

RELIGIOUS FACILITY

1745 N MOUNT VERNON - FOR SALE \$1,340,000

SAN BERNARDINO, CA 92411



OFFERING MEMORANDUM

PRESENTED BY:

ROGER PHILLIPS, CRE

office: +13107212896

rphillips@kw.com

CAROLINA AMANTHEA

+12139355518

kamanthea@kw.com

02234338



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411



Property Summary

APN:	0144-072-12
APN:	0144-072-13
Price:	\$1,340,000
Building SF:	9,166
Price / SF:	\$146
Occupancy:	Vacant
Available SF:	9,166
Lot Size:	40,540 SF
Year Built:	1960
Zoning:	CG-1

Property Overview

This property at 1745 N Mount Vernon Avenue in San Bernardino, CA, offers a unique opportunity for both commercial and religious use.

The building features a spacious interior with an open floor plan, high ceilings, and flexible spaces, ideal for a growing congregation or community-focused business. It accommodates between 170 and 200 people and includes an additional building with living quarters and classrooms. Located in a high-traffic area with excellent visibility and easy access to major roadways, this property sits on a large lot with ample parking and potential for future expansion. This versatile property presents endless possibilities for those looking to establish a long-term presence in San Bernardino.

Location Overview

Located on the high-traffic N Mount Vernon Avenue with easy access to the 10 and 215 Freeways, this property offers excellent visibility, ample parking, and a flexible building ideal for various uses.

The CG-1 zoning allows for a variety of commercial uses, including retail, personal services, entertainment, and office-related activities.

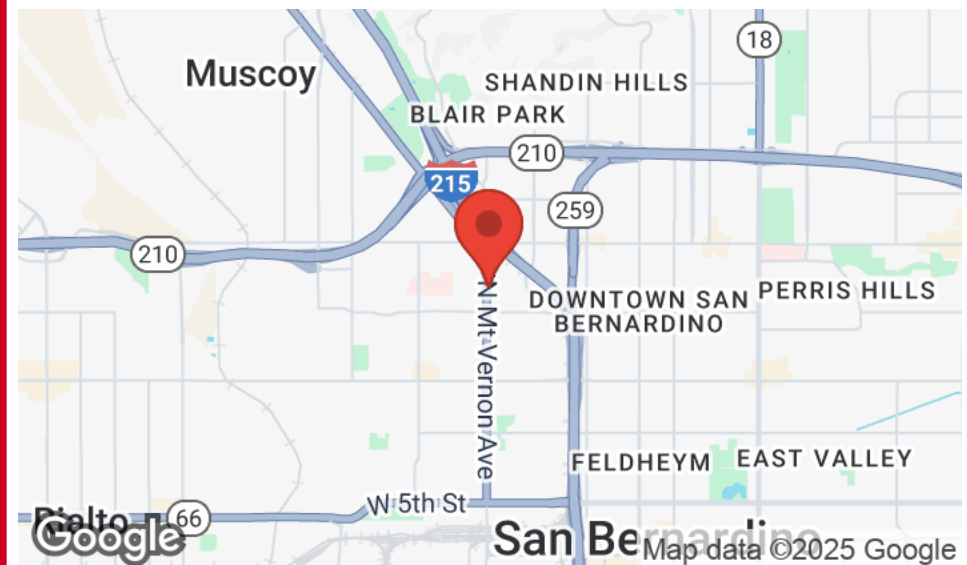
ROGER PHILLIPS, CRE
O: +13107212896
rphillips@kw.com

CAROLINA AMANTHEA
O: +12139355518
kamanthea@kw.com
02234338

PROPERTY HIGHLIGHTS

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411

- Church Building is 6,291 SF.
- Additional Building with living quarters and classrooms is 2,875 SF for a total of 9,166 SF.
- Accommodates 170 to 200 people
- Prime Location: High-traffic location with easy access to the 210 and 215 Freeways.
- Flexible Use: Open floor plan suitable for religious, community, educational, or commercial purposes.
- High Growth Area: Located in a rapidly growing region with strong demand for commercial properties.
- 66 Parking Spaces which could easily be expanded.
- Proximity to Amenities: Close to retail centers, schools, and residential areas, ensuring steady foot traffic.
- Income Potential: Opportunity for rental income through leasing or multi-tenant conversion.
- Delivered Vacant at Close of Escrow



PROPERTY PHOTOS

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411

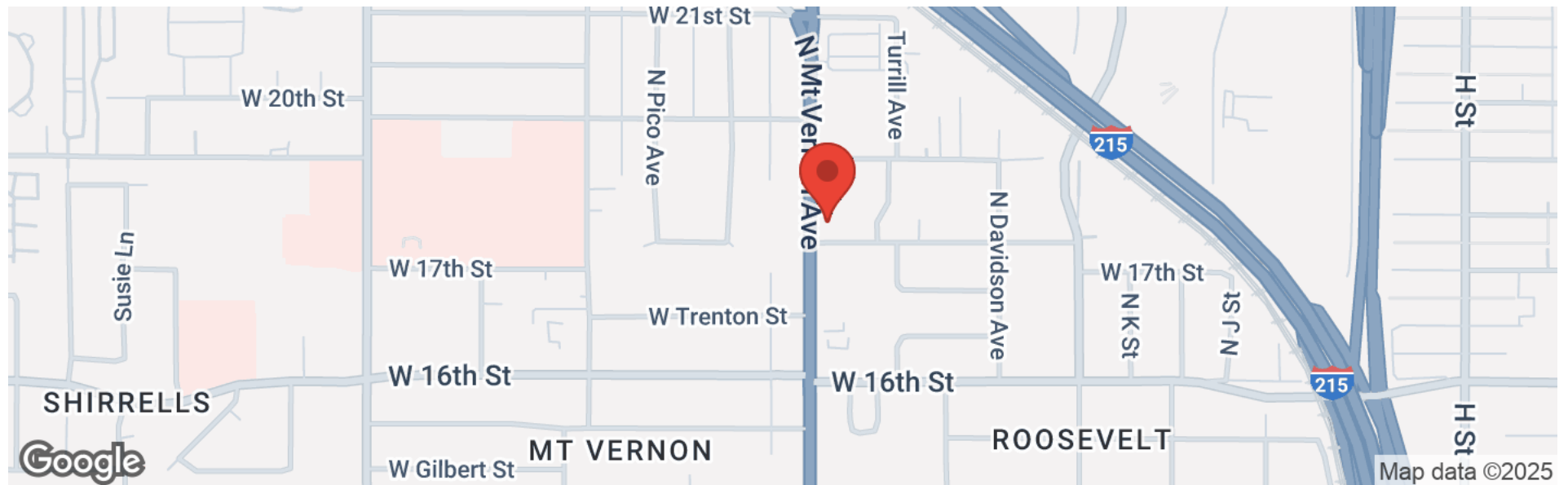


ROGER PHILLIPS, CRE
O: +13107212896
rphillips@kw.com

CAROLINA AMANTHEA
O: +12139355518
kamanthea@kw.com
02234338

LOCATION MAPS

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411

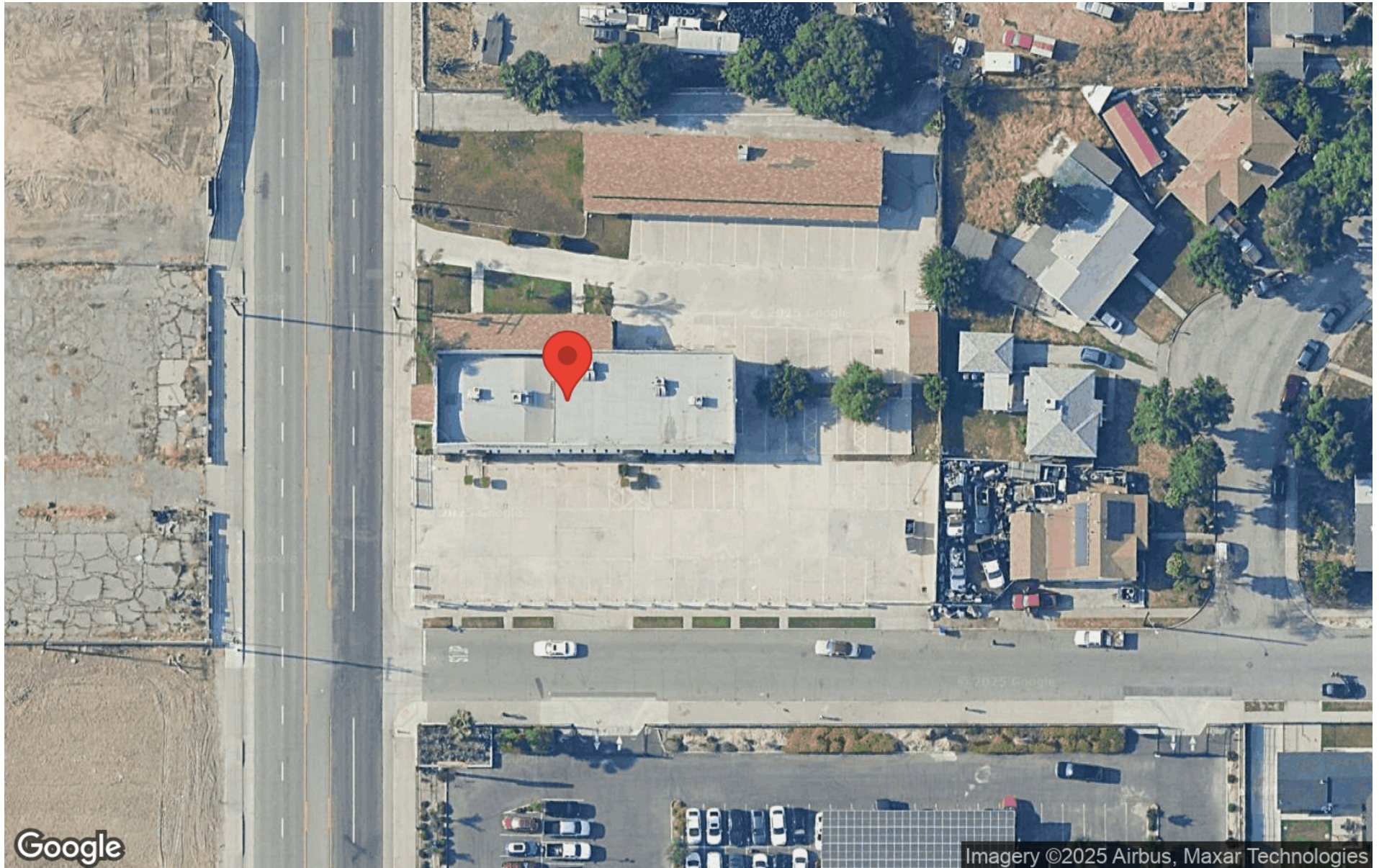


ROGER PHILLIPS, CRE
O: +13107212896
rphillips@kw.com

CAROLINA AMANTHEA
O: +12139355518
kamanthea@kw.com
02234338

AERIAL MAP

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411

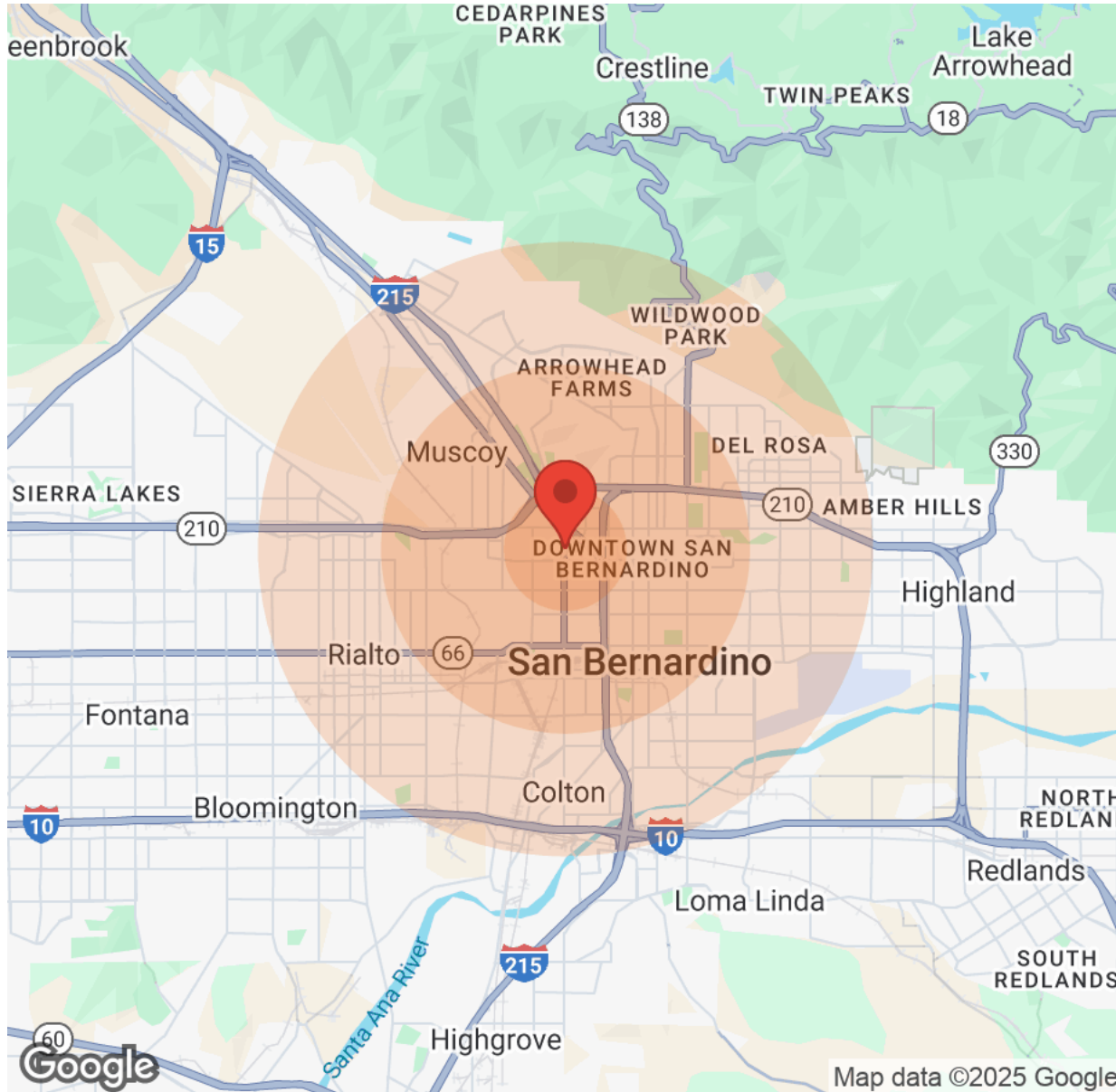


ROGER PHILLIPS, CRE
O: +13107212896
rphillips@kw.com

CAROLINA AMANTHEA
O: +12139355518
kamanthea@kw.com
02234338

DEMOGRAPHICS

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411



Population	1 Mile	3 Miles	5 Miles
Male	12,354	78,985	183,134
Female	12,441	80,988	186,653
Total Population	24,795	159,973	369,787

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	7,103	44,312	100,359
Ages 15-24	4,598	28,085	63,800
Ages 25-54	9,675	63,536	148,983
Ages 55-64	1,797	12,751	30,476
Ages 65+	1,622	11,289	26,169

Race	1 Mile	3 Miles	5 Miles
White	8,946	68,317	158,893
Black	3,809	18,287	43,891
Am In/AK Nat	156	862	1,830
Hawaiian	51	220	570
Hispanic	19,982	122,383	274,453
Multi-Racial	23,028	139,880	315,152

Income	1 Mile	3 Miles	5 Miles
Median	\$32,437	\$39,163	\$43,548
< \$15,000	1,247	8,622	16,088
\$15,000-\$24,999	958	6,456	13,886
\$25,000-\$34,999	1,161	6,049	13,005
\$35,000-\$49,999	815	6,739	16,690
\$50,000-\$74,999	1,168	8,188	19,812
\$75,000-\$99,999	552	3,723	10,034
\$100,000-\$149,999	309	2,735	7,738
\$150,000-\$199,999	21	468	1,566
> \$200,000	13	322	959

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,744	47,339	108,725
Occupied	6,082	42,675	98,943
Owner Occupied	2,951	20,638	52,026
Renter Occupied	3,131	22,037	46,917
Vacant	662	4,664	9,782

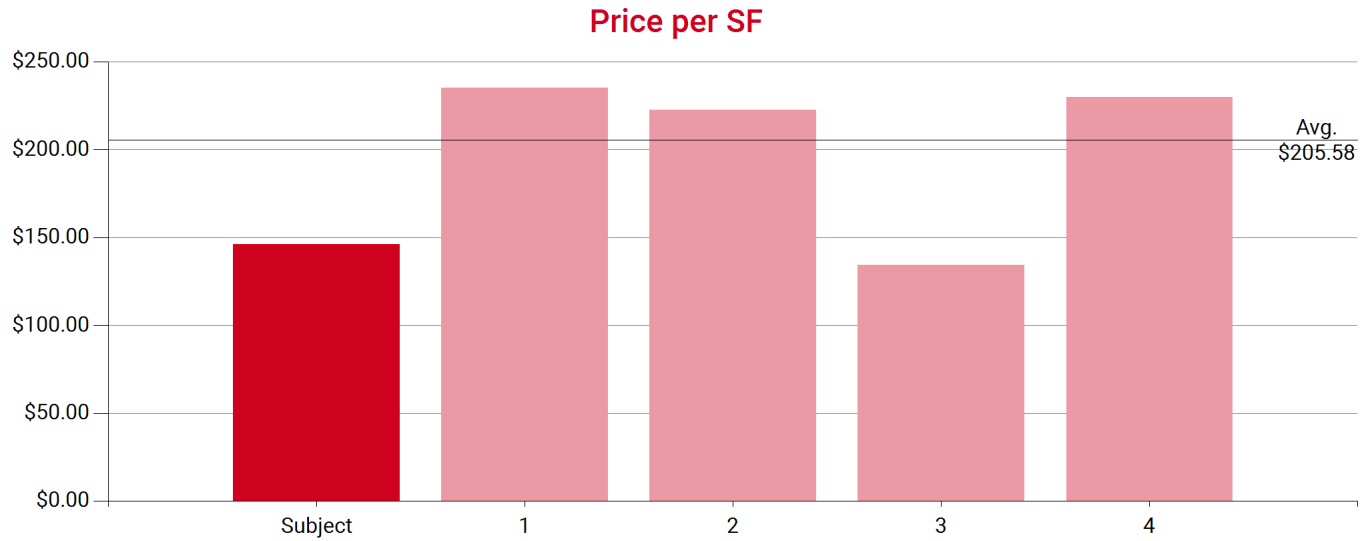
ROGER PHILLIPS, CRE
O: +13107212896
rphillips@kw.com

CAROLINA AMANTHEA
O: +12139355518
kamanthea@kw.com
02234338



SALE COMPARABLES

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411



ROGER PHILLIPS, CRE
O: +13107212896
rphillips@kw.com

CAROLINA AMANTHEA
O: +12139355518
kamanthea@kw.com
02234338

SALE COMPARABLES

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411



Sale Price	\$1,340,000
Spaces	1
Rentable SF	9,166
Price/SF	\$146.19
Lot Size	40,540
Year Built	1960

1745 N Mount Vernon

1745 North Mount Vernon Avenue, San Bernardino, CA 92411

1

Sale Price	\$1,600,000
Spaces	1
Rentable SF	6,800
Price/SF	\$235.29
Lot Size	48,439

Assemblies of God

256 West Laurel Street, Colton, CA 92324

SALE COMPARABLES

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411

2	Sale Price	\$1,550,000
	Spaces	1
	Rentable SF	6,960
	Price/SF	\$222.70
	Lot Size	93,654
	Year Built	1962

New Light Church

625 North Eucalyptus Avenue, Rialto, CA 92376

3	Sale Price	\$1,200,000
	Spaces	1
	Rentable SF	8,922
	Price/SF	\$134.50
	Lot Size	8,922
	Year Built	1945

Religious Facility

1200 Orange Street, Redlands, CA 92374



ROGER PHILLIPS, CRE
O: +13107212896
rphillips@kw.com

CAROLINA AMANTHEA
O: +12139355518
kamanthea@kw.com
02234338

SALE COMPARABLES

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411



4	Sale Price	\$1,850,000
	Spaces	1
	Rentable SF	8,049
	Price/SF	\$229.84
	Lot Size	8,049
	Year Built	1965

Funeral Home with Chapel

738 East Highland Avenue, San Bernardino, CA 92404

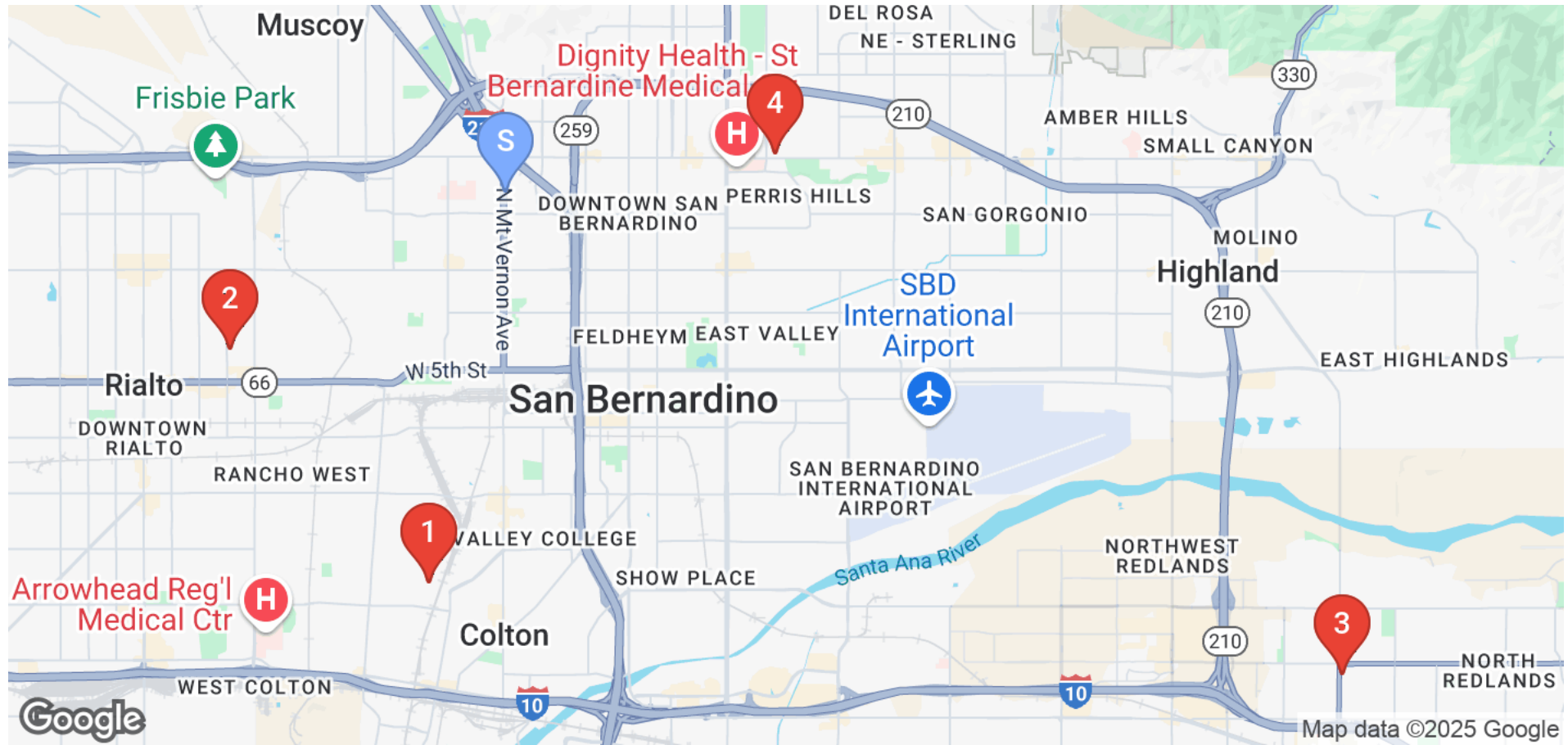







ROGER PHILLIPS, CRE
O: +13107212896
rphillips@kw.com

CAROLINA AMANTHEA
O: +12139355518
kamanthea@kw.com
02234338

SALE COMPARABLES

1745 NORTH MOUNT VERNON AVENUE | SAN BERNARDINO, CA 92411



- | | | | |
|--|---|---|--|
|  1745 N Mount Vernon
1745 North Mount Vernon
San Bernardino, CA, 92411
\$1,340,000 |  Assemblies of God
256 West Laurel Street
Colton, CA, 92324
\$1,600,000 |  New Light Church
625 North Eucalyptus Avenue
Rialto, CA, 92376
\$1,550,000 |  Religious Facility
1200 Orange Street
Redlands, CA, 92374
\$1,200,000 |
|  Funeral Home with Chapel
738 East Highland Avenue
San Bernardino, CA, 92404
\$1,850,000 | | | |

ROGER PHILLIPS, CRE
O: +13107212896
rphillips@kw.com

CAROLINA AMANTHEA
O: +12139355518
kamanthea@kw.com
02234338

DISCLAIMER

1745 NORTH MOUNT VERNON AVENUE



All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.



PRESENTED BY:

ROGER PHILLIPS, CRE

O: +13107212896
rphillips@kw.com

CAROLINA AMANTHEA

O: +12139355518
kamanthea@kw.com
02234338

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.