

FOR SALE

THREE SEPARATE PARCELS FOR SALE TOTALING 1.47 ACRES, CORNER LOCATION IN NORTH SAN BERNARDINO. EASY ACCESS TO THE 210 AND 215 FREEWAYS.

1.47 ACRES

1950 N MOUNT VERNON AVE, SAN BERNARDINO, CA 92411

**PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY
ON HIGH-TRAFFIC CORRIDOR IN SAN BERNARDINO**

ADDRESS: 1950 N MT VERNON AVE, SAN BERNARDINO, CA

Lot Size: 1.47 Acres as follows: 0143-063-69 - 0.52 Acres, 0143-063-70 - 0.26 Acres, 0143-063-55 0.69 Acres.

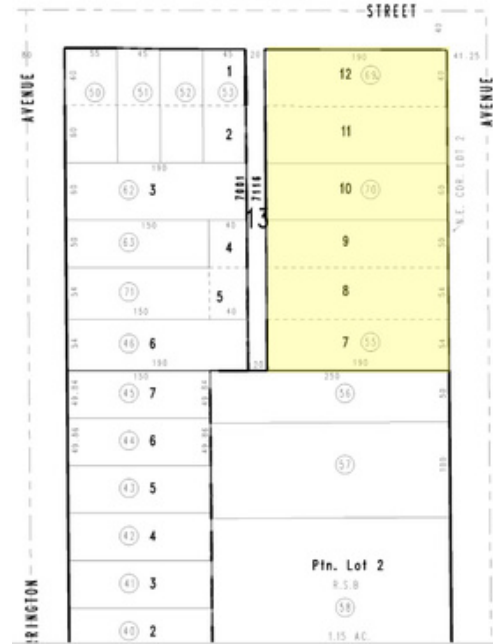
Zoning: CH (Commercial Heavy) - Flexible Development Potential with Administrative or Conditional Use Permits

PROPERTY OVERVIEW:

Situated on one of San Bernardino's strategic commercial corridors, this rare 1.47-acre lot at 1950 N Mt Vernon Ave presents an unmatched opportunity for developers and business owners looking to capitalize on the city's dynamic growth. Comprising three contiguous parcels (0.52, 0.26, and 0.69 acres), this lot offers the space and zoning flexibility needed to bring a wide array of business visions to life.

This CH-zoned property, designed for intensive commercial activities, allows for diverse uses with straightforward permit options. From professional offices and health clinics to entertainment venues and retail hubs, the lot can be tailored to support some of today's most profitable industries. This location is especially ideal for businesses in automotive sales, health services, commercial retail, and unique experiential venues such as breweries or boutique fitness centers. The bustling area and zoning versatility make this property a one-of-a-kind investment with extensive earning potential.





KEY HIGHLIGHTS:

- **Strategic Location:** Located in the heart of San Bernardino, a growing community with increasing demand for high-quality commercial facilities, this site benefits from high visibility on N Mt Vernon Ave. Its proximity to major freeways and established neighborhoods ensures a steady flow of both residential and commuter traffic.
- **Ideal for High-Demand Business Types:** The property's CH zoning and ample space make it a prime location for businesses that thrive on high-traffic locations, such as:
 - **Automotive Sales & Services:** Car, RV, and truck sales or rental facilities, a perfect fit for San Bernardino's car-friendly culture.
 - **Health and Wellness Centers:** Outpatient clinics, health clubs, and athletic facilities catering to the city's rising demand for accessible health and fitness options.
 - **Retail and Food Services:** With options for mini-malls, drug stores, and non-drive-thru restaurants, the property offers an excellent venue for retail entrepreneurs aiming to capture local and commuter business.
 - **Entertainment and Hospitality:** Perfect for nightclubs, bars, lounges, or even a microbrewery, this location offers untapped potential to create a new destination within San Bernardino's entertainment landscape.
 - **Flexible Zoning:** CH (Commercial Heavy) zoning offers a unique level of flexibility in allowable uses. While certain business types may require administrative or conditional use permits, this zoning designation ultimately supports intensive commercial development and offers an adaptable foundation for varied business types.
 - **Appealing to Visionary Developers:** Whether you're looking to establish a mixed-use commercial center, a high-energy automotive hub, or a retail-driven mini-mall, the lot offers ample room for customization. The potential for constructing multi-tenant facilities or a specialized venue could meet significant market demand and drive steady income growth.

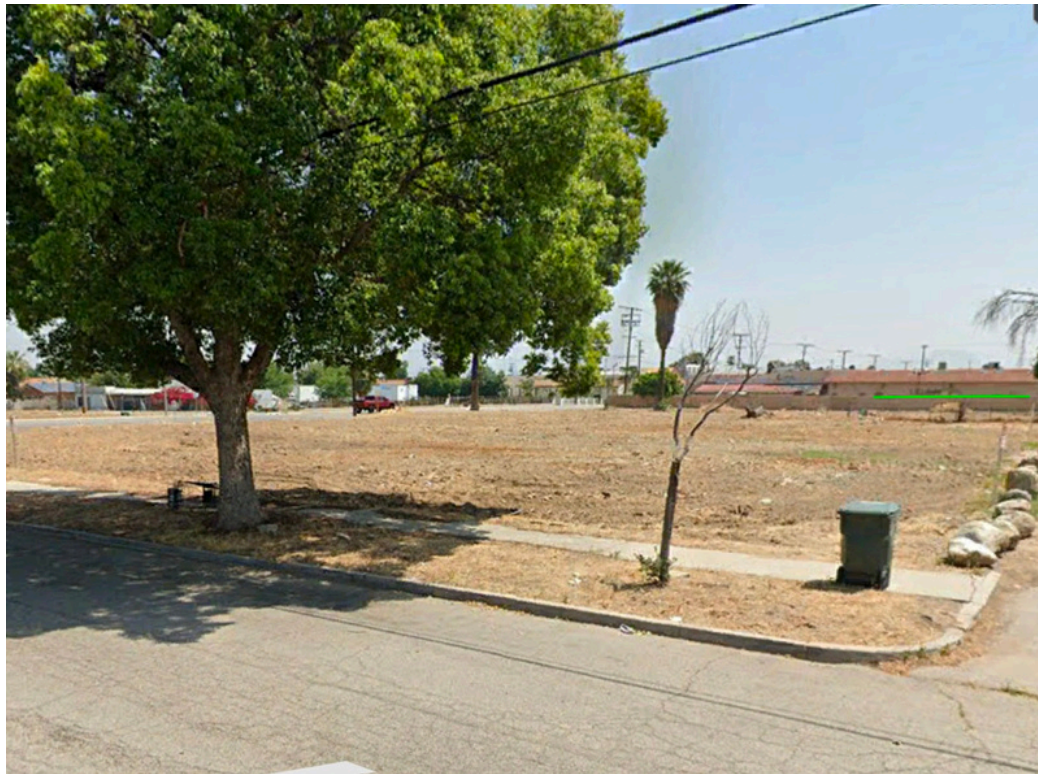


COMMUNITY ADVANTAGE:

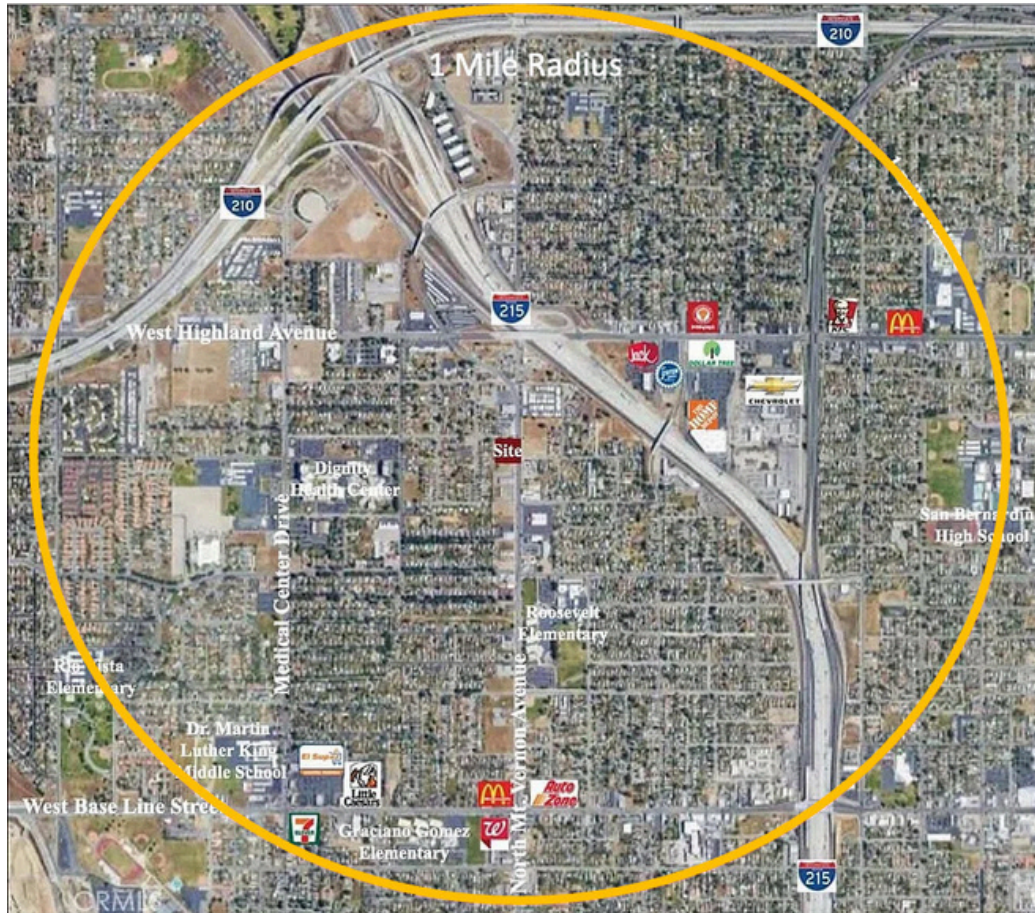
San Bernardino has seen a wave of redevelopment, with new businesses and facilities adding to the city's vibrancy. As the area attracts new residents and commercial tenants, businesses at this prime location will benefit from a growing customer base. Additionally, the city's commitment to economic revitalization means prospective investors will benefit from ongoing improvements and increased property values in the area. Proximity to major roadways also makes this location convenient for regional access and high visibility from passing traffic.

DEVELOPMENT POTENTIAL:

This lot is a canvas for a variety of business models, from a bustling retail center to an entertainment-focused destination. While neighboring residential properties may occasionally present permitting challenges, the potential for unique businesstypes and San Bernardino's support for business expansion makes this property well worth considering for development with high-growth potential.



BUSINESS ACTIVITY WITHIN A 1 MILE RADIUS



CONTACT US TODAY TO EXPLORE YOUR OPTIONS:

This is a rare chance to acquire a highly versatile lot on one of San Bernardino's most active commercial streets. For investors and business owners ready to shape a profitable future, 1950 N Mt Vernon Ave is the ideal property. Reach out today to discuss how this strategic site can serve your commercial development goals.