

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.

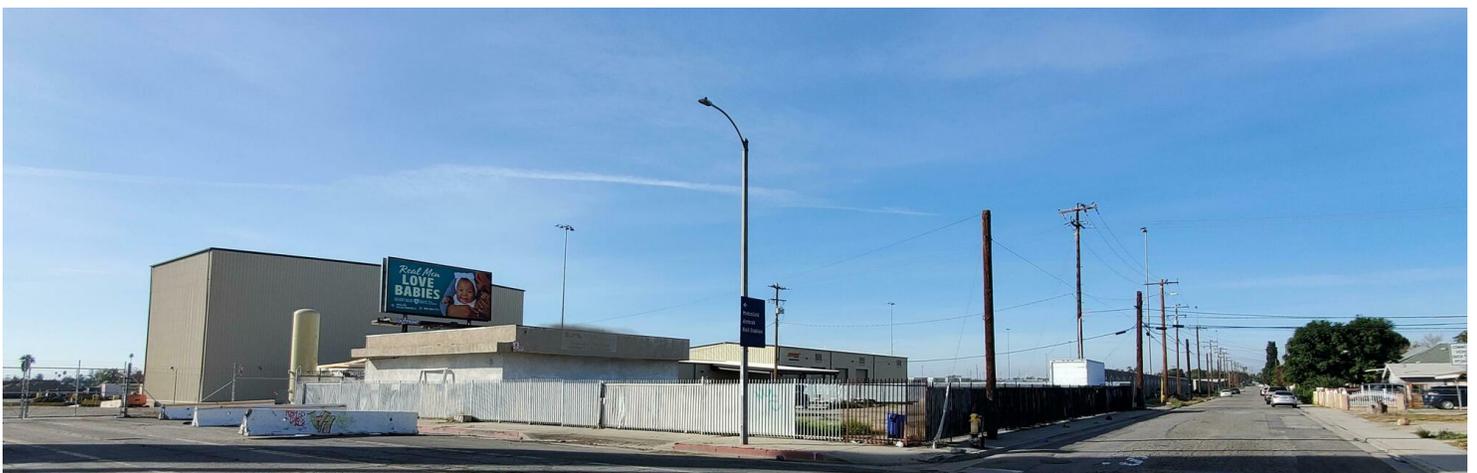
PROPERTY HIGHLIGHTS

- APN 0138-182-19, 20, 21-0000

Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

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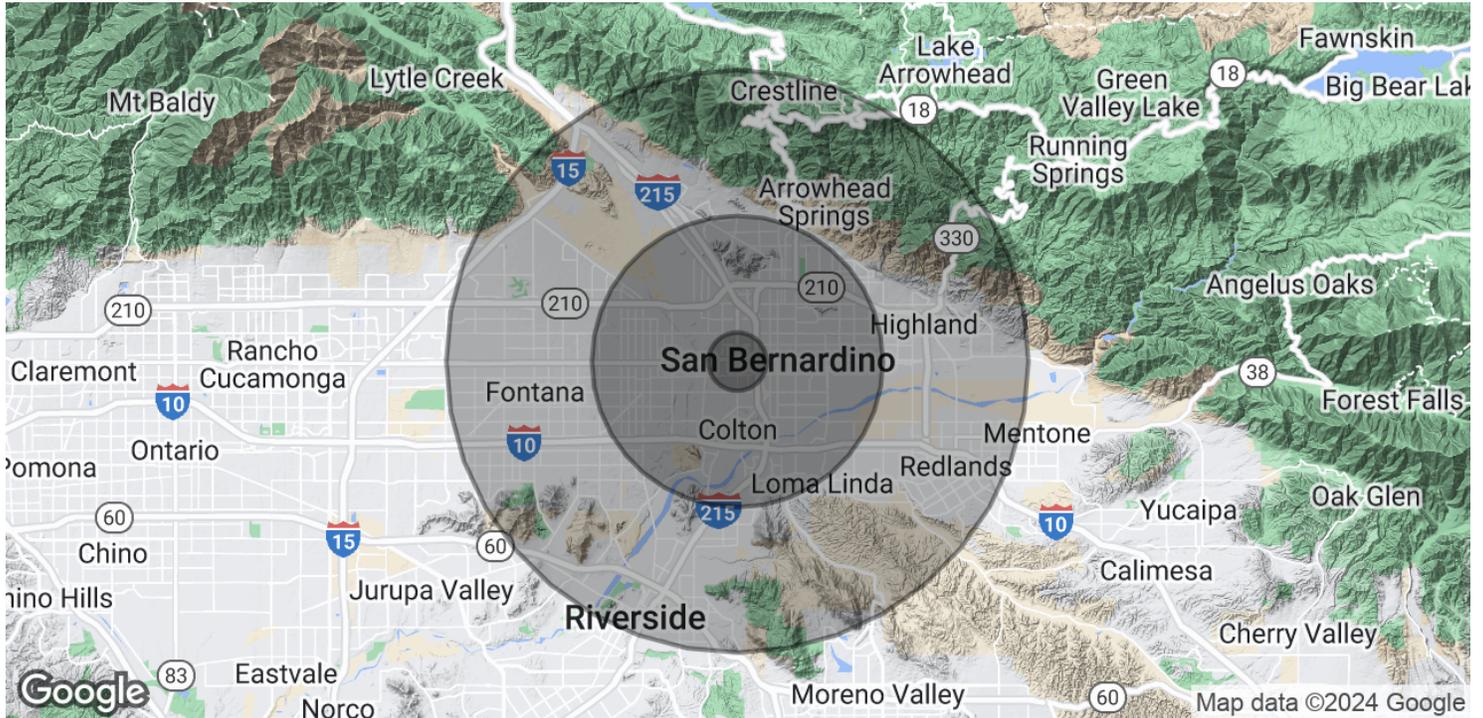
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	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	16,359	377,604	899,885
Average Age	31.5	30.8	32.1
Average Age (Male)	31.7	29.9	31.0
Average Age (Female)	31.1	31.6	33.2
HOUSEHOLDS & INCOME			
Total Households	4,725	110,876	265,362
# of Persons 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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