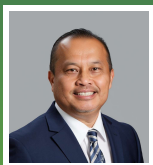


2342

DEL ROSA AVENUE NORTH
SAN BERNARDINO, CA 92404

For Lease
Permits Auto/Truck Sales and
Vehicle leasing



Henry Liu, CCIM
MANAGING DIRECTOR |
PRINCIPAL
626.705.3509
henry.liu@sperrycga.com
CalDRE #01104611



SECTION 1

PROPERTY INFORMATION

DEL ROSA AVENUE

HIGHLAND AVENUE

CHUZE
FITNESS

Jack
in the box



WELLS
FARGO

CITIZENS
FIRST BANK

Carl's Jr.



CVS



H&R
BLOCK

El Burrito
Loco

**SUBJECT
PROPERTY**

17,971 SF
(0.41 AC)

43,894 SF
(1.01 AC)

Property Summary



PROPERTY DESCRIPTION

Zoning: (Permits Auto/Truck Sales and Vehicle leasing)

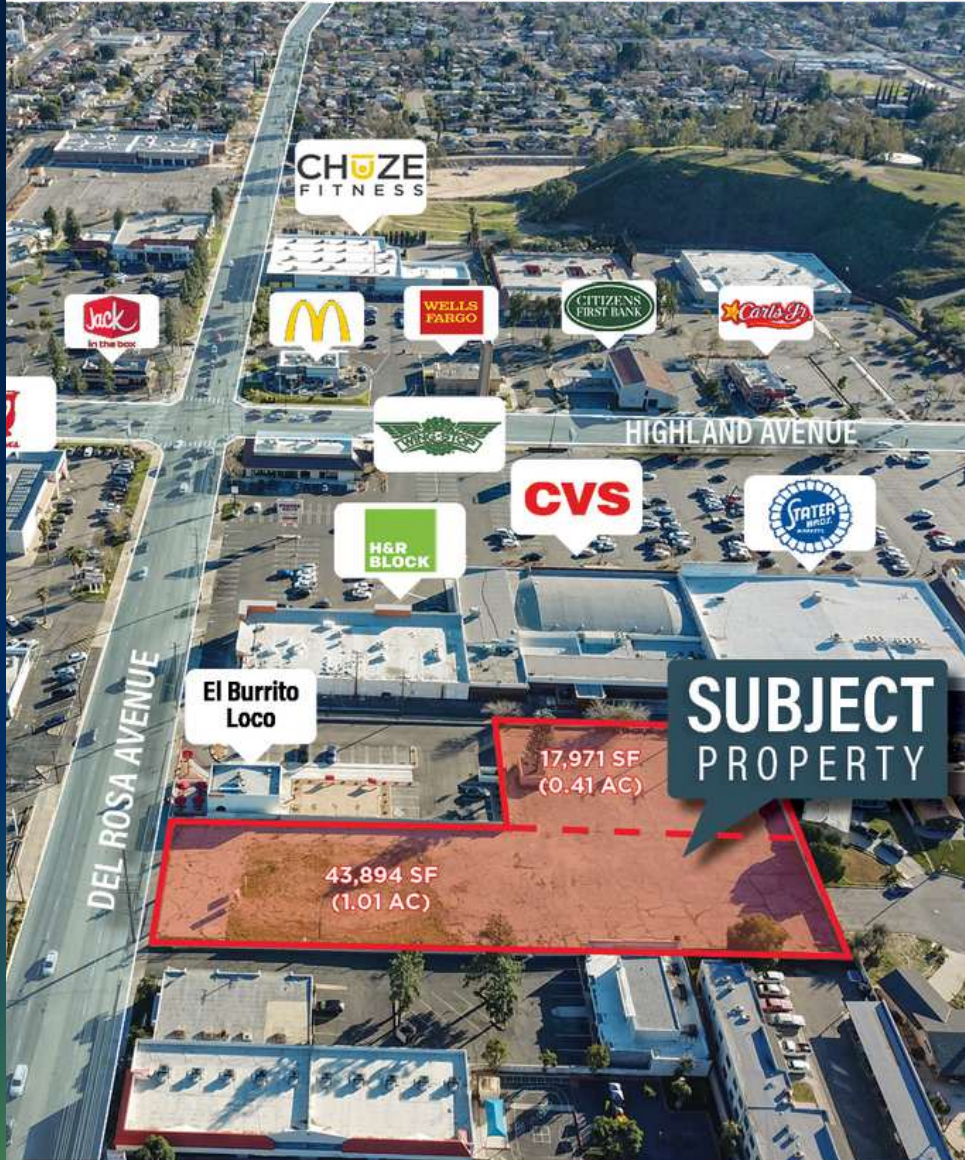
Lot Size: 61,531 SF (1.41 AC)

OFFERING SUMMARY

For Lease:	\$0.15 Price/SF
Lot Size:	61,531 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	587	1,805	7,490
Total Population	1,921	6,202	26,724
Average HH Income	\$64,524	\$69,768	\$71,682

Property Description



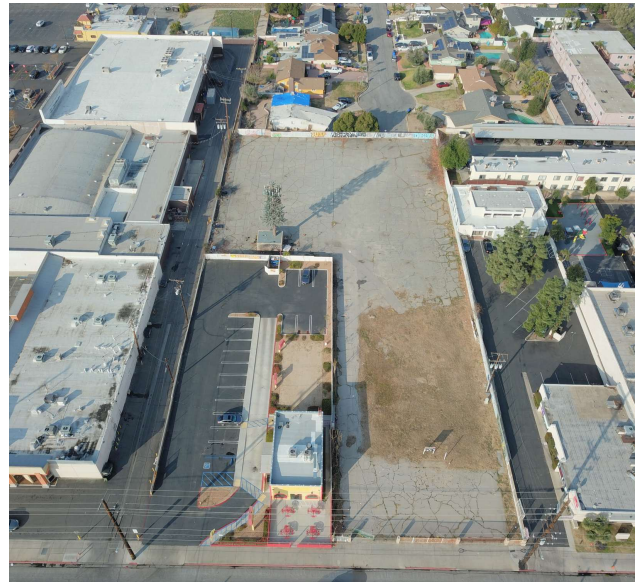
PROPERTY DESCRIPTION

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

LOCATION DESCRIPTION

This 61,865 square foot property, located at 2342-2354 Del Rosa Ave in San Bernardino, CA 92404, is zoned CG-1, offering excellent opportunities for retail or fast food restaurant development. The property is strategically situated in a high-traffic area, making it ideal for businesses seeking visibility and accessibility. With ample space for various commercial uses, this location is perfect for a wide range of retail or food service ventures looking to capitalize on the growing demand in the area. The zoning allows for flexible development options, making it a valuable investment for any entrepreneur or business looking to establish a presence in the vibrant San Bernardino market.

Additional Photos



SECTION 2

LOCATION INFORMATION

DEL ROSA AVENUE

HIGHLAND AVENUE

CHUZE
FITNESS

Jack
in the box

Walgreens

McDonald's

WELLS
FARGO

CITIZENS
FIRST BANK

Carl's Jr.

WINGSTOCK

CVS

SPERRY
BROS.

H&R
BLOCK

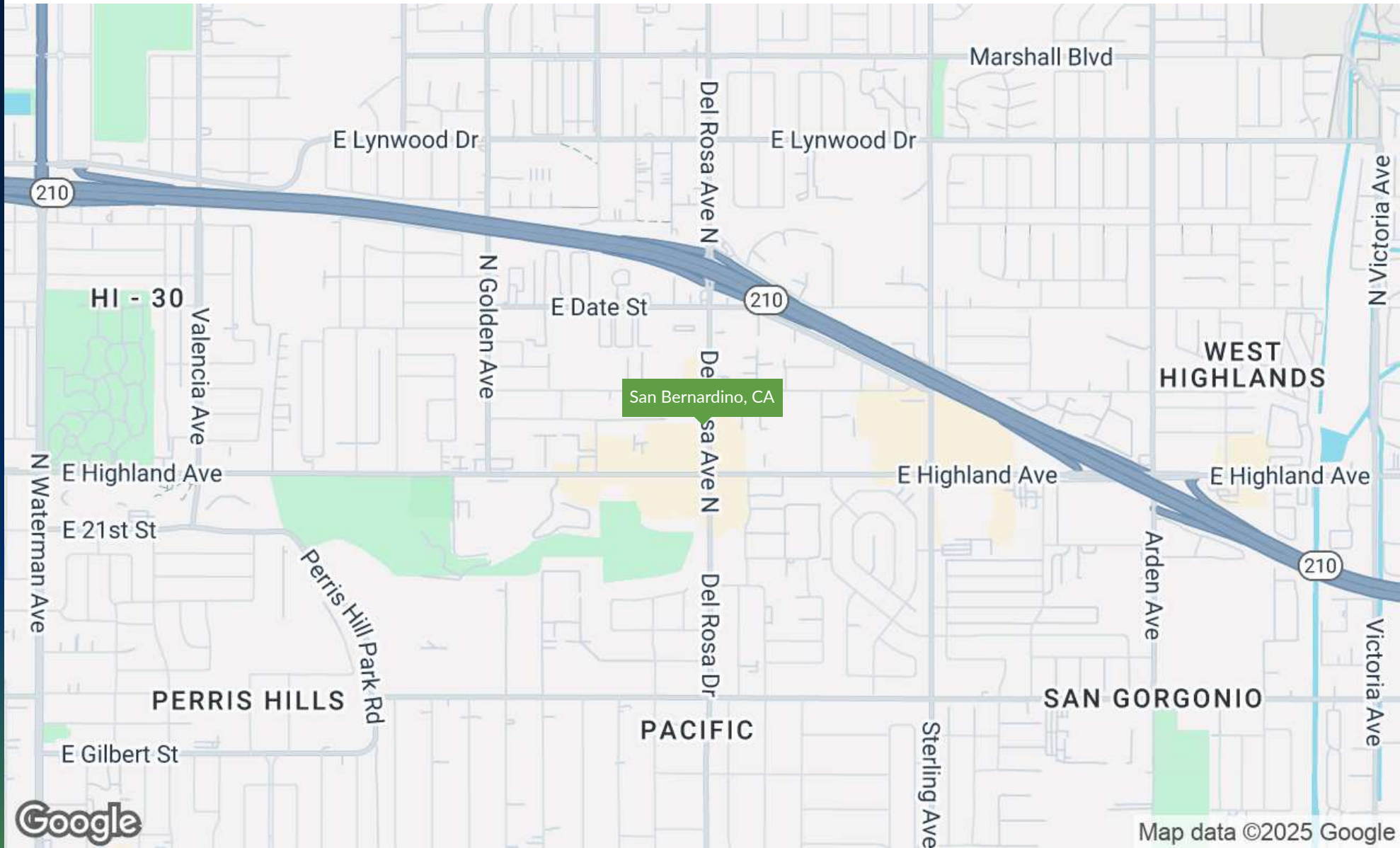
El Burrito
Loco

**SUBJECT
PROPERTY**

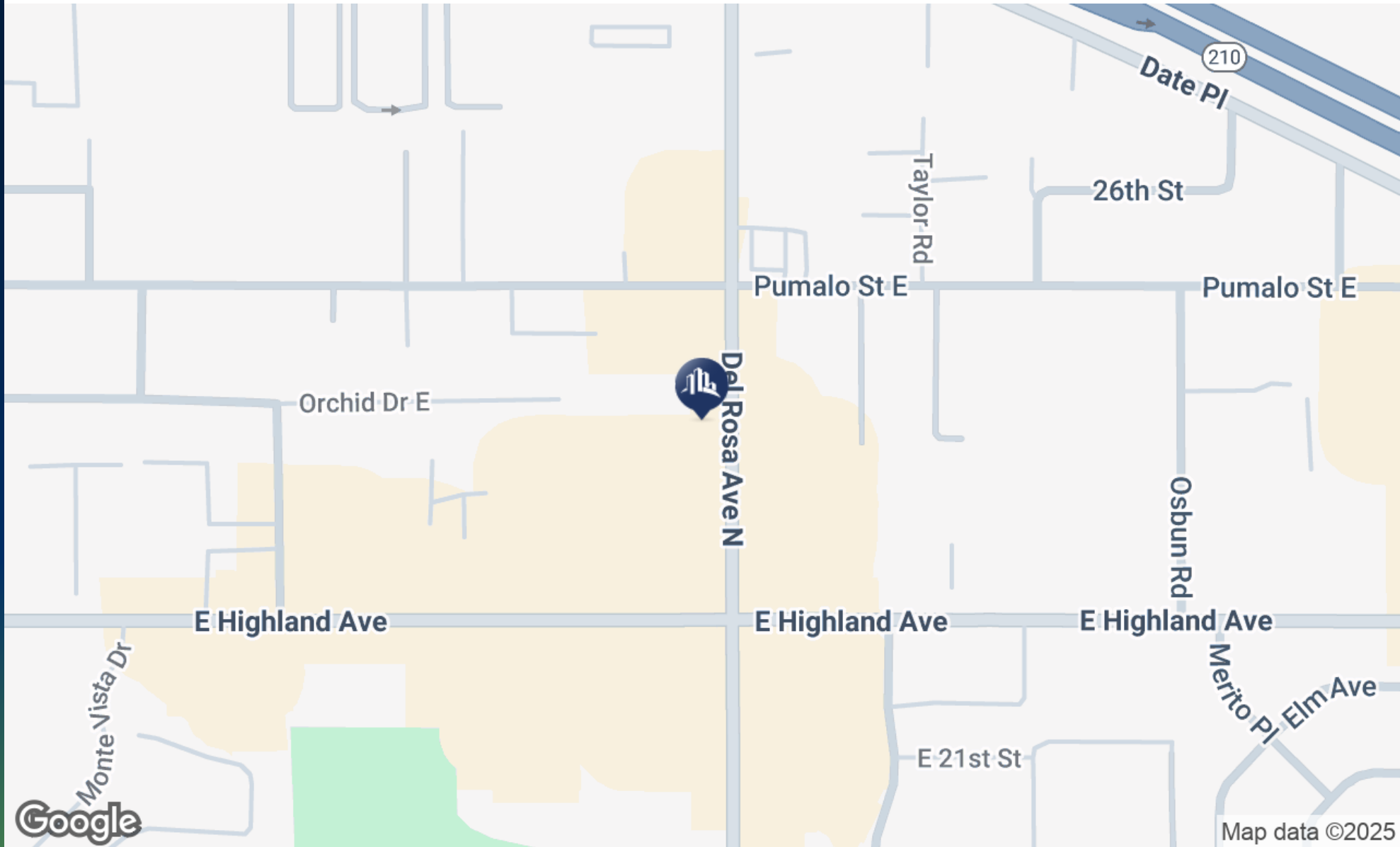
17,971 SF
(0.41 AC)

43,894 SF
(1.01 AC)

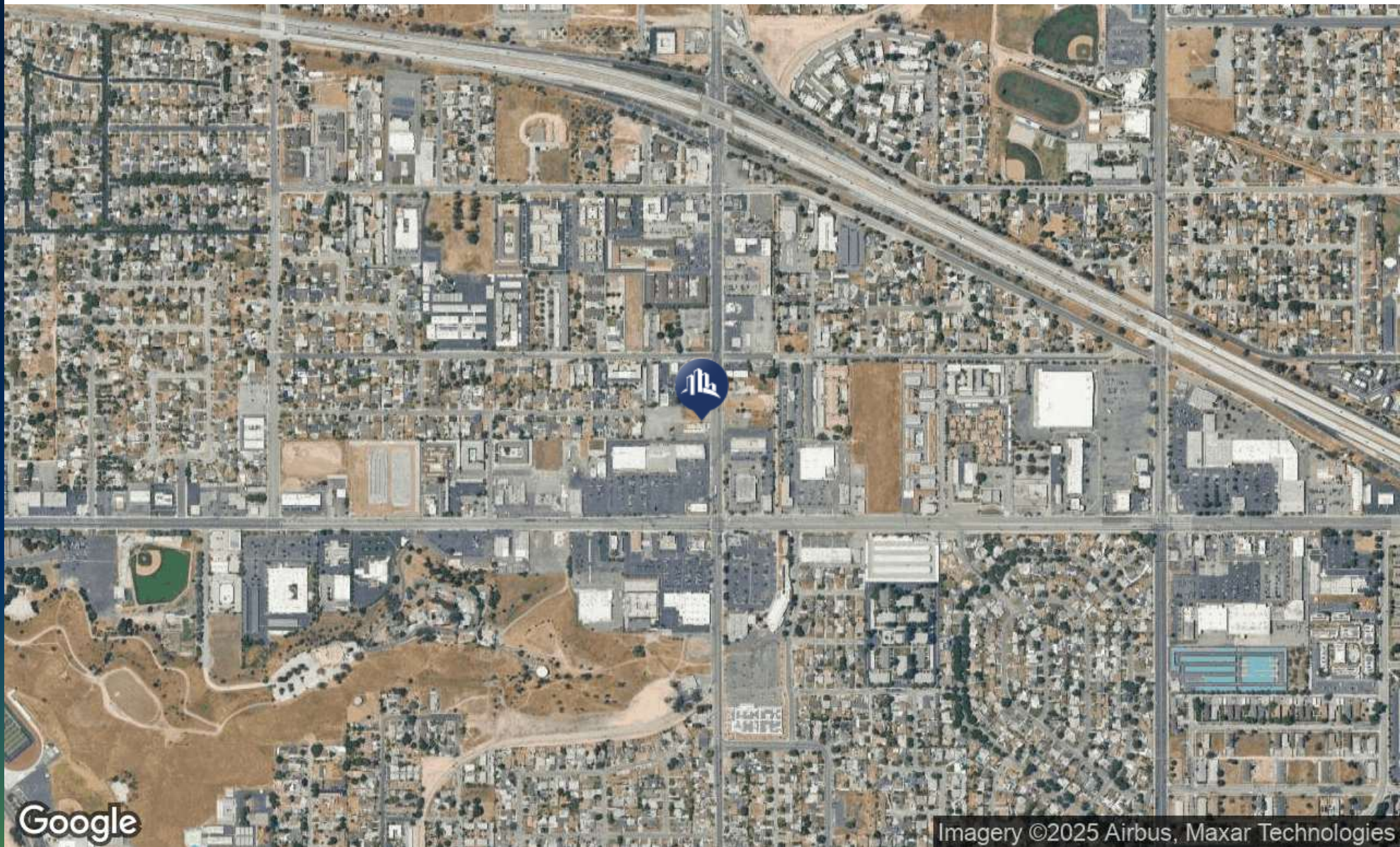
Regional Map



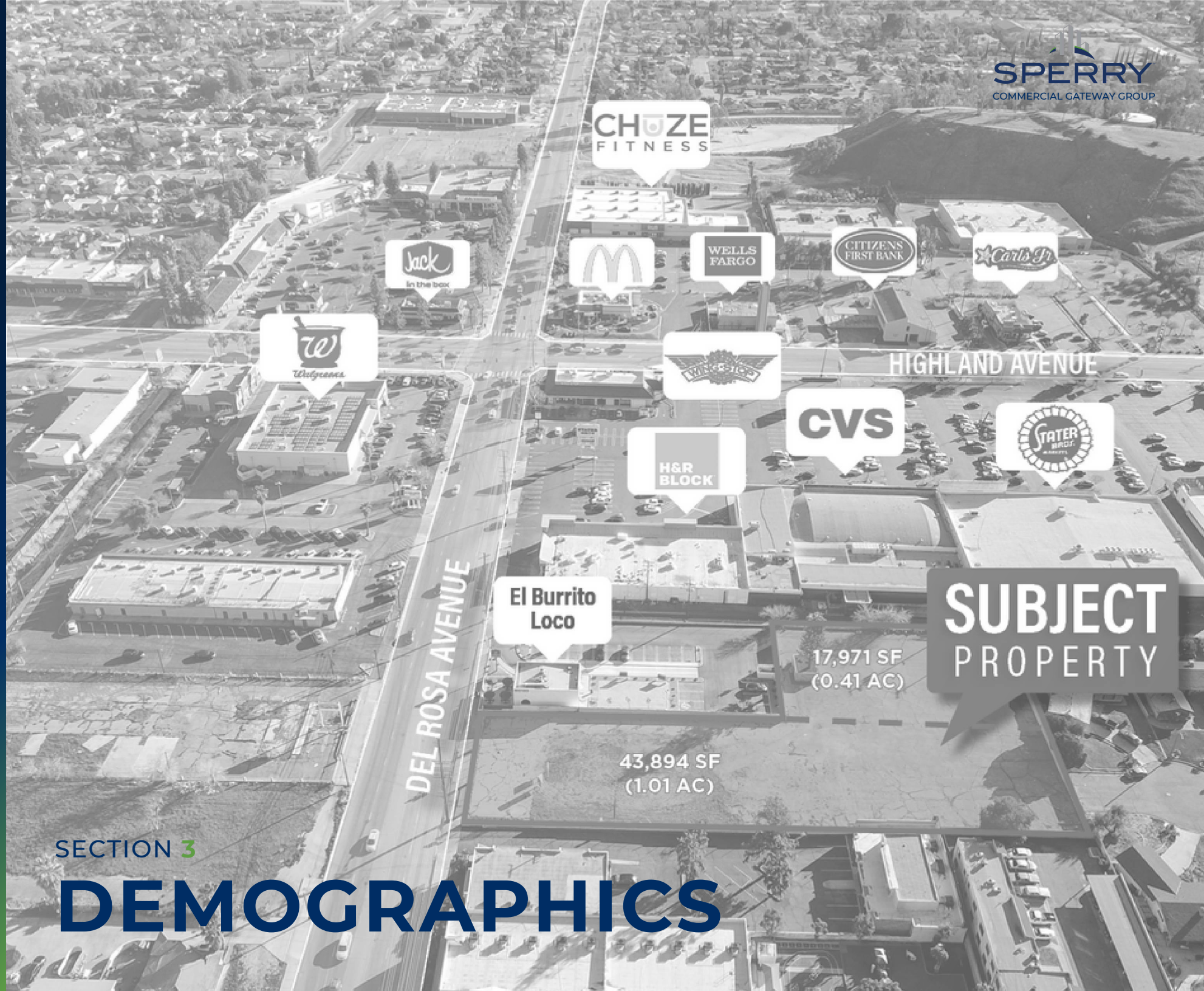
Location Map



Aerial Map



Imagery ©2025 Airbus, Maxar Technologies



DEL ROSA AVENUE

HIGHLAND AVENUE

El Burrito Loco

CVS

H&R BLOCK

STATER
BROS.

17,971 SF
(0.41 AC)

43,894 SF
(1.01 AC)

**SUBJECT
PROPERTY**

SECTION 3

DEMOGRAPHICS

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,921	6,202	26,724
Average Age	33	33	34
Average Age (Male)	32	32	33
Average Age (Female)	34	34	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	587	1,805	7,490
# of Persons per HH	3.3	3.4	3.6
Average HH Income	\$64,524	\$69,768	\$71,682
Average House Value	\$508,695	\$464,607	\$384,878

Demographics data derived from AlphaMap

