

FOR SALE

2050, 2048 Mentone Blvd, Mentone, CA 92359

MULTI-USE COMMERCIAL PROPERTY ON 0.81 ACRES



2048-2050 Mentone Blvd, Mentone, CA 92359

HIGHLIGHTS:

- 0.81 Acre Lot
- Office/Retail • Warehouse • Residence
- ± 7,602 Total SF
- Zoning: CG-SCp (General Commercial-Sign Control Primary)
- APN# 0298-183-25
- Two dwellings on lot + warehouse
- Detached Two-Story warehouse approx. ± 3,000 SF
- Victorian House • Office Space ± 3,186 SF
- ADU/Warehouse ± 1,416 SF
- Call for Pricing



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High School

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DOLLAR
GENERAL

SITE

Mentone Blvd ±17,000 CPD

FITNESS 19



CVS
pharmacy



Mentone
SELF STORAGE



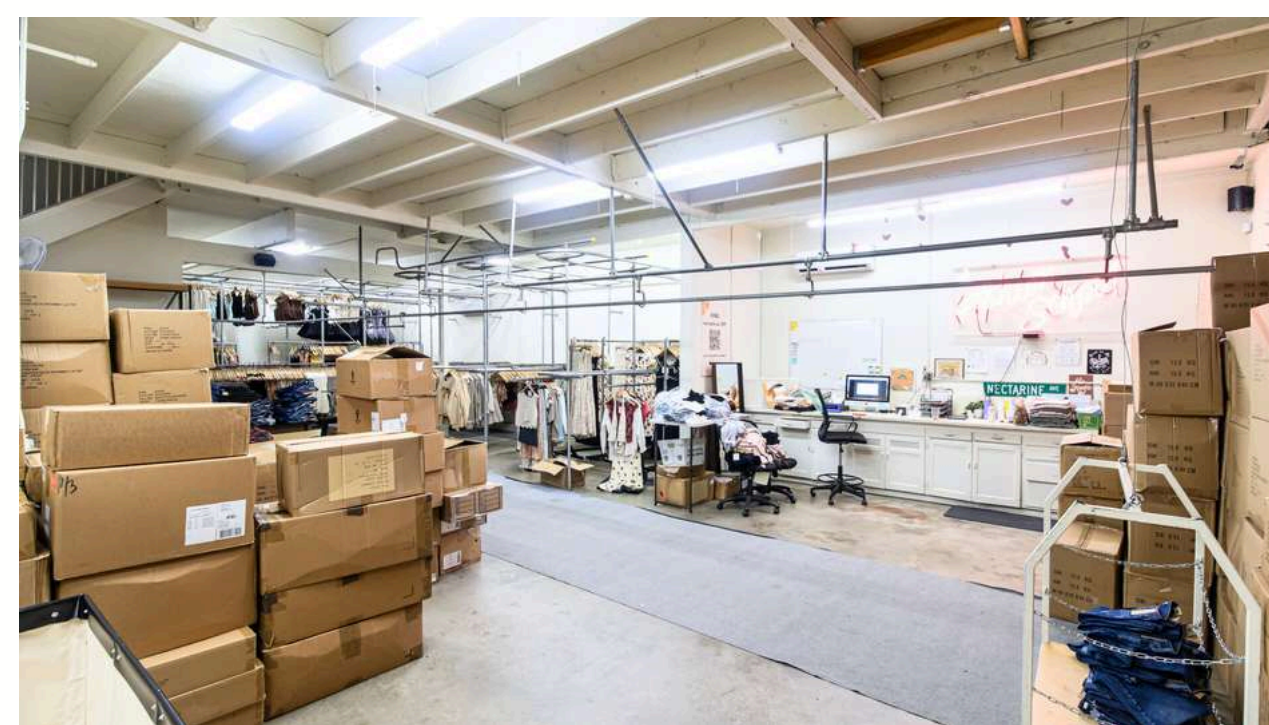
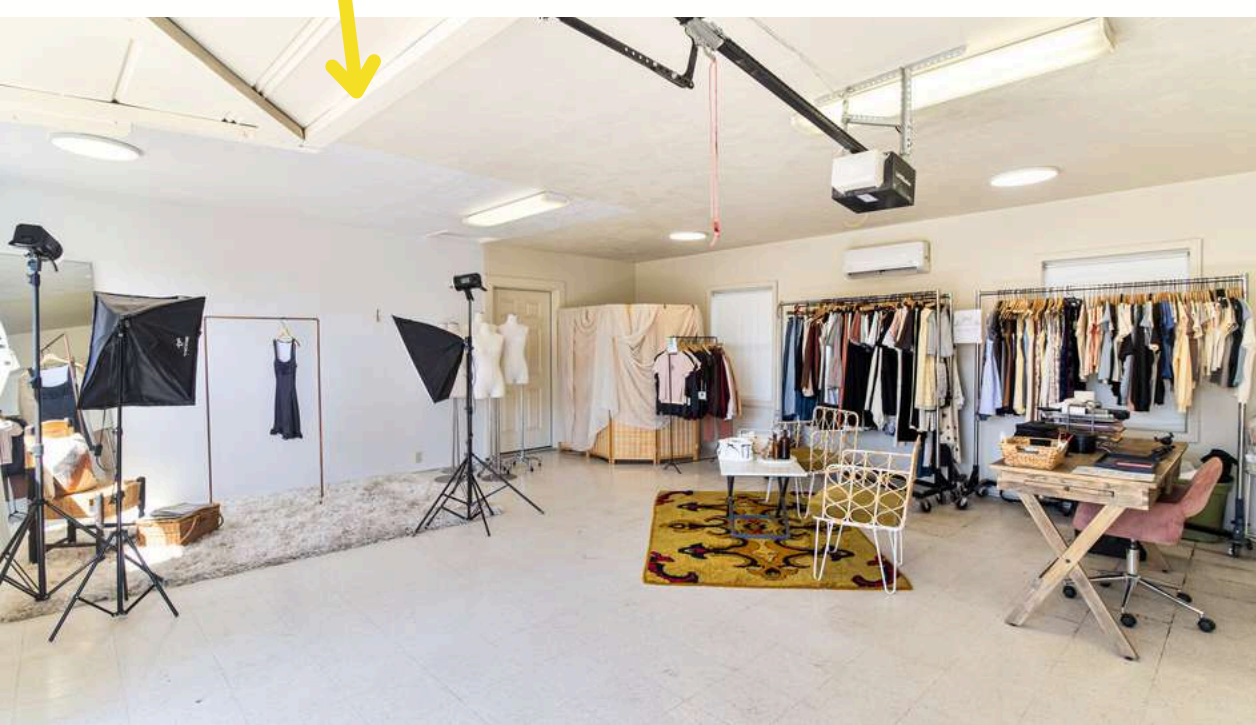
Victorian Office/Retail Bldg ± 3,186 SF





± 3,000 SF Warehouse (2-story)

Studio Room





Additional Info:

Set on a high-visibility 0.81-acre lot along the major Hwy 38, this versatile multi-structure commercial property delivers true flexibility for owner-users or investors. The site includes a Victorian house/office (~±3,186 SF), which is a historic building built in 1860 by William B. McIntosh - the primary founder of Mentone. The structure has been restored and renovated over the years, while preserving the integrity of the original design. The additional structures include a guest house + Studio Room totalling approx ±1,416 sf, and a two-story Warehouse/Workshop that is approx ±3,000 sf. Also provided is ample paved parking, along with several covered RV parking spots. The roof on the Warehouse is newer and the roof on Victorian bldg approx 10 yrs old. Positioned next to the brand-new Dollar General and within the active Hwy 38 Commercial Corridor, this location offers strong daily drive-by exposure and convenient access for customers, crews, and deliveries. This is great for multiple businesses, and is also a prime Redevelopment Opportunity for savvy investors. Call today to tour. Buyer to verify any and all marketing information to satisfy themselves.

What can you do here?

- Retail & Showroom: boutique, specialty goods, furniture, appliances, outdoor/recreational, pet supplies
- Airbnb, Bed & Breakfast, Creative Venues
- Food & Beverage: café, bakery, restaurant
- Professional & Medical: real estate, insurance, tax, legal, medical/dental clinic, therapy offices
- Personal Services: salon, barber, spa, fitness/yoga/pilates studio, tutoring/specialty school
- Contractor/Trade & Light Commercial: contractor office with indoor parts/storage, maker/creative studio, photography/design
- E-commerce/Micro-fulfillment: front showroom + back-of-house warehouse and parking for small fleets

**Buyer to verify with San Bernardino County Land Use Services*



For More Information:

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