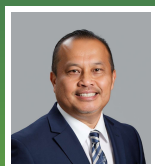


1268

N MOUNT VERNON AVE
SAN BERNARDINO, CA 92411

For Sale or Lease



Henry Liu, CCIM
MANAGING DIRECTOR |
PRINCIPAL
626.705.3509
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CalDRE #01104611



SUBJECT
Property





SUBJECT
Property



SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

For Sale or Lease
Open to all Options
(Cell Tower not Included)

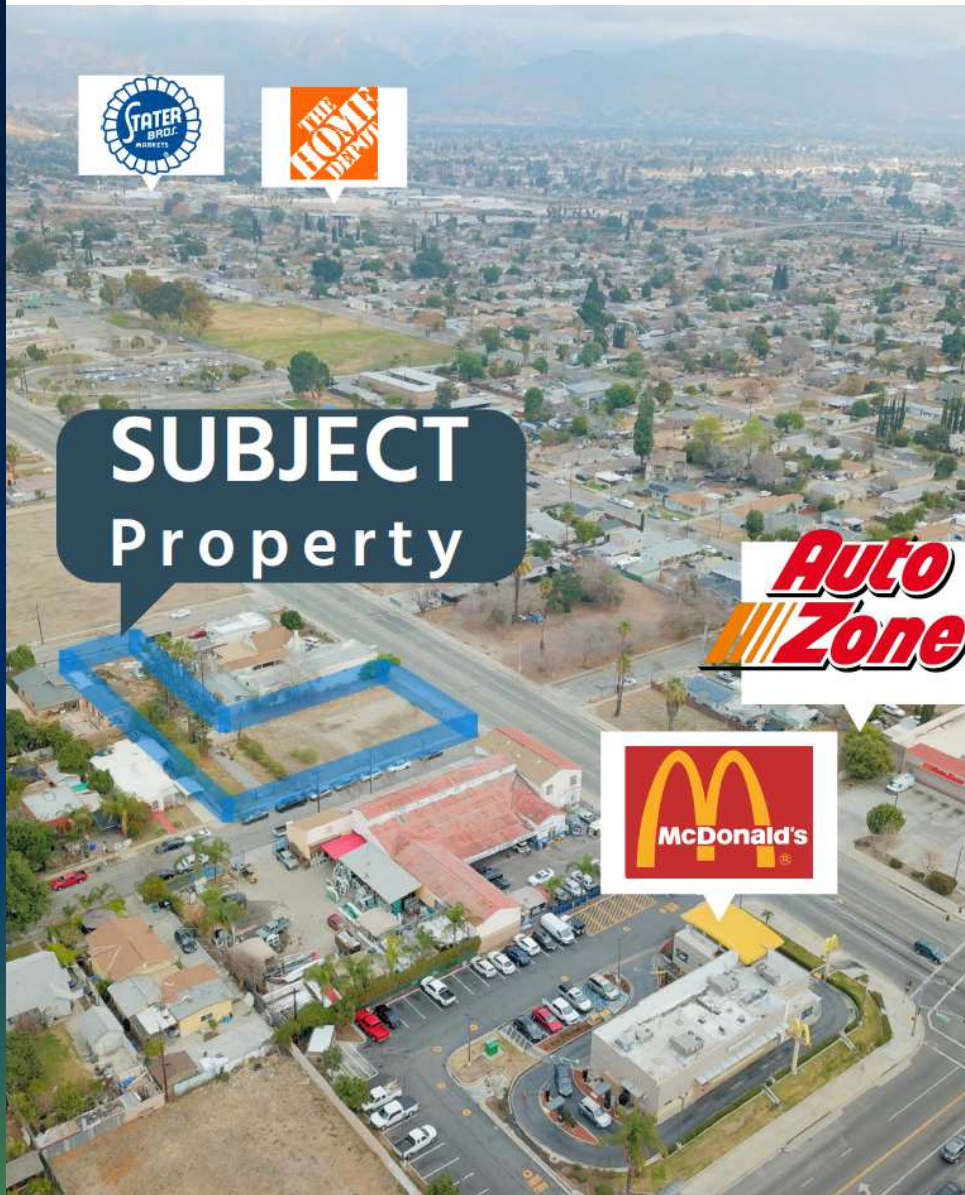
PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price: (Open to Offers)
Lot Size: 24,045 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	566	1,879	5,967
Total Population	2,140	7,271	23,094
Average HH Income	\$69,556	\$71,394	\$71,987

Property Description



PROPERTY DESCRIPTION

For Sale or Lease
Open to all Options
(Cell Tower not Included)

LOCATION DESCRIPTION

1268 N Mt Vernon Ave is a 24,045 SF prime corner parcel zoned CG-1 (Commercial General-1), allowing for retail, fast food, and various commercial uses. Situated on a high-traffic corridor, this site offers excellent visibility, strong frontage, and easy access, making it an ideal location for national or local retailers, drive-thru restaurants, or mixed-use development. A prime investment opportunity for developers or owner-users looking to capitalize on a growing commercial district.

Additional Photos





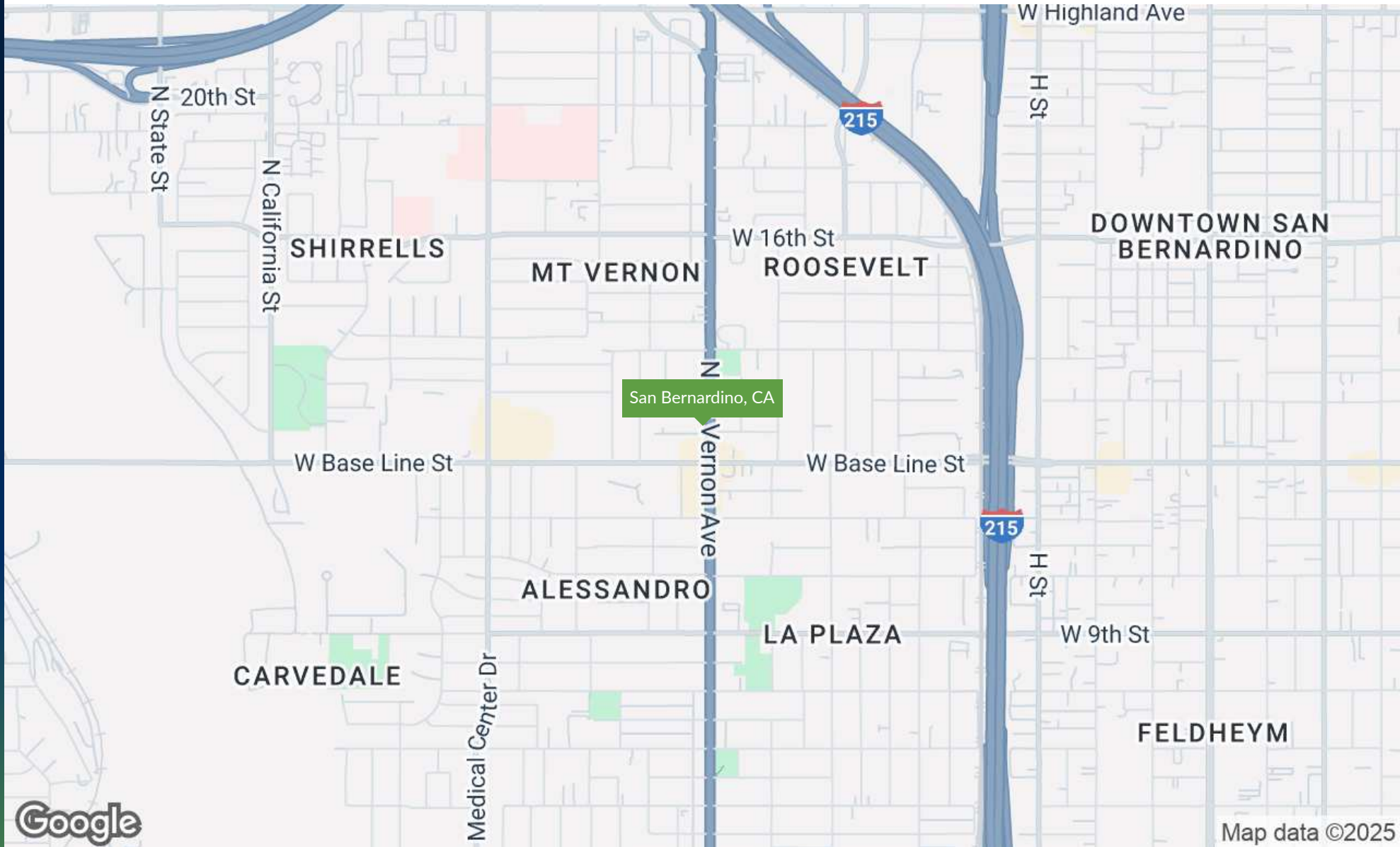
SUBJECT
Property



SECTION 2

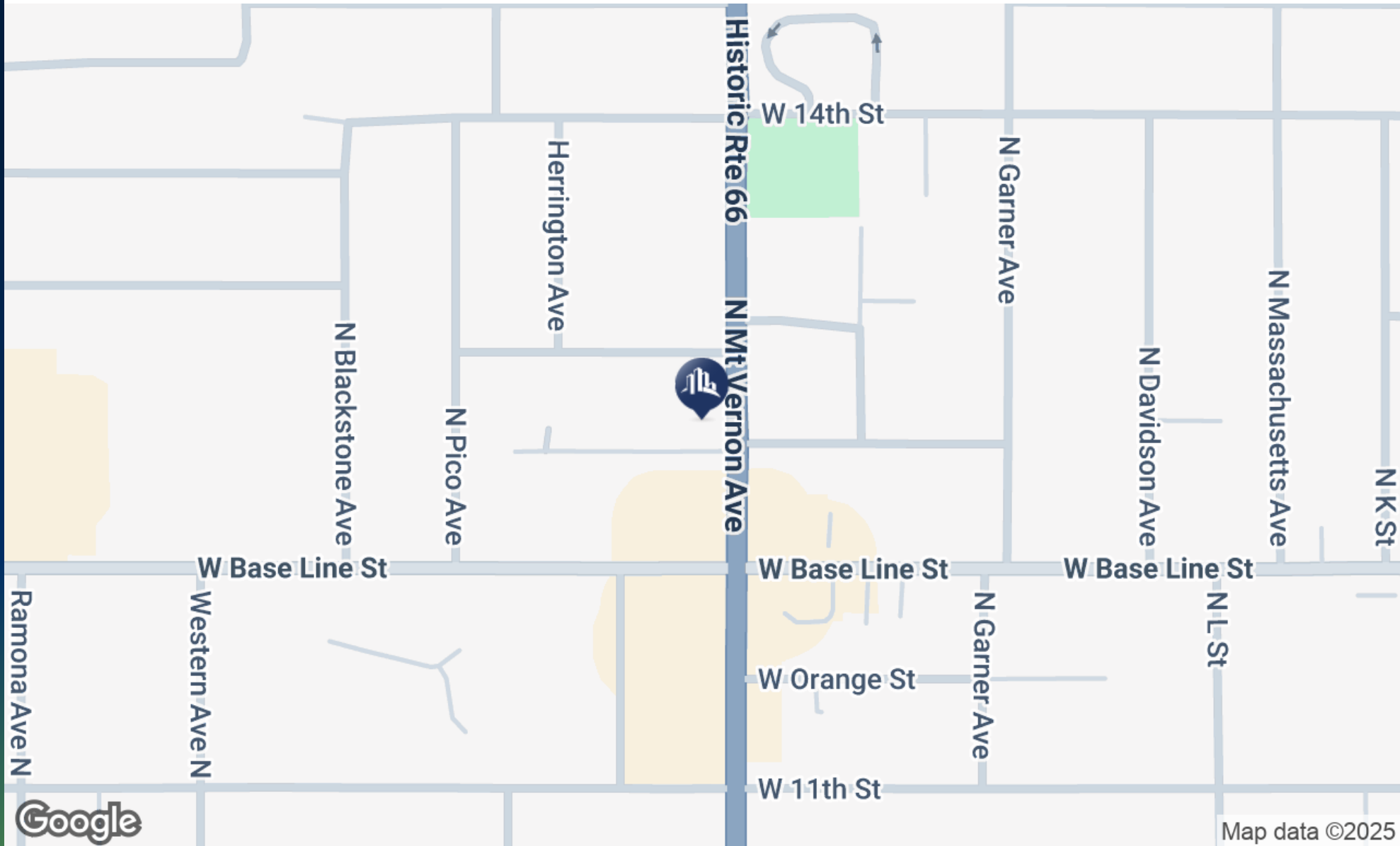
LOCATION INFORMATION

Regional Map

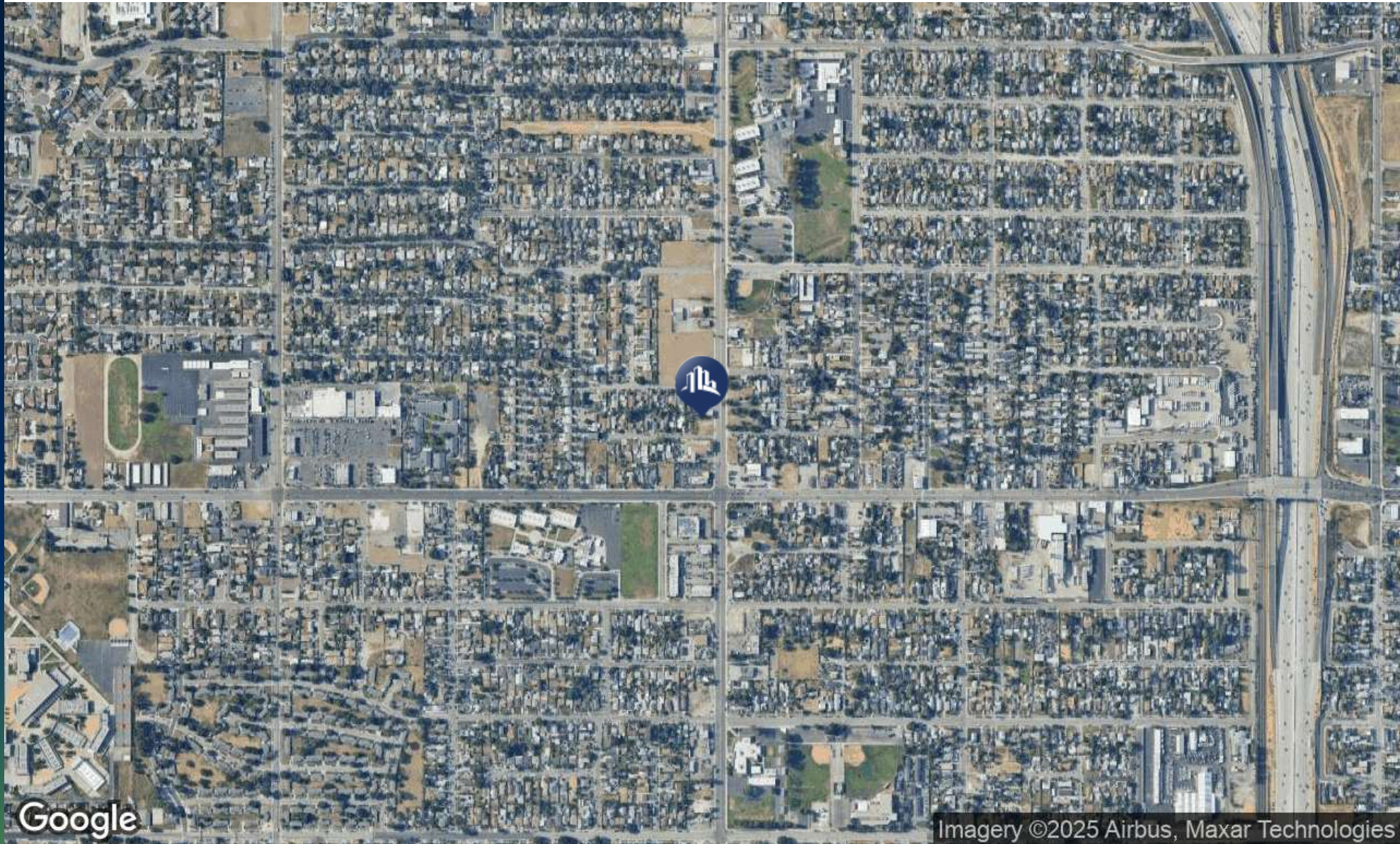


Map data ©2025

Location Map



Aerial Map





SUBJECT
Property



SECTION 3

DEMOGRAPHICS

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,140	7,271	23,094
Average Age	34	34	34
Average Age (Male)	33	33	33
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	566	1,879	5,967
# of Persons per HH	3.8	3.9	3.9
Average HH Income	\$69,556	\$71,394	\$71,987
Average House Value	\$336,990	\$344,827	\$340,073

Demographics data derived from AlphaMap

