

INDUSTRIAL FOR SALE / LEASE

436 N. MOUNT VERNON AVE

San Bernardino, CA 92411



DETAILS

SALE PRICE: \$729,000.00
LEASE RATE: \$1.40 PSF/MO.

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire

BUILDING DATA

TOTAL BUILDING SF: ±1,800 SF
LOT SIZE: YEAR BUILT: ±0.39 Acres
1958

LISTING DATA

AVAILABLE SF: ±1,800 SF
-

PROPERTY OVERVIEW

This approximately ±1,800 square foot building was constructed in 1958. Last utilized as a contractor's storage yard, this versatile space features a convenient roll-up door, a full restroom with a shower, and dedicated areas for storage and office use. Situated on a corner lot measuring approximately ±0.39 acres at the intersection of West Kingman Street and North Mount Vernon Avenue.

Zoned: (SP-PP) **Paseo Las Placitas Specific Plan** zoning to be equivalent to "Commercial General (CG-3): designed to create a unique mixed-use area featuring Latin American character and a Cinema Complex; it also permits various commercial, retail, office, and mixed-use development. With this zoning, this space invites a multitude of possibilities.

NOTE: The property will be impacted by the San Bernardino County Transit Authority (SBCTA) Mt. Vernon bridge project over the next ±48 months, but will retain full accessibility on West Kingman Street

Disclaimer: Buyer/Lessee to investigate all aspects of the property, e.g. condition, allowable uses, zoning, and surrounding area to their own satisfaction prior to completing a purchase or lease.

PROPERTY HIGHLIGHTS

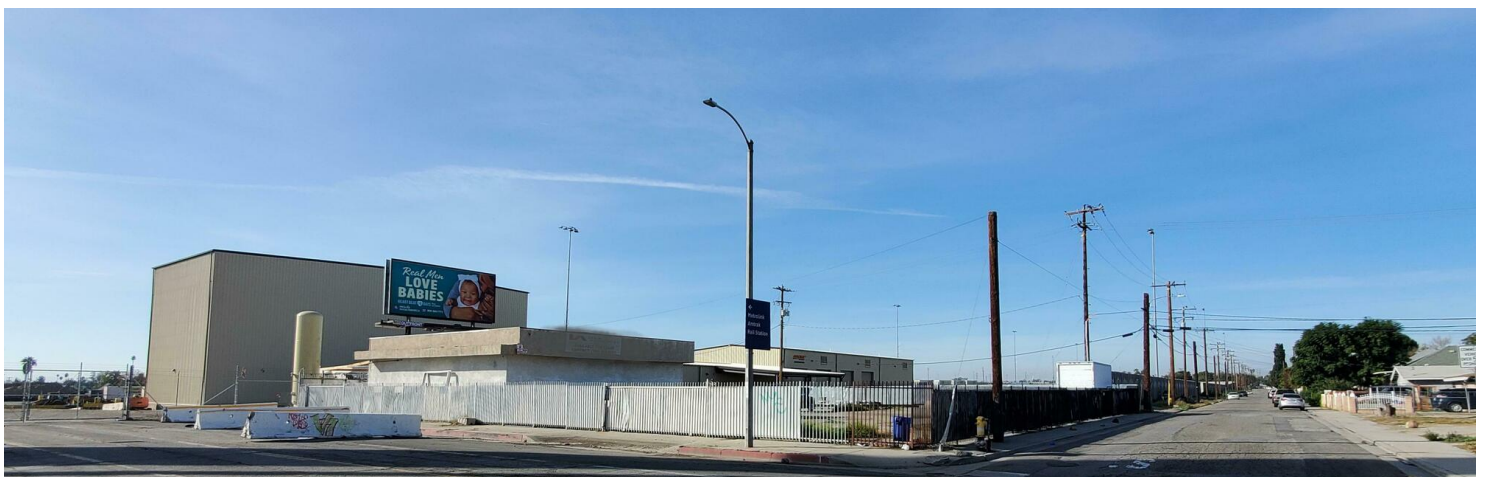
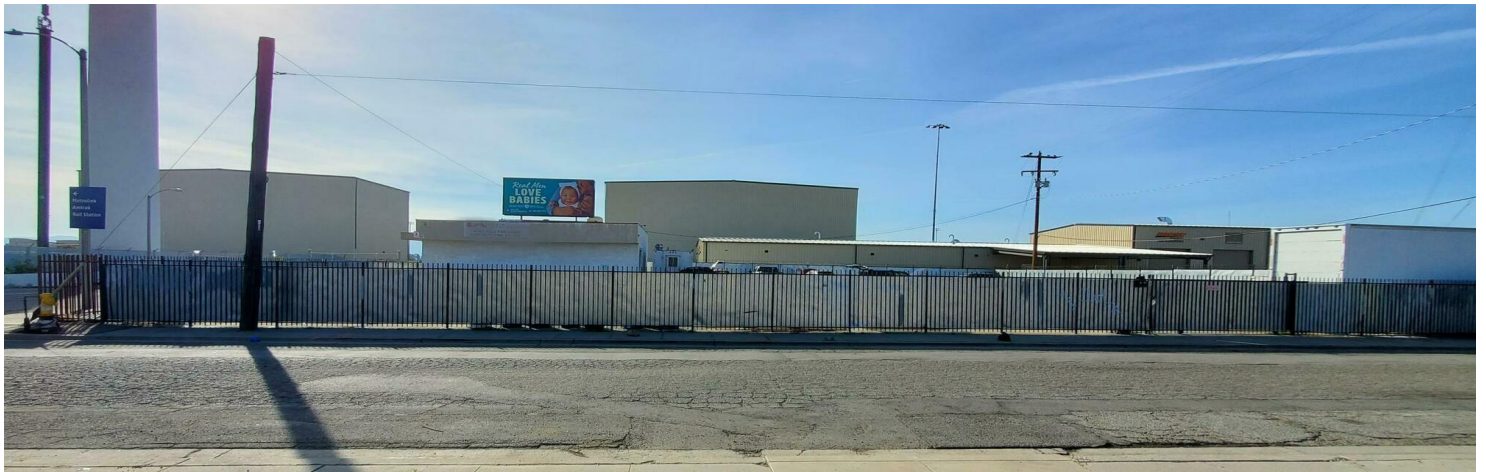
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



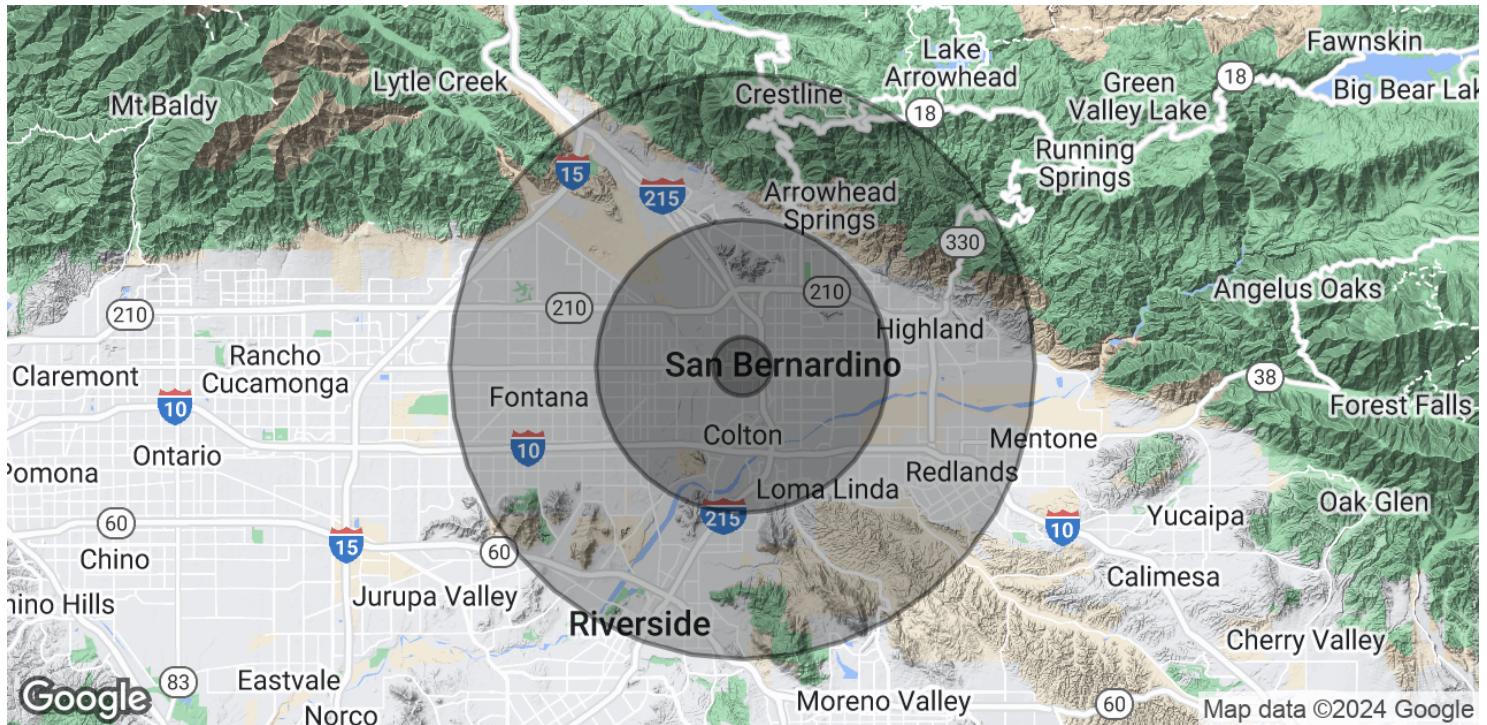
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	16,359	377,604	899,885
Average Age	31.5	30.8	32.1
Average Age (Male)	31.7	29.9	31.0
Average Age (Female)	31.1	31.6	33.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,725	110,876	265,362
# of Persons per HH	3.5	3.4	3.4
Average HH Income	\$43,035	\$60,094	\$72,824
Average House Value	\$175,596	\$241,226	\$287,510

2020 American Community Survey (ACS)

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	3-5 Years Preferred
Total Space:	1,800 SF	Lease Rate:	\$1.40 PSF/Month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
436 N. Mount Vermont	Available	1,800 SF	Modified Gross	\$1.40 SF/month	-

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