b>		<b>\$33,386.00</b>	<b>\$23,789.00</b>	<b>34,704</b>			<b>Ave. Rate: \$0.9620</b>	<b>\$450.00</b>		

# FINANCIALS

1894 Commercenter W. San Bernardino		<b>Combined Total 34,704 SF</b>
<b>2026 Profit &amp; Loss (actual and projected)</b>		
Revenue (ann.)		
Base Rents		\$400,632
HVAC Inspection Fee (Semi-Annual)		\$5,400
<b>Total Annual Revenue</b>		<b>\$406,032</b>
Expenses (ann.)		
Property Taxes 1.15%	(Based on \$5.50 MM)	\$63,250
Property Insurance	( \$0.45 PSF)	\$15,616
Management Fee @ 5%	(Based on \$400K Rents)	\$20,000
General Maintenance + Repairs		\$45,563
Utilites + Disposal Services		\$19,311
Landscape Maintenance		\$8,951
Roof Repair		\$4,600
HVAC Maintenace + Repairs		\$4,606
Backflow Testing + Repair		\$510
Fire Monitoring + Phone Lines + Panel Repair		\$1,000
<b>Total Annual Expenses</b>		<b>\$183,407</b>
<b>Current Net Income</b>	<b>\$222,625</b>	Annual NOI
		<b>\$5.50 MM (\$158psf 4.0% Cap Rate</b>

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## SAN BERNARDINO, CA

📍 CENSUS PLACE

➕ ADD COMPARISON

2022 POPULATION

221,041

0.0996% 1-YEAR GROWTH

2022 POVERTY RATE

20.2%

3.51% 1-YEAR DECREASE

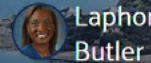
US SENATOR



Alex Padilla

DEMOCRATIC PARTY

US SENATOR



Laphonza Butler

DEMOCRATIC PARTY

2022 MEDIAN AGE

31.2

0.319% 1-YEAR DECREASE

2022 MEDIAN HOUSEHOLD INCOME

\$61,323

10.7% 1-YEAR GROWTH

2022 MEDIAN PROPERTY VALUE

\$347,100

18.5% 1-YEAR GROWTH

2022 EMPLOYED POPULATION

93,480

3.62% 1-YEAR GROWTH

### San Bernardino Demographics

#### Education Levels

		National
Master's degree or higher	4%	14%
Bachelor's degree	9%	21%
Some college or associate's degree	26%	28%

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#### Racial Diversity

Hispanic	70%
White	12%
African American	11%

#### Gender

Female	50%
Male	50%

#### Age

<10 years	14%
10-17 years	13%
18-24 years	11%

[More ▾](#)

### Income

#### Median Household Income

\$63,988

National \$78,538

#### Median Individual Income

\$30,256

National \$39,982

#### Household Income Brackets

<\$25k	18%
\$25-\$44k	18%
\$45-\$74k	22%
\$75-\$149k	30%
\$150k+	12%

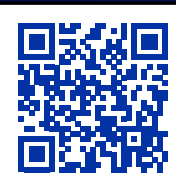
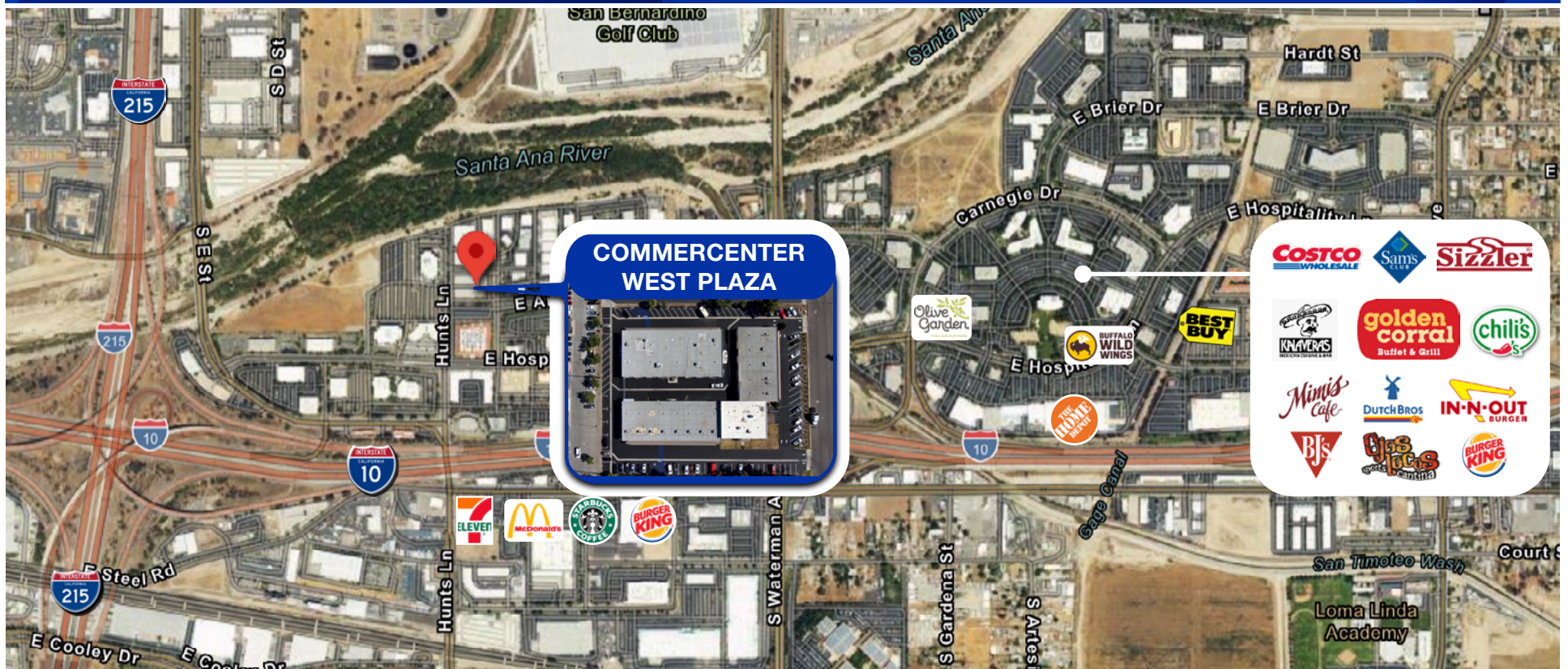
#### Individual Income Brackets

<\$15k	28%
\$15-\$34k	29%
\$35-\$64k	27%
\$65k+	16%

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Apple maps



Google maps

**FOR MORE INFO CALL OR TEXT:**

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clallier@escondidoenterprises.com  
DRE#1840075 & #1710022

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