



2342

DEL ROSA AVENUE NORTH
SAN BERNARDINO, CA 92404

For Sale or Lease



Alex Liu
Vice President
626.757.2684
alex@gatewaygroupcre.com
CalDRE #02204886



SECTION 1

PROPERTY INFORMATION

DEL ROSA AVENUE

HIGHLAND AVENUE

CHUZE
FITNESS

Jack
in the box

Walgreens

McDonald's

WELLS
FARGO

CITIZENS
FIRST BANK

Carl's Jr.

WINGSTOCK

CVS

SPERRY
BROS.

H&R
BLOCK

El Burrito
Loco

**SUBJECT
PROPERTY**

17,971 SF
(0.41 AC)

43,894 SF
(1.01 AC)

Property Summary



PROPERTY DESCRIPTION

For Sale or Lease
Open to explore all options
(Cell Tower not Included)

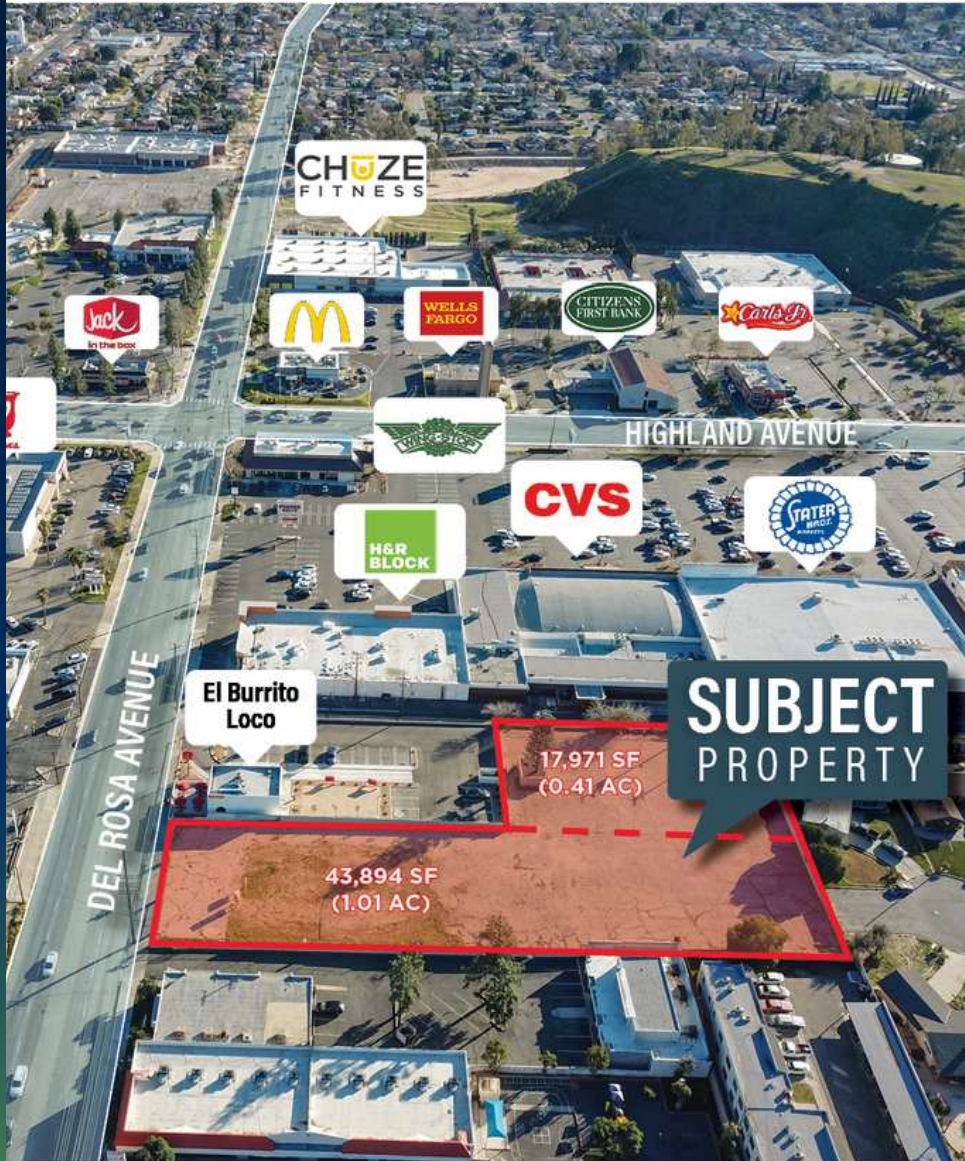
PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	61,865 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	587	1,805	7,490
Total Population	1,921	6,202	26,724
Average HH Income	\$64,524	\$69,768	\$71,682

Property Description



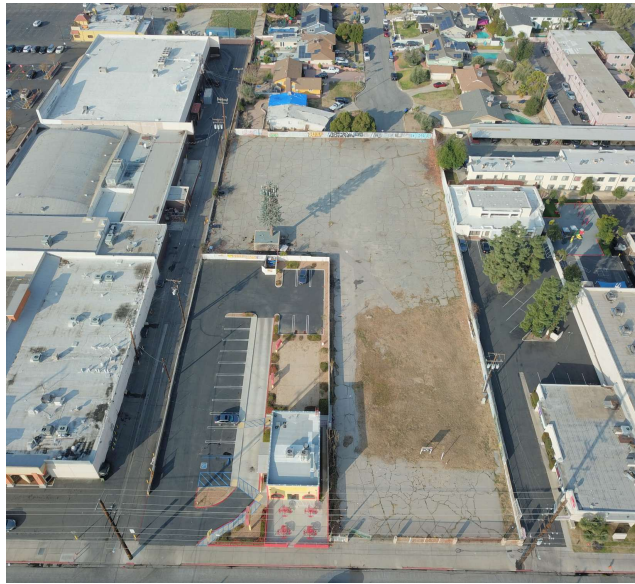
PROPERTY DESCRIPTION

For Sale or Lease
Open to explore all options
(Cell Tower not Included)

LOCATION DESCRIPTION

This 61,865 square foot property, located at 2342-2354 Del Rosa Ave in San Bernardino, CA 92404, is zoned CG-1, offering excellent opportunities for retail or fast food restaurant development. The property is strategically situated in a high-traffic area, making it ideal for businesses seeking visibility and accessibility. With ample space for various commercial uses, this location is perfect for a wide range of retail or food service ventures looking to capitalize on the growing demand in the area. The zoning allows for flexible development options, making it a valuable investment for any entrepreneur or business looking to establish a presence in the vibrant San Bernardino market.

Additional Photos



SECTION 2

LOCATION INFORMATION

DEL ROSA AVENUE

HIGHLAND AVENUE

CHUZE
FITNESS

Jack
in the box



WELLS
FARGO

CITIZENS
FIRST BANK

Carl's Jr.



CVS



H&R
BLOCK

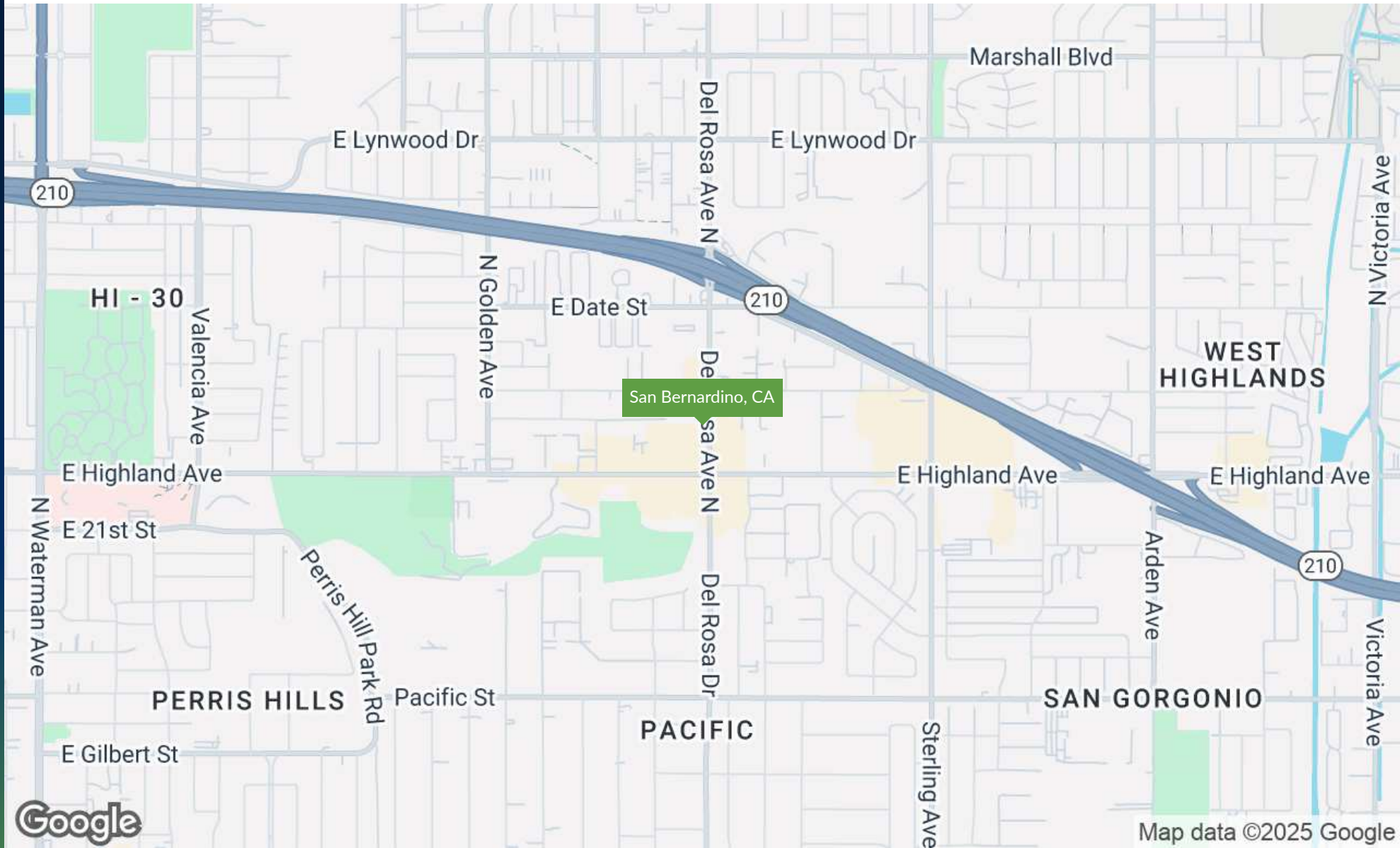
El Burrito
Loco

**SUBJECT
PROPERTY**

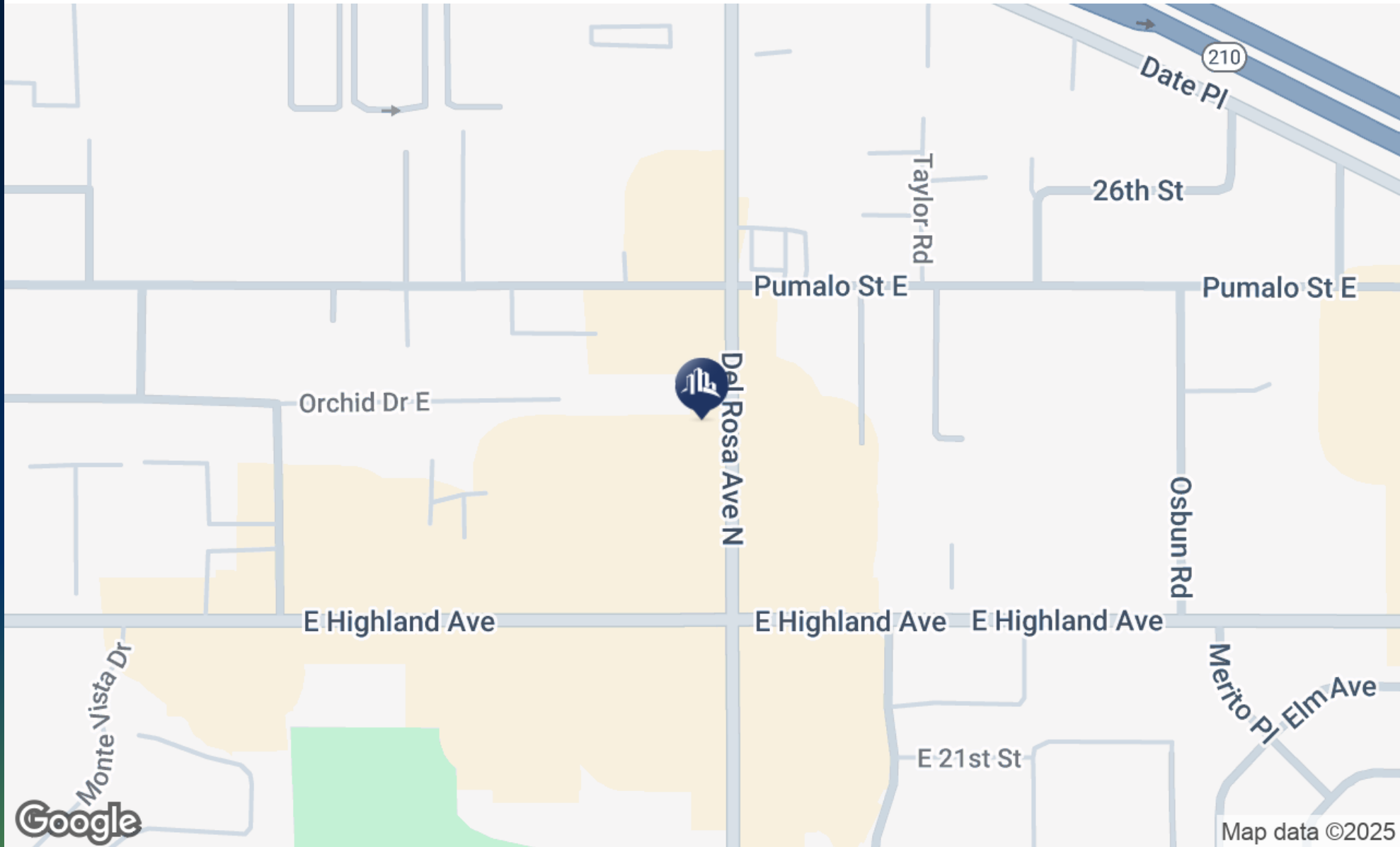
17,971 SF
(0.41 AC)

43,894 SF
(1.01 AC)

Regional Map



Location Map



Aerial Map

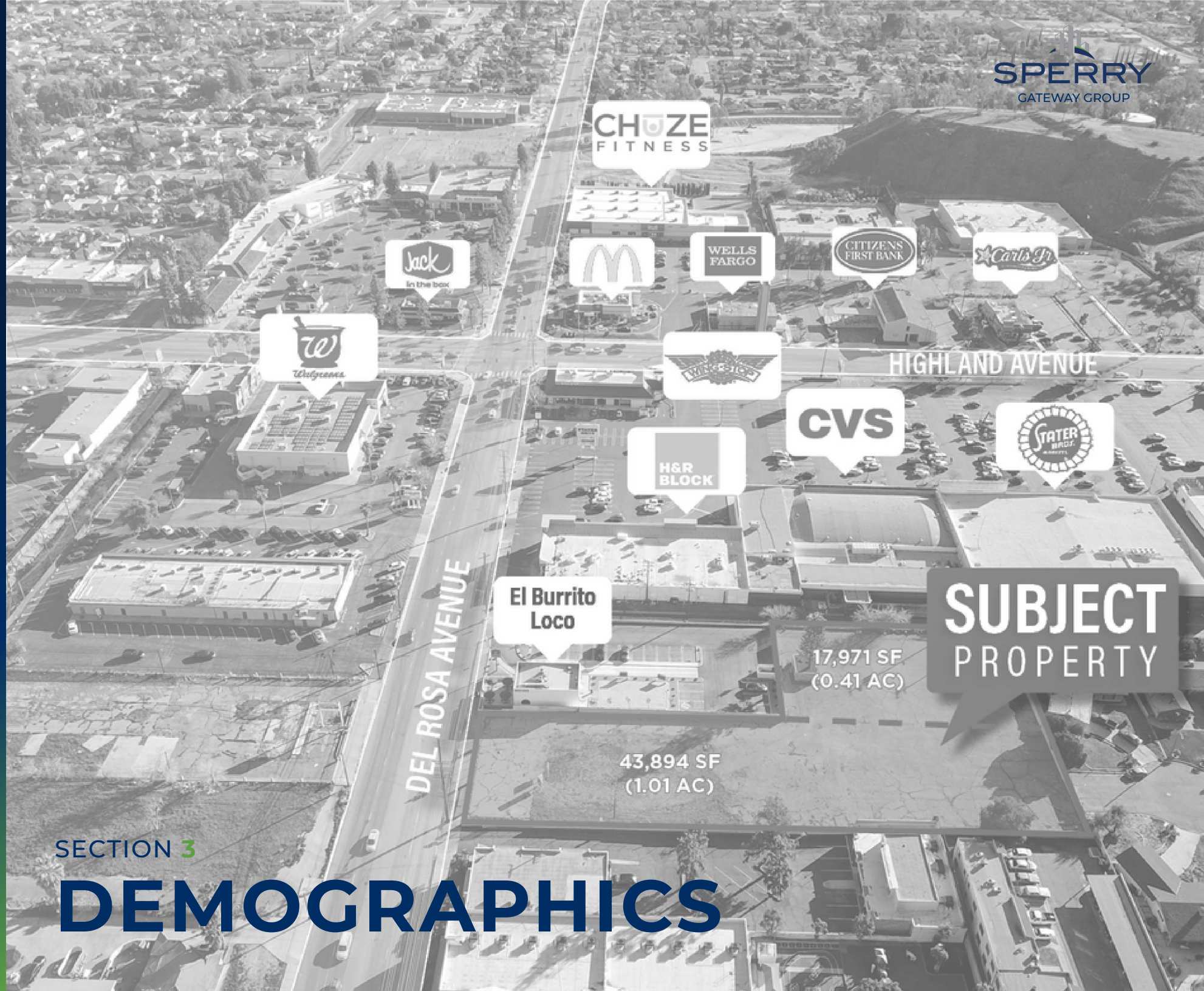


Imagery ©2025 Airbus, Maxar Technologies

SPERRY - GATEWAY GROUP | 652 CENTRAL AVE | UPLAND, CA 91786

SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



DEL ROSA AVENUE

HIGHLAND AVENUE

El Burrito Loco

43,894 SF
(1.01 AC)

CVS

17,971 SF
(0.41 AC)

**SUBJECT
PROPERTY**

SECTION 3

DEMOGRAPHICS

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,921	6,202	26,724
Average Age	33	33	34
Average Age (Male)	32	32	33
Average Age (Female)	34	34	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	587	1,805	7,490
# of Persons per HH	3.3	3.4	3.6
Average HH Income	\$64,524	\$69,768	\$71,682
Average House Value	\$508,695	\$464,607	\$384,878

Demographics data derived from AlphaMap

