

# 334 W THIRD

**DOWNTOWN SAN BERNARDINO  
OFFICE OPPORTUNITY | 36,480 SF**

333 WEST 3RD STREET, SAN BERNARDINO, CA 92401



Jones Lang LaSalle Americas, Inc. ("JLL"),  
real estate license #01223413

# The Offering

Jones Lang LaSalle Americas, Inc. ("JLL"), as the exclusive advisor, is pleased to present the opportunity to acquire 334 W Third ("Property" or "Site"), an exceptional asset located Downtown San Bernardino. The ground floor of the Property is leased to Wells Fargo to service their retail branch, with the remaining three floors of office above the branch available for lease, or for an owner/user.

## PROPERTY SUMMARY

Address	334 W 3rd St. San Bernardino, CA 92401
Building Size	36,482 RSF
Site Size	1.42 AC
Occupancy	25%
Parking	±108 stalls
Floors	4
Year Built	1975



SAN BERNARDINO DISTRICT ATTORNEY'S OFFICE

SAN BERNARDINO COUNTY SUPERIOR COURT

# Highlights



## EXCELLENT ACCESS

The Property has excellent access to the rest of the Inland Empire through the 215 offramp on W 2nd St. Quickly growing cities such as Rancho Cucamonga, Ontario, Redlands, Riverside, and Jurupa Valley are accessible through a less than 30 minute drive.



## BUSINESS DISTRICT

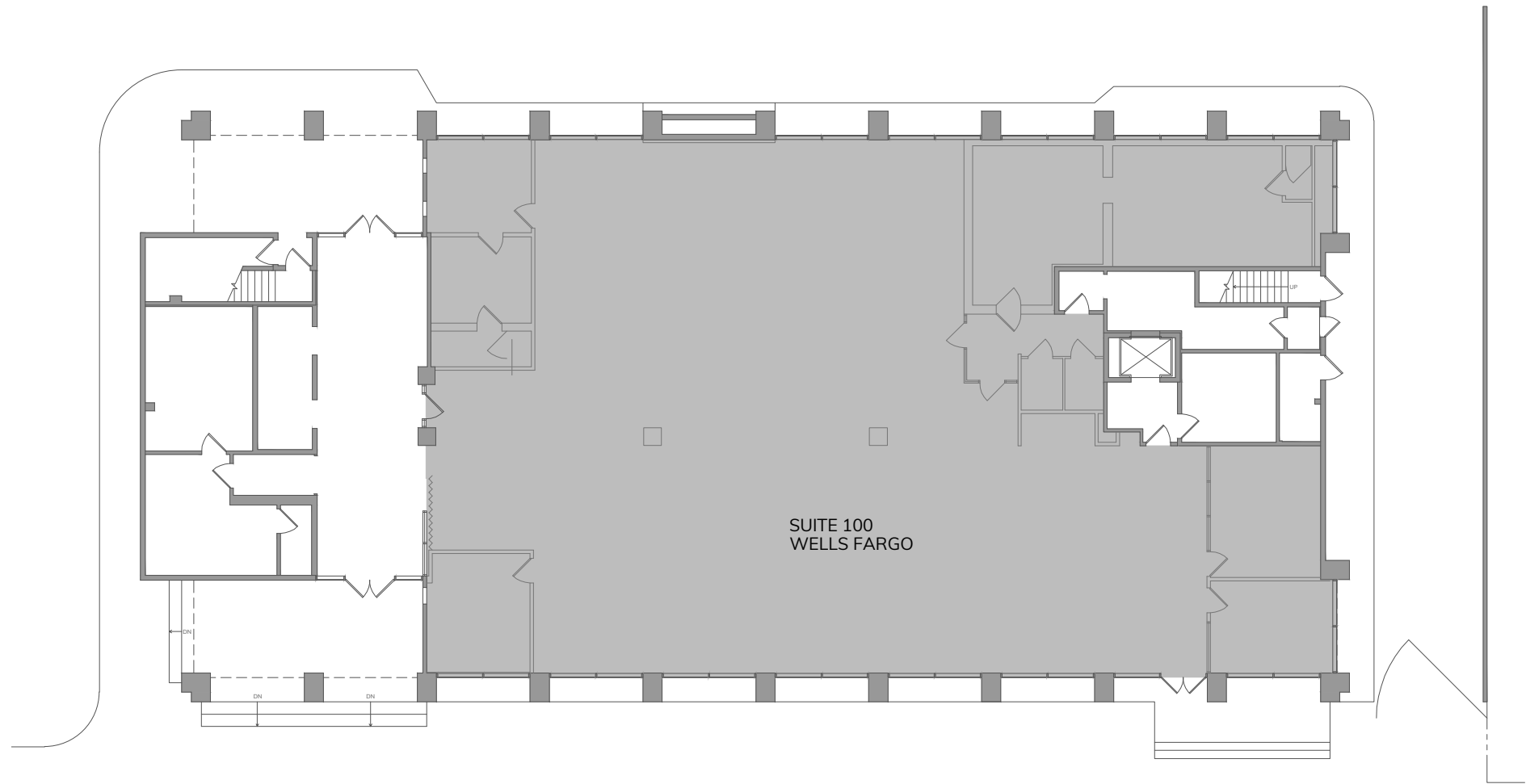
334 W Third is adjacent to many of San Bernardino County's most important offices, including the Superior Court, Employment Development, Consulate of Mexico, and Government Office Center. The Property can have the potential to serve the demand of government and private uses.



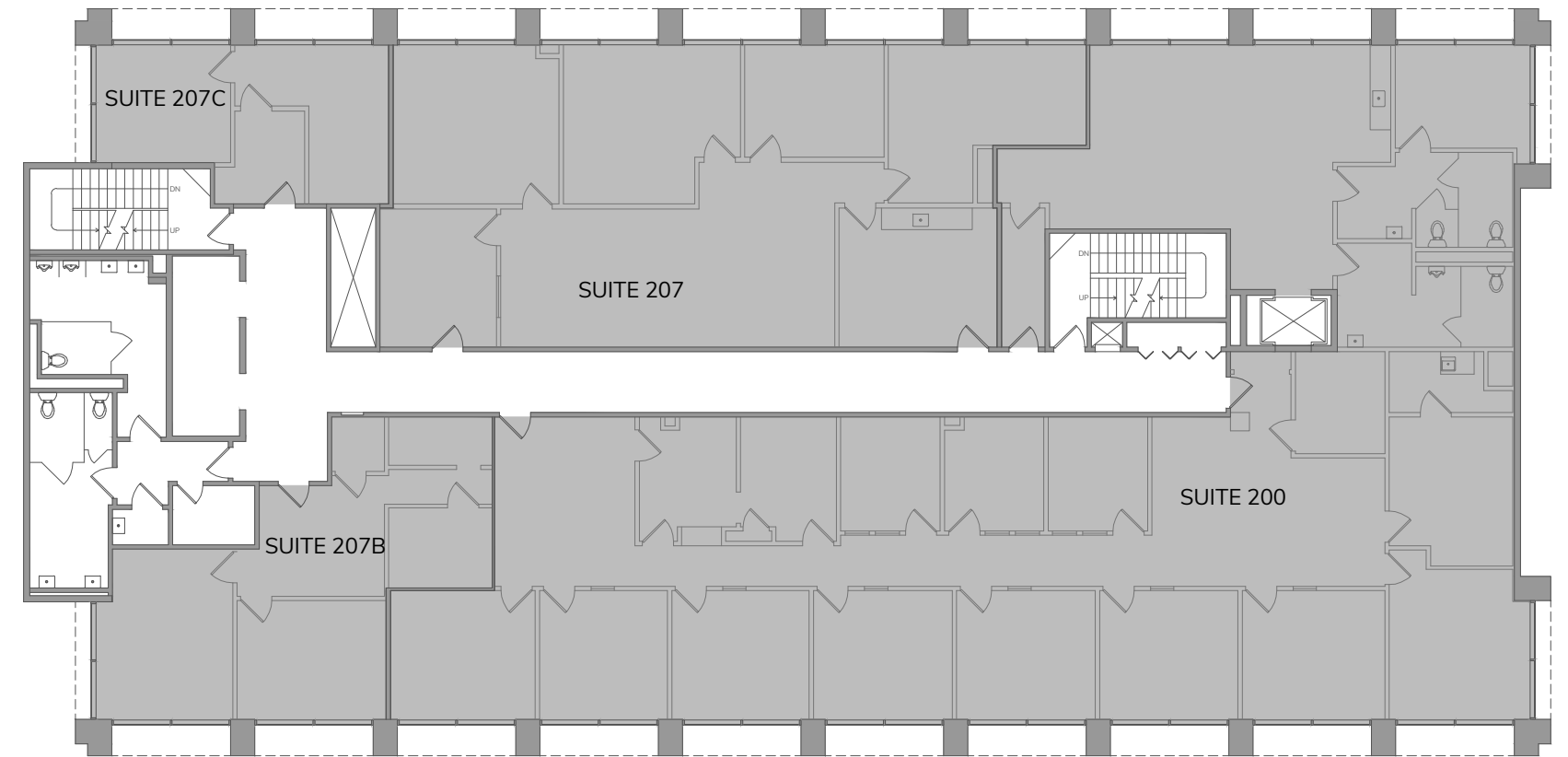
## CREDIT TENANCY

The Property is currently 25% leased to Wells Fargo (NYSE: WFC), one of the largest retail banks in the United States. Wells Fargo is a reputable tenant with a reported net income of \$5.1 billion.

# Floor Plans

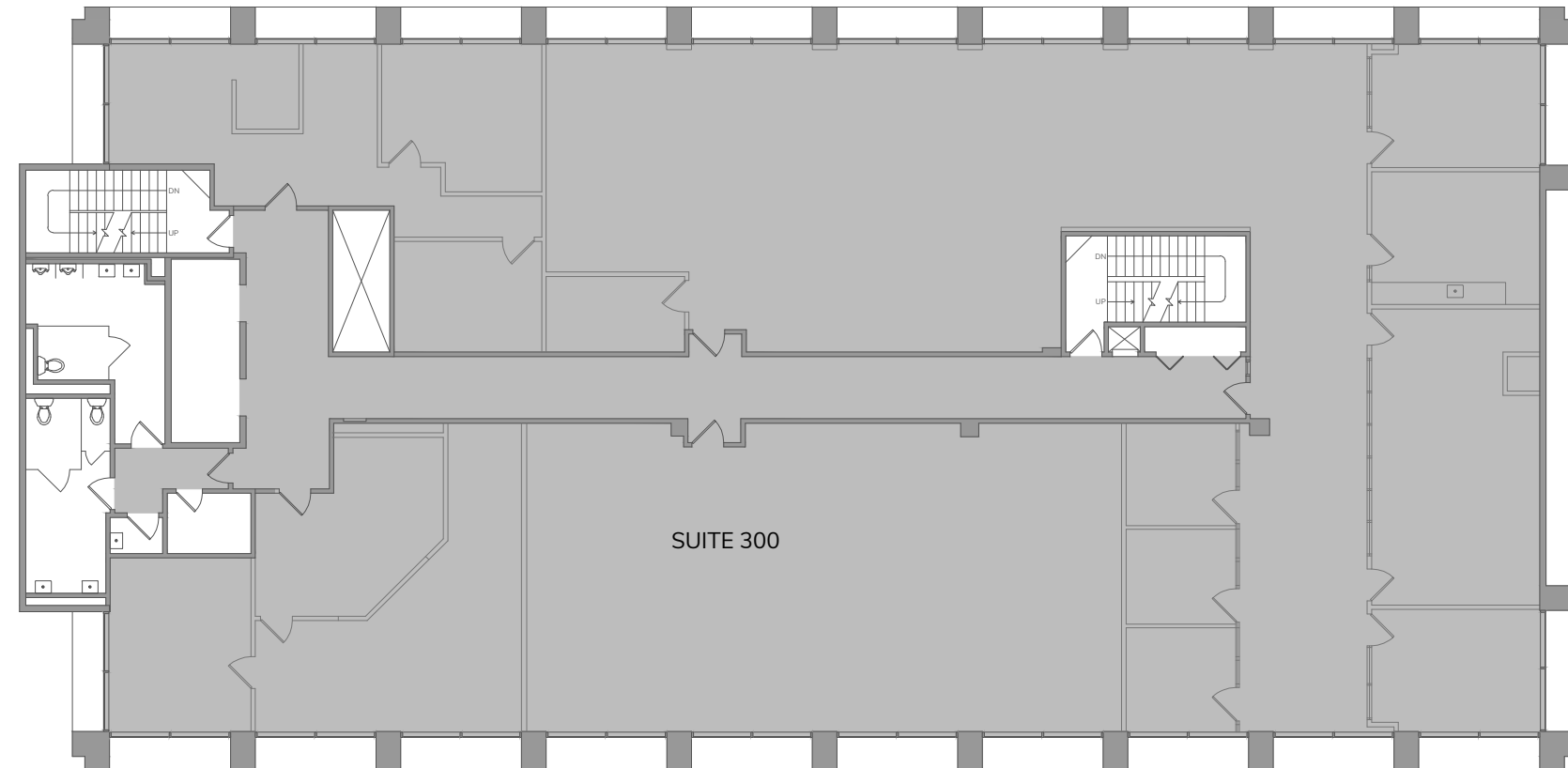


**FLOOR 1**

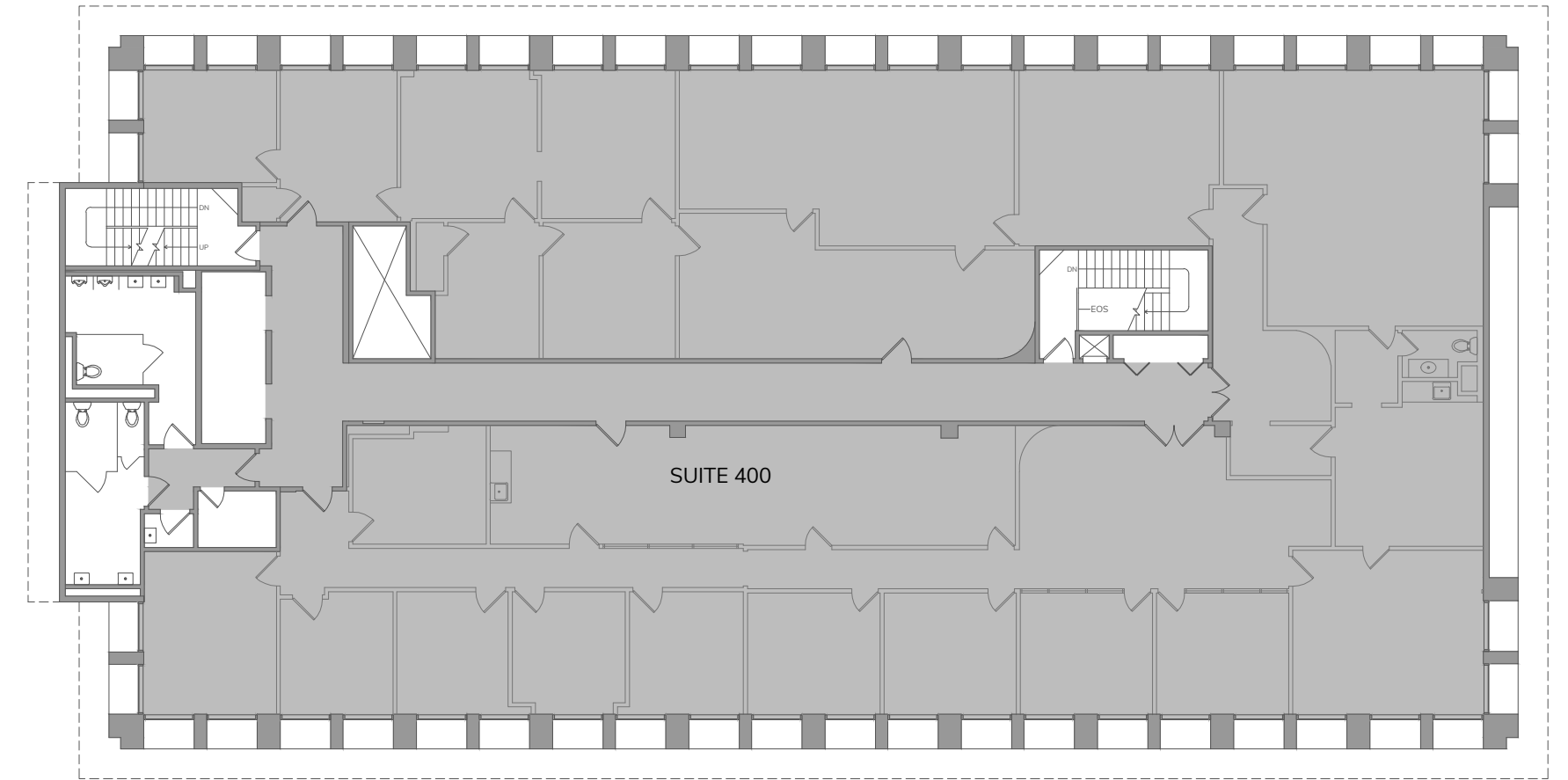


**FLOOR 2**

# Floor Plans

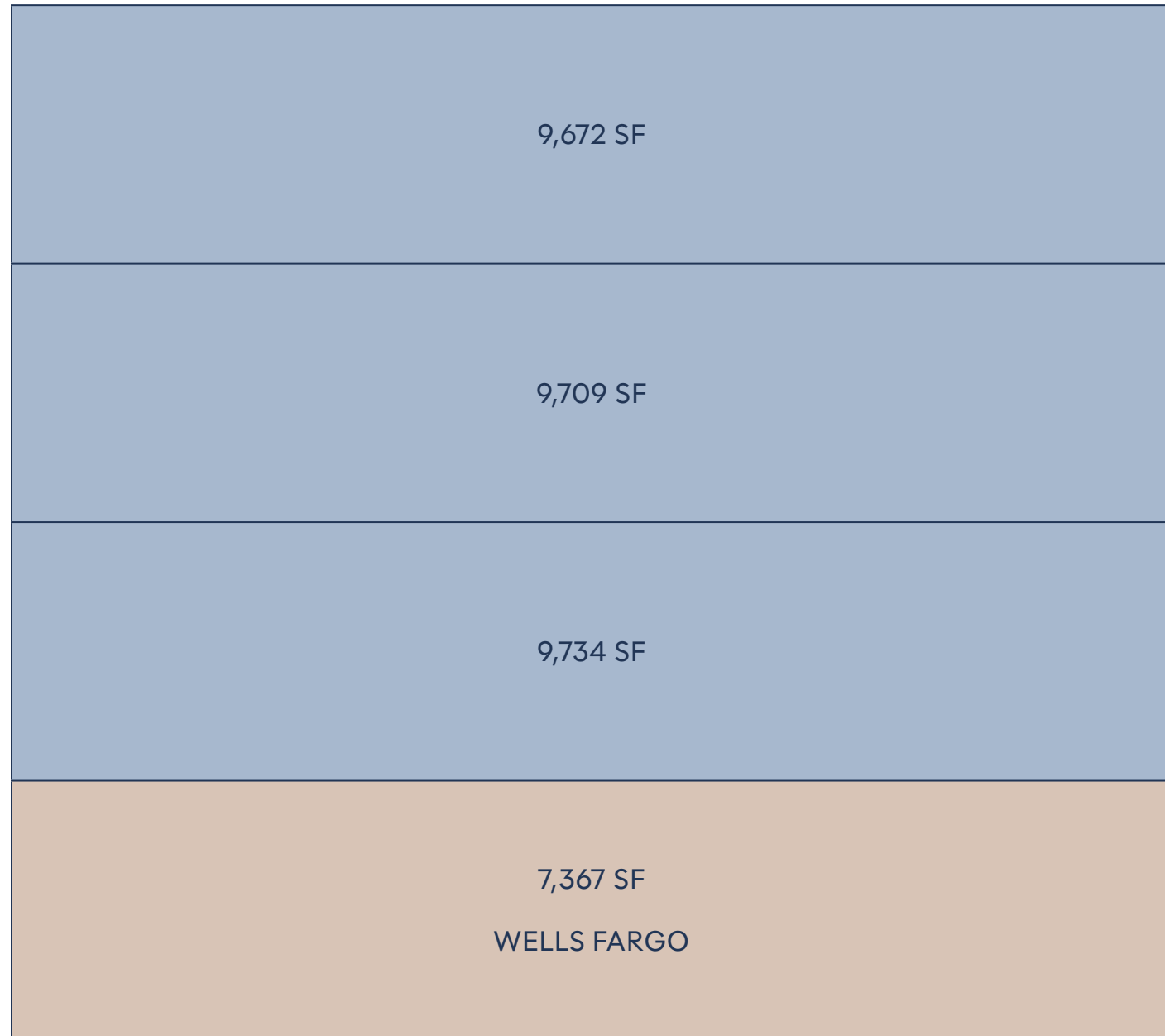


**FLOOR 3**



**FLOOR 4**

# Rent Stack Analysis



**Asking Rent:**  
\$1.65 PSF FSG

**Tenant Improvements:**  
\$25 PSF

Wells Fargo is the current owner-occupier. As such, no lease is currently in place.

**At Closing:** Wells Fargo will execute a new lease as the tenant as a sale-leaseback providing an investor with stable, day-one cash flow from a premier global financial services company.

# Current Tenant



The first floor of 334 W 3rd St is currently leased to Wells Fargo, a top investment grade tenant. Wells Fargo is a stable and attractive tenant being one of the largest retail banks in the United States.

Wells Fargo was founded in 1852 by Henry Wells and William Fargo. Today, the company has large reach with over 7,000 locations and 13,000 ATMs nationwide. The company ranks third in assets and market value, serving one of three households in the United States



**A+**  
CREDIT RATING (S&P)

**AA2**  
CREDIT RATING (MOODY'S)

**1 OF 3**  
HOUSEHOLDS SERVED BY  
WELLS FARGO

# A Premier Location for Financial Services

Downtown San Bernardino is the major government office hub for the County of San Bernardino. 334 W Third is adjacent to all the most significant offices including the Superior Court and District Attorney's Office, creating a dense, daily population of professionals who need convenient banking/retail services.



# San Bernardino

## ONE OF THE LARGEST AFFORDABLE COMMUNITIES IN SOUTHERN CALIFORNIA

The City of San Bernardino is the largest in the County of San Bernardino, with a population of approximately 224,000 individuals. The city is known to be a rich and culturally diverse community and a major transportation hub with access to important national markets. It is a tranquil suburban city that offers approachable neighborhoods for individuals and families looking to move away from high-cost westward cities.



**\$385,000**  
MEDIAN  
HOME VALUE

**\$64,000**  
MEDIAN  
HOUSEHOLD INCOME



## SAN BERNARDINO INTERNATIONAL AIRPORT (SBD)

The region is an economic powerhouse, with a strong presence in logistics, manufacturing, and healthcare. Although SBD is currently only being used for freight purposes, it is perfectly positioned to support growing aviation activity in an increasingly connected world.

# Inland Empire

## ONE OF THE FASTEST-GROWING MARKETS IN CALIFORNIA

The Inland Empire is a rapidly growing region in southern California. The region is an economic powerhouse, with a strong presence in logistics, manufacturing, and healthcare. It has also become a highly desirable and affordable area for individuals or families that are outpriced in Los Angeles.



OVER **4.7M**  
RESIDENTS

PROJECT TO GROW **2X** AS FAST AS THE REST OF CALIFORNIA  
POPULATION EXPECTED TO BE **20% HIGHER** IN 25 YEARS



**5** INTERSTATE AND  
REGIONAL FREEWAYS (I-10,  
I-15, CA-210, AND CA-60)



**2** INTERNATIONAL AIRPORTS INCLUDING THE  
ONTARIO INTERNATIONAL AIRPORT (PASSENGER  
& FREIGHT) AND THE SAN BERNARDINO  
INTERNATIONAL AIRPORT (FREIGHT ONLY)



PROXIMITY TO **#1 & #2** SEA PORTS IN THE  
WESTERN HEMISPHERE, PORTS OF LOS  
ANGELES AND PORTS OF LONG BEACH

# Inland Empire Amenities

## THE INLAND EMPIRE HAS AN ABUNDANCE OF TOP AMENITIES

### ONTARIO MILLS

LOCATED LESS THAN 20 MILES FROM THE 334 W THIRD

Ontario Mills is one of the top shopping destinations in the Inland Empire. It spans over 1.6 million square feet, making it one of the largest outlet malls in the United States. With over 200 stores, Ontario Mills offers a diverse range of retail options, including popular fashion brands, electronics, home goods, and more. The mall also features a variety of dining options, and amenities, providing visitors with a complete shopping experience.



### VICTORIA GARDENS

LOCATED LESS THAN 18 MILES FROM 334 W THIRD

Victoria Gardens is a vibrant outdoor shopping center situated in Rancho Cucamonga, California. With a collection of over 150 stores, including popular fashion brands, boutique shops, and specialty stores, Victoria Gardens provides visitors with a wide range of shopping options. The center also features a diverse selection of dining experiences, from casual eateries to upscale restaurants, as well as a variety of entertainment venues.



### TOYOTA ARENA

LOCATED LESS THAN 20 MILES FROM THE 334 W THIRD

The Toyota Arena is a state-of-the-art entertainment venue that hosts a wide range of events. With a seating capacity of over 11,000, the arena is known for its versatility and ability to accommodate various events, including concerts, sports games, family shows, conventions, and more.



### ONTARIO INTERNATIONAL AIRPORT | ONT

LOCATED LESS THAN 21 MILES FROM THE 334 W THIRD

The Ontario International Airport serves as a major gateway for both domestic and international travelers. Less congested than other major airports in the area, it provides quicker check-in, security, and boarding processes. In addition to passenger services, Ontario International Airport is a crucial cargo hub, supporting the region's robust logistics and distribution industries. The airport's cargo facilities are equipped to handle a vast array of goods, contributing significantly to the local economy.

<b>6.4M</b> PASSENGERS SERVED (2023)	<b>2</b> RUNWAYS	<b>752,199</b> TONS OF CARGO HANDLED (2023)
--	---------------------	---

# Inland Empire Office Overview

Net absorption remained strong through 2025, totaling over 500,000 square feet for the year and surpassing 2024's annual total. The Inland Empire has consistently maintained one of the lowest office vacancy rates in Southern California over the past few years, demonstrating the region's solid market fundamentals. Unlike the region's neighboring coastal markets, IE tenant demand has been less affected by the emergence of hybrid work. Additionally, the IE has a smaller presence of larger publicly traded firms and tech tenants, which continue to face challenges in bringing back employees and have shed more space in urban cores.

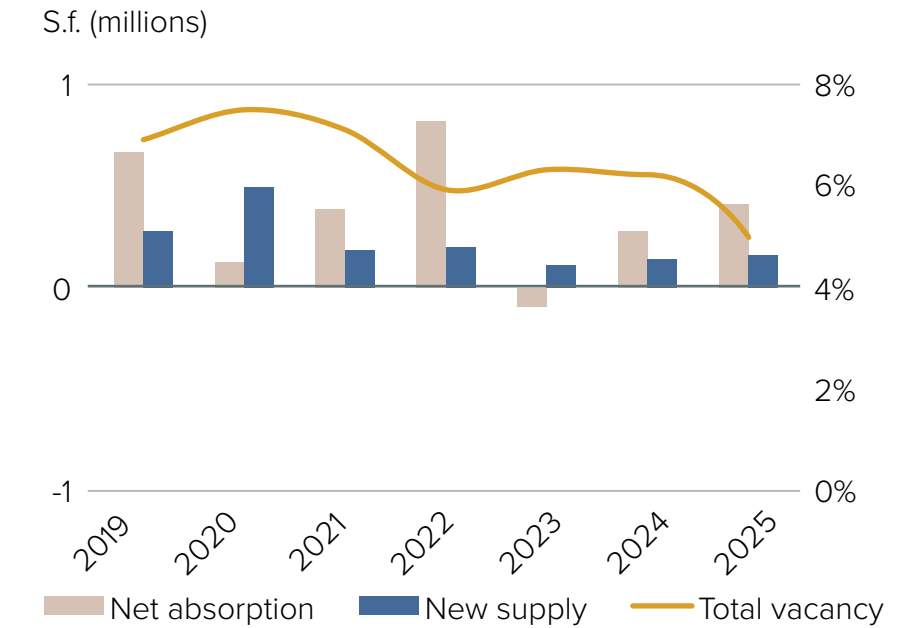
Looking ahead, the Inland Empire is expected to continue outperforming even as economic gains potentially moderate, in line with the rest of the country. The growth in the warehousing and logistics sector is anticipated to decelerate as consumer spending cools off and consumers remain cautious due to economic and geopolitical uncertainties. Healthcare will continue to drive job growth, aligned with above-average population growth. Unlike many parts of California, the affordability and employment opportunities in the IE continue to attract new residents from both within the state and beyond. Expected population growth will ensure not only increased demand but also a sufficient labor supply.

THE INLAND EMPIRE HAS THE LOWEST OFFICE VACANCY RATE AMONG THE 50 LARGEST U.S. MARKETS, AT JUST 4.7% IN Q1 2026. THIS DEMONSTRATES THE REGION'S STRONG RECOVERY DESPITE ONGOING ECONOMIC UNCERTAINTIES NATIONWIDE.

LIMITED NEW CONSTRUCTION HAS KEPT OFFICE SUPPLY TIGHT IN THE INLAND EMPIRE, WITH MOST DEVELOPMENT ACTIVITY CONCENTRATED IN MEDICAL OFFICE BUILDINGS.



## HISTORICAL TRENDS



Fundamentals		Forecast
YTD net absorption	398,000 s.f.	▶
Total vacancy	4.8%	▶
Class A direct asking rent	\$2.85 p.s.f.	▶
Overall direct asking rent	\$2.50 p.s.f.	▶
Concessions	Flat	▶
Under construction	180,000 s.f.	▼

# 334 W THIRD



## OFFICE INVESTMENT ADVISORY

---

### JEFFREY BRAMSON

Senior Managing Director  
+1 310 407 2147  
jeffrey.bramson@jll.com  
CA Lic. #02173278

### ANDREW HARPER

Managing Director  
+1 310 407 2139  
andrew.harper@jll.com  
CA Lic. #01319640

### WILL POULSEN

Senior Director  
+1 310 407 2167  
william.poulsen@jll.com  
CA Lic. #02043184

### JACOB MOLLOY

Associate  
+1 310 595 3619  
jacob.molloy@jll.com  
CA Lic. #02162044

### WILL ONEIL

Analyst  
+1 949 683 1728  
will.oneil@jll.com  
CA Lic. #02338896

## BROKERAGE

---

### KEVIN BENDER

Executive Managing  
Director  
+1 213 239 6188  
kevin.bender@jll.com  
CA Lic. #01203213

### KATIE DONOHUE

Managing Director  
+1 213 239 5914  
katie.donohue@jll.com  
CA Lic. #01459582

## LOCAL EXPERT

---

### MARK MCADAMS

Vice President  
+1 949 874 3501  
mark.mcadams@jll.com  
CA Lic. #0831795

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of 334 W Third to market it for sale. Information concerning the Property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.