

SITE DATA SHEET — 1253 & 1255 Agate Avenue, Mentone CA 92359

4-Parcel Residential Development · SFR + ADU Per Lot · 8 Total Units · Listed at \$1,400,000



PROPERTY DETAILS

Addresses	1253 & 1255 Agate Ave
City	Mentone, CA 92359
County	San Bernardino (unincorporated)
APN Series	0298-181 Series
Zoning	RS — Single Family Residential
Total Site	55,044 SF / 1.26 Acres
Dimensions	132 ft wide x 417 ft deep
Buildable	112 ft x 417 ft = 46,704 SF
Access Corr.	20 ft wide · Included in sale
Existing	2 SFRs w/ structures in place
Asking Price	\$1,400,000

PARCEL SUMMARY

Parcel	Size	Area	Units
P1 — 1253 Agate	58'x209'	12,122 sf	SFR+ADU
P2 — 1255 Agate	54'x209'	11,286 sf	SFR+ADU
P3 — Mid Rear	112'x104'	11,648 sf	SFR+ADU
P4 — South End	112'x104'	11,648 sf	SFR+ADU
TOTAL — 4 Parcels	~11,676 sf avg	46,704 sf	8 units

ILLUSTRATIVE PRO FORMA

Buyer to verify all figures independently

Gross Development Value	\$4,250,000
<small>2x\$550K+2x\$675K SFR + 4 ADU</small>	
Construction Cost	(\$1,523,880)
<small>New SFRx2 + ADUx4 + site/permits/design</small>	
Net Operating Income	\$147,231/yr
<small>Stabilized annual NOI</small>	
Land — Asking Price	\$1,400,000
<small>~\$350,000 per lot</small>	
ADU Rental Income	\$96,000/yr
<small>4 ADUs x \$2,000/mo</small>	

MARKET DATA — MENTONE / INLAND EMPIRE

Median Home Price	\$486,536
Price per SF	~\$335 / sf
New Construction	Zero inventory in Mentone
Market Condition	Seller's Market
Avg Days on Market	29 days
IE Median Rent (2025)	\$2,038/mo (+15% YoY)
ADU Rental Rate	\$2,000/mo (IE 1BR market)
IE Vacancy Rate	Below national average
Land Listings Nearby	\$1.2M average ask

INVESTMENT HIGHLIGHTS

- Supply Gap**
Zero new construction in Mentone creates immediate opportunity for a builder.
- Day-One Income**
Two existing SFRs on 1253 & 1255 generate rental income from the start.
- ADU Cash Flow**
4 ADUs at \$2,000/mo = \$96,000/yr — strong cash flow from day one.
- Equal Lot Sizes**
All 4 parcels equalized at ~11,676 sf avg — clean, marketable splits.
- No Easement Risk**
Private access corridor is included in the sale with no third-party exposure.
- IE Rent Growth**
Inland Empire rents grew 15% in 2025 — strong ADU income trajectory.
- Builder Ready**
Conceptual site plan complete — 4 lots each with SFR + ADU design.