



SPERRY
COMMERCIAL GATEWAY GROUP

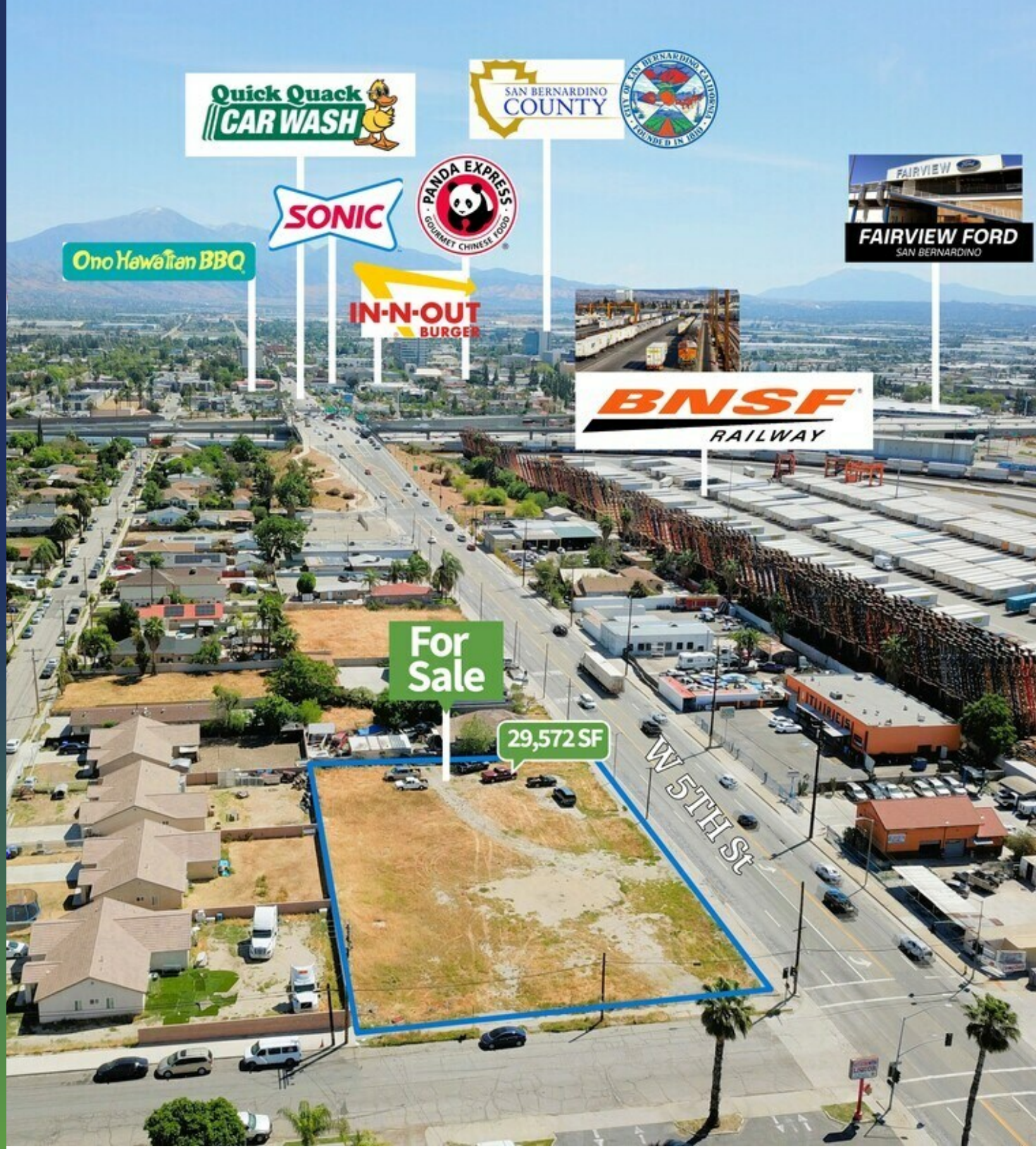
1082-1098

1082-1098 W 5TH STREET
SAN BERNARDINO, CA 92411

FOR SALE



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MT Vernon

For Sale

29,572 SF

W 5TH St

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

1082-1098 W 5th Street – Commercial Development Opportunity

±29,572 SF two-parcel commercial site comprised of APNs 0138-132-40-0000 and 0138-132-31-0000, zoned Commercial General (CG-1). Positioned along W 5th Street with strong visibility and access, the property offers potential for gas, EV charging, fast food, retail, and other high-traffic commercial uses.

Located within an established commercial corridor, the site offers flexibility for a range of development concepts and owner-user opportunities.

All development potential, zoning, and permitted uses to be independently verified by Buyer with the City.

PROPERTY HIGHLIGHTS

- Surrounded by corporate and established retail/fast-food users

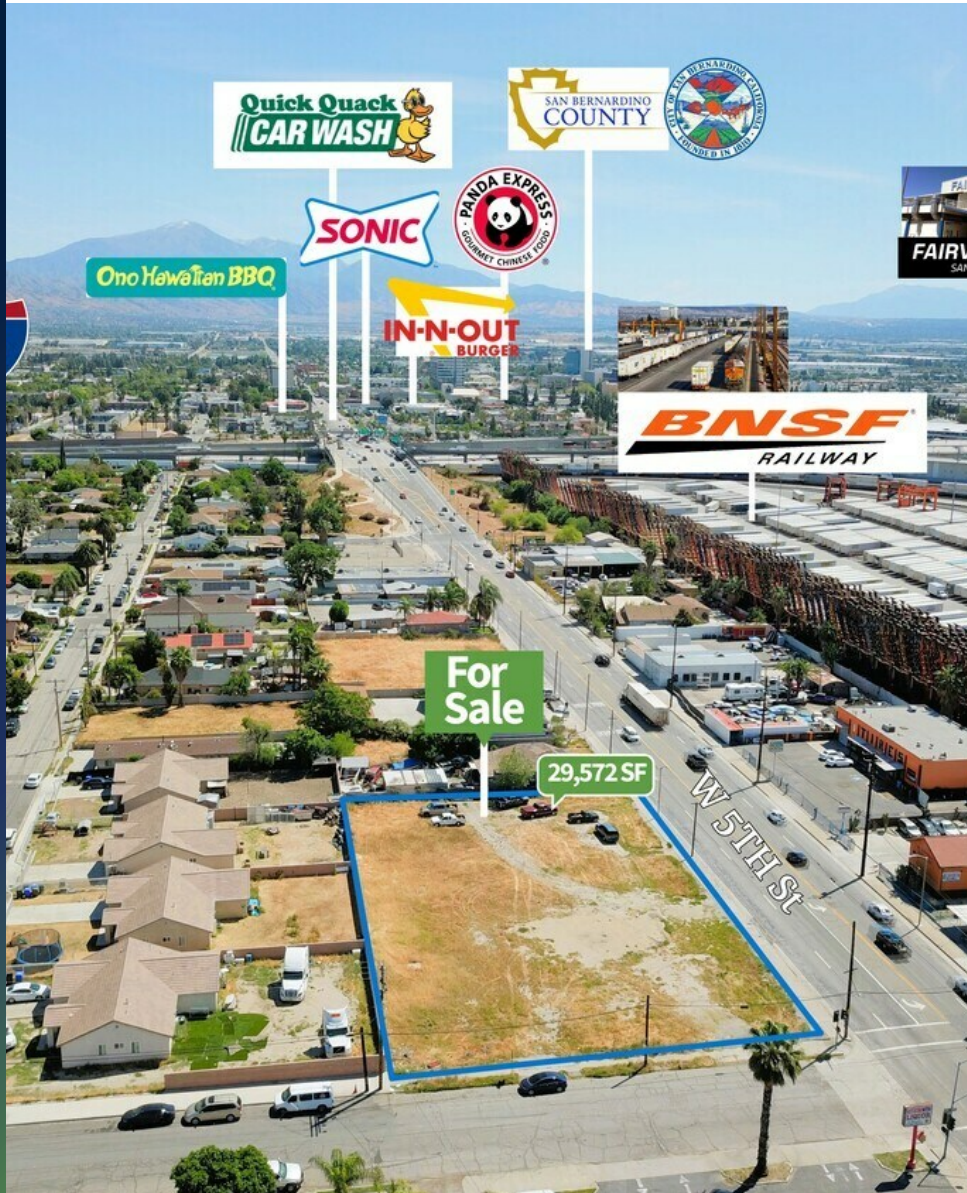
OFFERING SUMMARY

Sale Price:	\$1,099,000
Lot Size:	29,572 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	334	1,376	4,930
Total Population	1,401	5,172	18,261
Average HH Income	\$69,210	\$63,988	\$63,410

FOR SALE |

Property Description



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LOCATION DESCRIPTION

Positioned on W 5th Street within a high-traffic commercial corridor, the site benefits from strong street exposure, nearby national and regional retail, and convenient access to major arterials serving the surrounding trade area. The location supports high-volume commercial uses including gas, EV charging, fast food, and drive-through retail, making it a strong fit for developers and owner-users targeting visibility and accessibility.

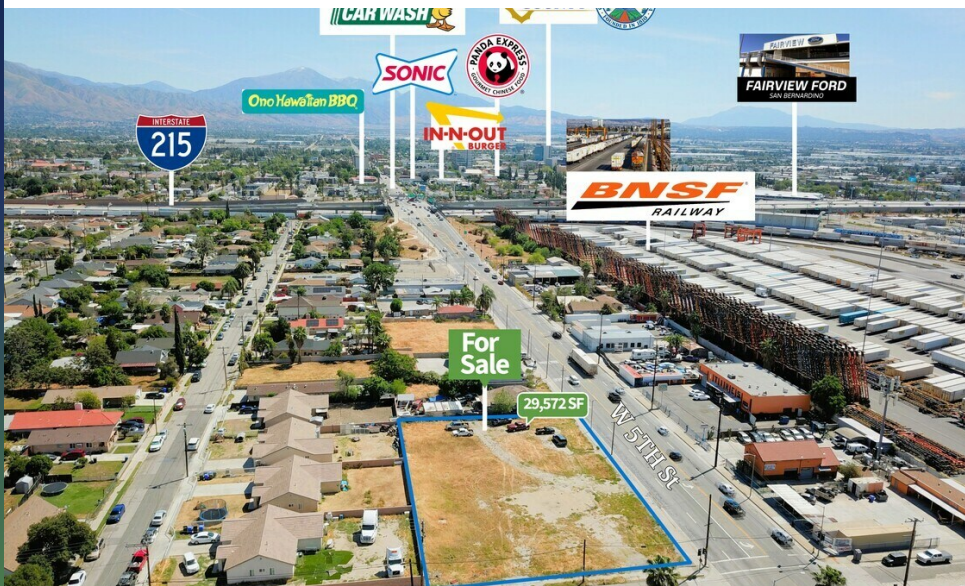
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Complete Highlights



PROPERTY HIGHLIGHTS

- Surrounded by corporate and established retail/fast-food users
- ±29,572 SF two-parcel site with frontage along W. 5th Street
- Commercial General (CG-1) zoning with potential for gas, EV charging, fast food, retail, and other high-traffic commercial uses
- Strong visibility and access within an established commercial corridor





MT Vernon

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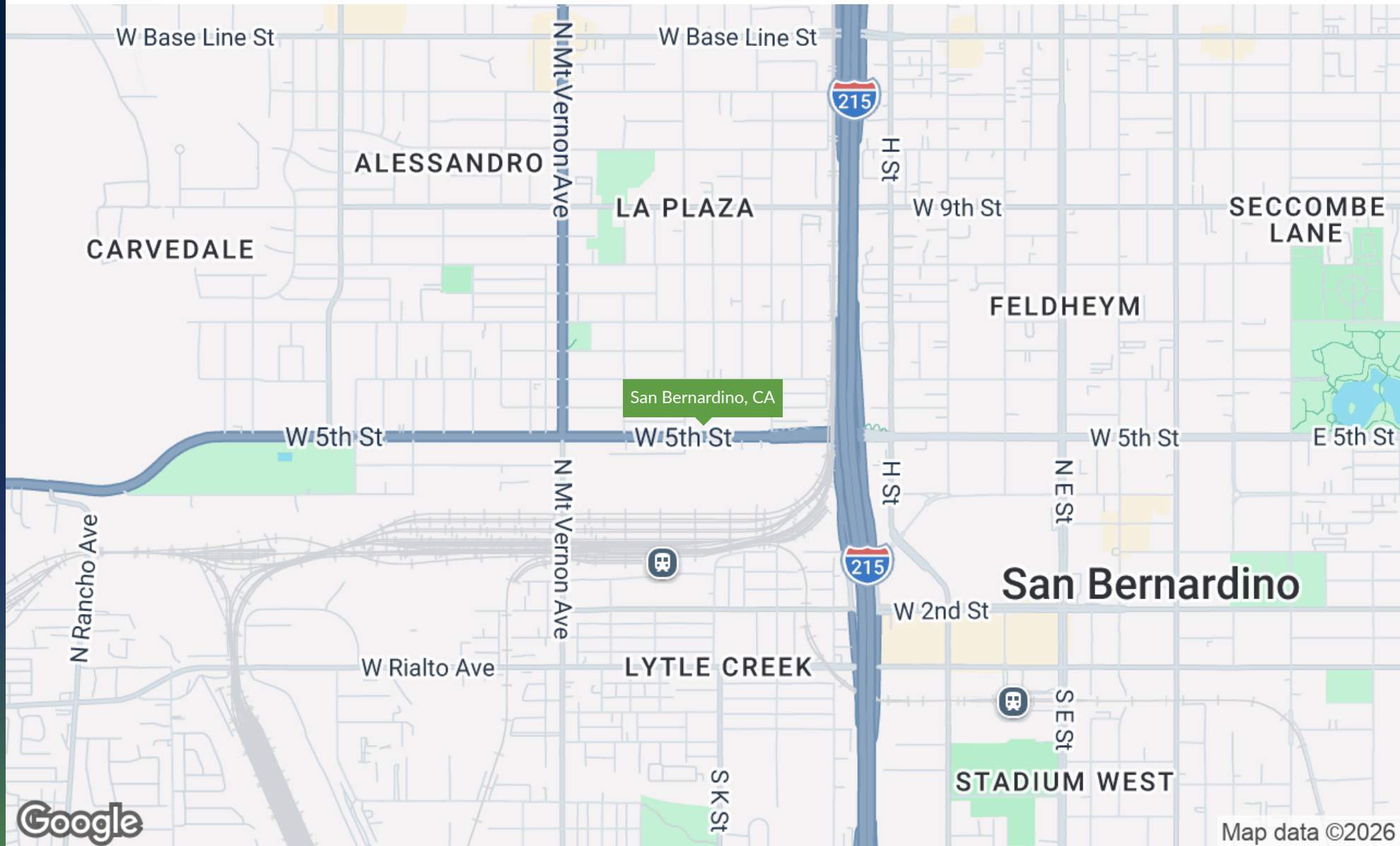
29,572 SF

W 5TH St

SECTION 2

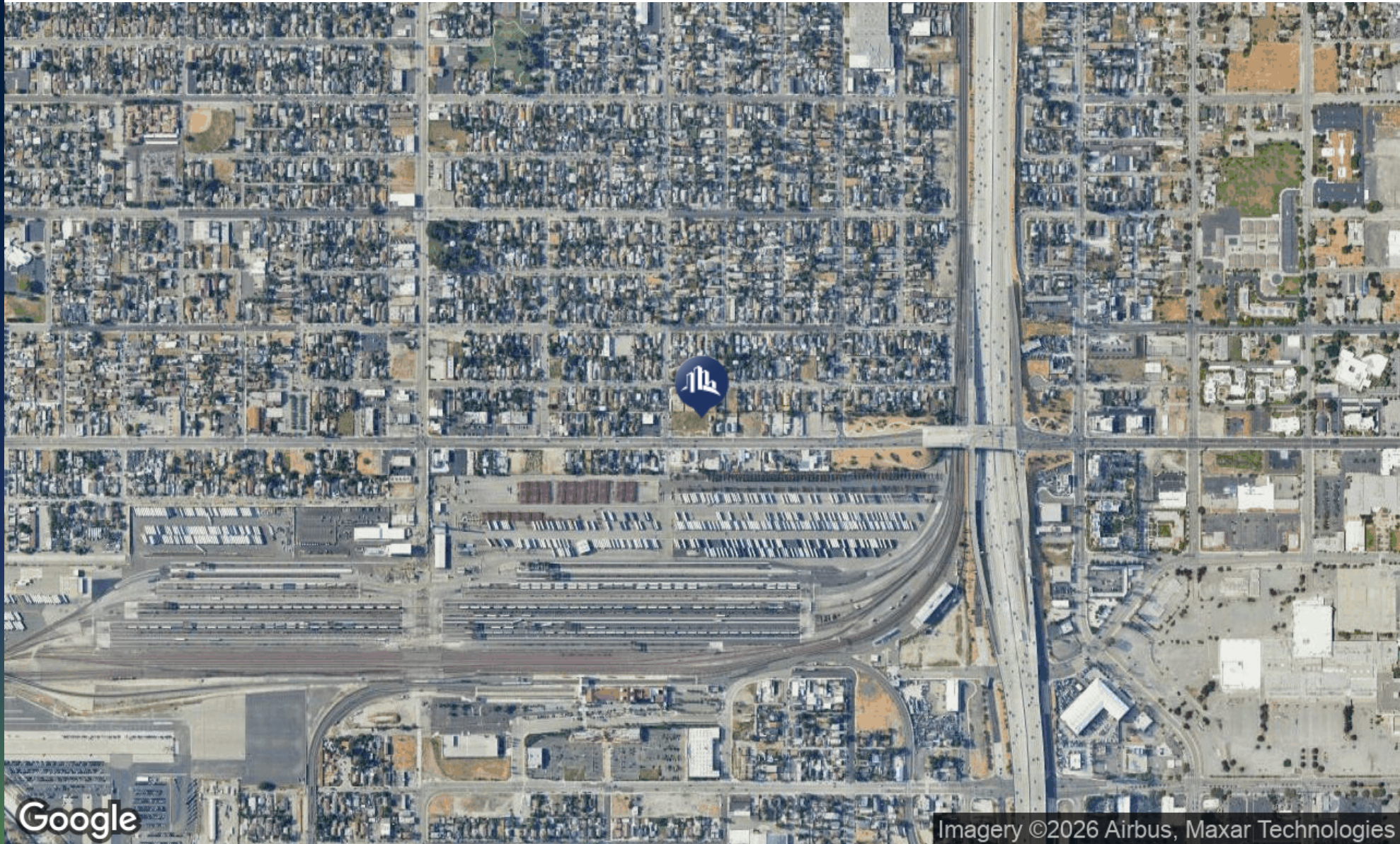
LOCATION INFORMATION

Regional Map



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Aerial Map





Ono Hawaiian BBQ



IN-N-OUT
BURGER

For Sale

29,572 SF

W 5TH St

SECTION 3

DEMOGRAPHICS

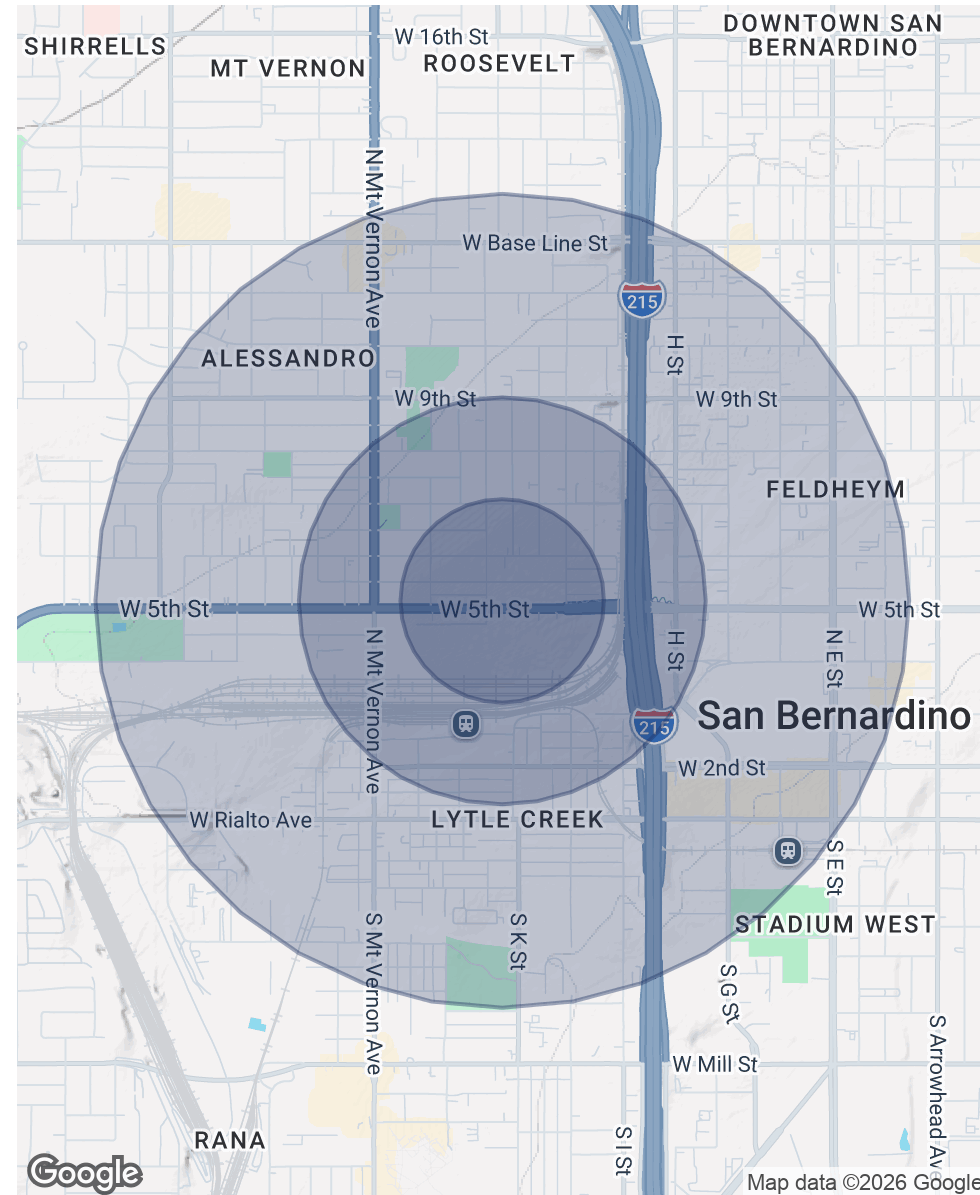
Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,401	5,172	18,261
Average Age	32.9	35.2	32.5
Average Age (Male)	27.9	30.2	30.8
Average Age (Female)	38.8	40.1	34.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	334	1,376	4,930
# of Persons per HH	4.2	3.8	3.7
Average HH Income	\$69,210	\$63,988	\$63,410
Average House Value	\$335,216	\$323,881	\$310,012

2023 American Community Survey (ACS)



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