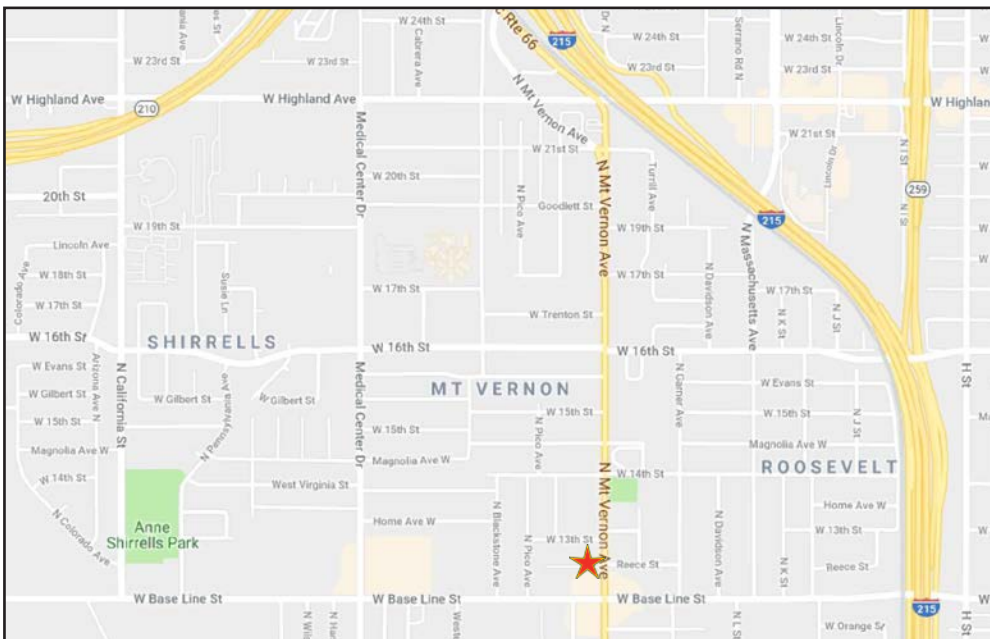
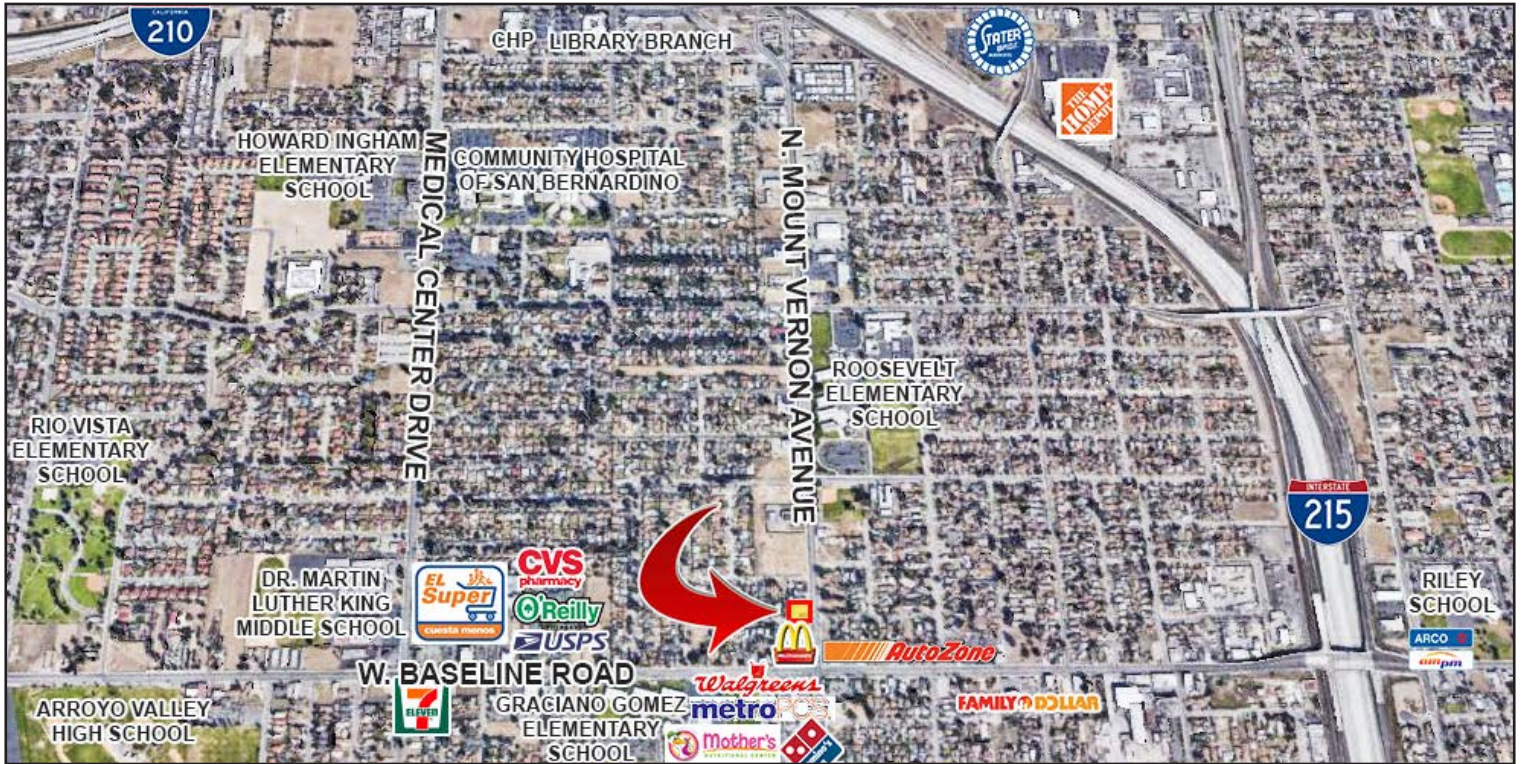


N. MOUNT VERNON AVENUE RETAIL PAD

1268 N. Mount Vernon Avenue, San Bernardino, CA



AREA:

- 12,163± SF Vacant Land
- APN: 143-181-53
- Aggressive Rate

DESCRIPTION:

- Zoned Commercial Mixed

USES:

- Ideal for drive thru restaurant or convenience oriented retail
- Broad range of allowed uses - contact broker for details

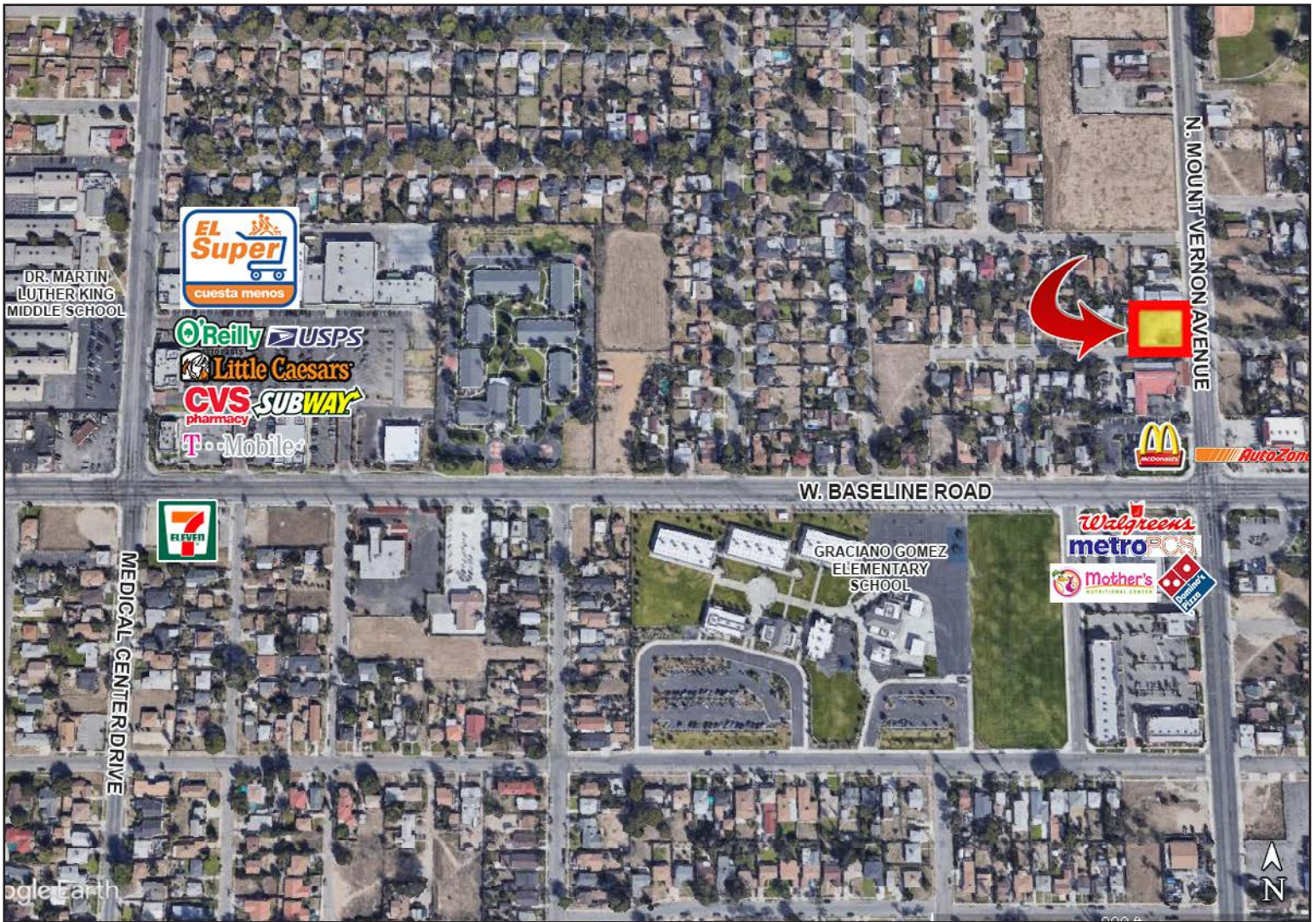
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www.WestMarCRE.com
WestMar Commercial Real Estate



- AREA:** ■ 12,163± SF Vacant Land ■ APN: 143-181-53 ■ Zoned Commercial Mixed ■ Drive Thru Restaurant or Convenience Store/Retail

Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	24,484	158,779	370,890
2023 Population (Projected)	25,303	164,057	384,117
Daytime Employee Population	5,280	49,350	113,903
Average Household Income	\$43,790	\$47,229	\$52,986

Traffic Counts

Source: CoStar 2018	ADT
W. Olive Street at N. Mount Vernon Avenue	23,941
N. H Street at W. 13th Street	25,120
I-215 at W. Baseline Road	115,000

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