

1741 MENTONE 0.36 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY

15,600 SQ FT LOT
4 Parcels



1741 Mentone Boulevard / Mentone / CA / 92359 (*property is shown in grey block)

The information herein has been obtained from various sources. While we have no reason to doubt its accuracy, we do not guarantee it. Each party shall conduct its own independent investigation and due diligence.
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OPPORTUNITY HIGHLIGHTS

This is an opportunity for a Commercial Development, a Buy-and-Hold Investment, or Owner User!

- On the primary road to Big Bear
- Close to the University of Redlands
- Upscale housing under construction
- Signalized Intersection
- 100 feet of frontage on Mentone Boulevard

Commercial-General zoned in a prime developing area.

This 15,600 SQ FT lot features two existing buildings that total 2906 SQ FT. One is a restaurant and the other is a multi-use structure. Tear down and build or re-imagine the structures. Options galore!



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PROPERTY DETAILS

Sale Type: Commercial Development, a Buy-and-Hold Investment, or Owner User

Property Type: Retail

Property Subtype: Restaurant

Tenancy: Multiple

Building Height: 1 Story

Building FAR :0.19

Land Acres: 0.36 AC

Zoning: CG-SCP

Parcels: 4

Parking: 15 Spaces (5.16 Spaces per 1,000 SF Leased)

Frontage: 100 FT on Mentone Blvd. (Hwy 38)

Opportunity Zone: No

PRICE: \$1,100,000.00



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MENTONE CALIFORNIA

Mentone is in San Bernardino County, California, United States.

The population is 9,707K*.

According to the United States Census Bureau, it has a total area of 6.2 square miles; 6.2 square miles of it is land and 0.19% is water. There is a good selection of housing developments (which has been slowly increasing over the past years), as well as bars, churches, and restaurants.

California State Route 38 serves as its main street, being called Mentone Boulevard upon entering the Mentone district from Redlands on the west side, then changes to Mill Creek Road on the east side of the district. The road through Mentone serves as one of three gateways to the great San Bernardino Mountains (especially the small community of Angeles Oaks and the mountainous city of Big Bear Lake). Mentone is a former railroad town. It was named for Menton, France.

Estimated median household income is \$89,871K**

Sources: Wikipedia, City-data.com, Censuscity.com, World Population Review and Real Estate data.

Drone images courtesy of Loopnet.com.

* 2024 **2022

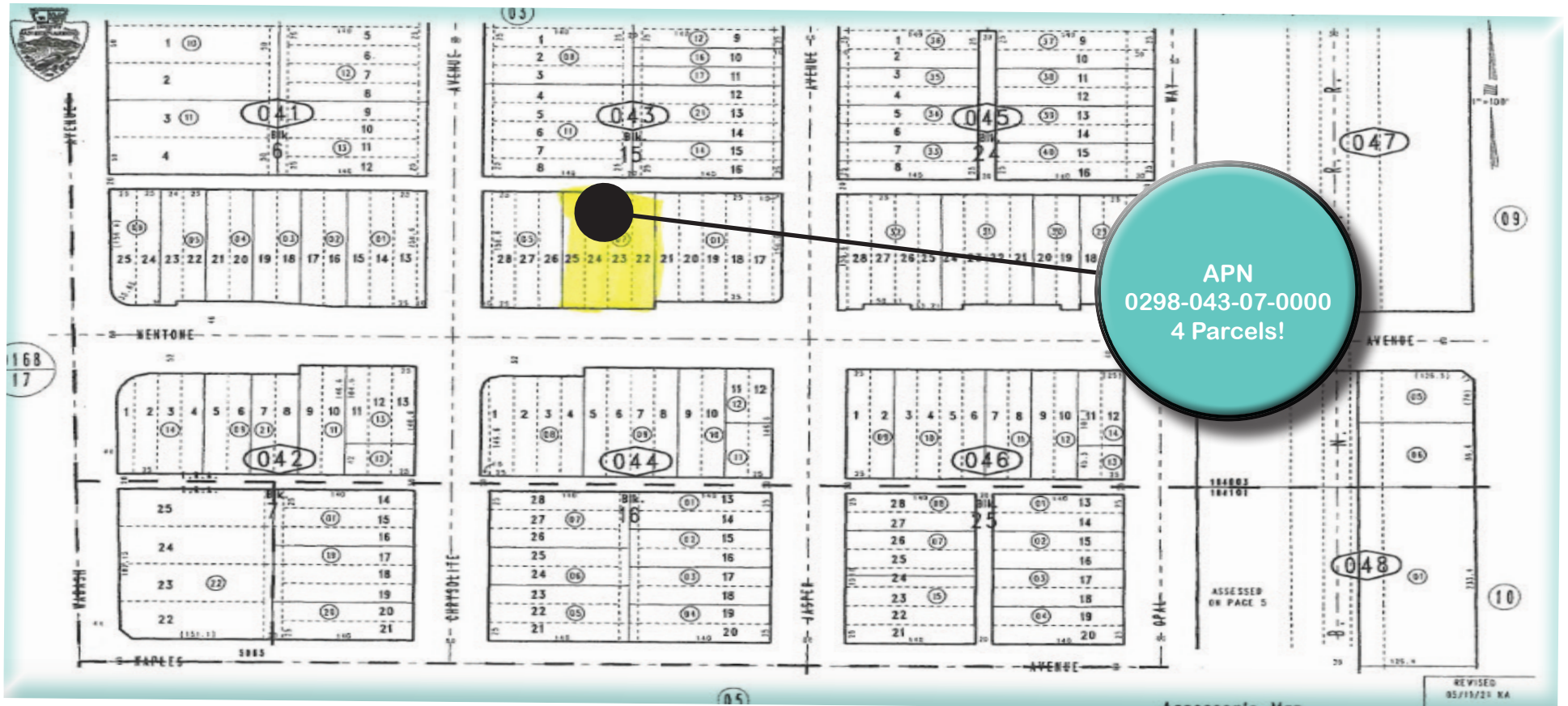


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LEGAL

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all of the improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of the purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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