

**44655 44544 National Trails Hwy,  
Newberry Springs 92365**

STATUS: **Active**

LIST PRICE: **\$799,990**

I-40 E exit Newberry Rd/National Trail Hwy E PIQ



Recent: **11/06/2025 : NEW**

# OF UNITS TOTAL: **6**  
 SQFT(src): **7,700**  
 PRICE PER SQFT: **\$103.89**  
 LOT(src): **536,224/12.31 (SEE)**  
 LEVELS:  
 YEAR BLT(src): **1915 (ASR)**  
 DAM / CDAM: **0/0**  
 SLC: **Standard**  
 TOTAL OP. EXP: **\$0.00**  
 NET OP. INCOME: **\$16,800**  
 PARCEL #: **0531042190000**  
 SECONDARY PARCEL #: **0531-042-19 and 0531-042-18**  
 LISTING ID: **HD25255848**

**Submit Offer**

**DESCRIPTION**

\*\*\*Come VIEW and MAKE an OFFER TODAY! Amazing MIXED-USE OPPORTUNITY located in Newberry Springs CA. Two properties being sold as a package deal totaling 12.31 ACRES. The first property located 44544 National Trails Hwy offers an 8.81 Acre lot that includes a mix of 2 Commercial Buildings and 4 Residential Units. The main 3,358sf COMMERCIAL BUILDING has frontage along high traffic Route 66 just a stones throw away from the I-40 exit, and was previously used as a feed/convenience store with two offices. In addition, there is a second commercial/mixed use building that has an adjacent large detached commercial warehouse. Plus there are 4 other RESIDENTIAL UNITS offering even more potential to generate rental income. Among them, you'll find a cozy 1-bedroom, 1-bath home complete with a welcoming porch and a newer roof, Another 1-bedroom, 1-bath residence also features a newer roof, while a spacious 2-bedroom, 1-bath home and another 2-bedroom 1-bathroom home round out the residential units. Also, each unit has their own utility meters and the 8.81 acre lot has a functional well. The second property located at 44655 National Trails Hwy is a 3.5 ACRE FENCED lot, that also has frontage along high traffic Route 66, plus includes an additional well and power meter. Both properties together offer tons of possibilities and boundless investment potential. As a prominent tourist destination, with vacation lake homes nearby, it attracts travelers seeking a serene yet adventurous getaway, with opportunities to camp, and off road. This is not just a property; it's a gateway to a world of possibilities. Whether you're looking to invest, establish a business, or create a welcoming home, these two properties on Route 66 offer endless potential in a thriving and picturesque location. Honestly, the two properties offer so much it all can't be mentioned here, making this a MUST SEE OPPORTUNITY before it's too late.\*\*\*

**EXCLUSIONS:**

**INCLUSIONS:**

AREA: **NBS - Newberry Springs**  
 SUBDIVISION: **/**  
 COUNTY: **San Bernardino**  
 55+: **No**  
 GROSS EQUITY:  
 PRESENT LOANS \$:  
 HAVE:

LIST \$ ORIG: **\$799,990**  
 SUB TYPE: **COMRES/D**  
 CMN WALLS: **No Common Walls**  
 PARKING:  
 # OF BUILDINGS TOTAL: **8**  
 RENT CONTROL?: **No**  
 PROPERTY ATTACHED?: **No**

SELLER WILL CONSIDER CONCESSIONS IN OFFER: **Yes**  
 ROOM TYPE:  
 UTILITIES:  
 ELECTRIC:  
 WATER: **Well**

COOLING:  
 HEATING:  
 VIEW:  
 WATERFRONT:  
 LAUNDRY: **Washer Hookup**  
 PROBATE AUTHORITY:

**ANALYSIS**

GROSS SCHEDULE INCOME: **\$16,800**  
 VACANCY ALLOWANCE \$/:%: **/**  
 GROSS OPERATING INCOME:  
 NET OPERATING INCOME: **\$16,800**  
 OPERATING EXPENSE \$/:%: **\$0/**  
 LAND DOLLAR VALUE \$/:%: **/**

GROSS SPENDABLE INCOME:  
 LOAN PAYMENT(ANNUAL):  
 GROSS MULTIPLIER:  
 CAP RATE:  
 IMPROVEMENTS TOTAL \$/:%: **/**  
 PERSONAL PROPERTY \$/:%: **/**

**INCOME**

# OF RENTED GARAGES:  
 GARAGE RENTAL RATE:  
 GARAGES RENTAL INCOME:  
 LAUNDRY INCOME:  
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:  
 OTHER INCOME 2:  
 OTHER INC. DESCRIPTION:

**ANNUAL EXPENSE**

TOTAL OPERATING EXPENSE: **\$0**  
 ELECTRIC: **\$0**  
 GAS: **\$0**  
 LICENSES:  
 NEW TAXES:

FURNITURE REPLACEMENT:  
 TRASH: **\$0**  
 CABLE TV:  
 GARDENER:  
 INSURANCE: **\$0**

MAINTENANCE:  
 WORKMAN'S COMP:  
 PROFESSIONAL MANAGEMENT:  
**\$0**  
 WATER/SEWER: **\$0**

OTHER EXPENSE:  
 OTHER EXPENSE DESCRIPTION:

**TAX**

TAX RATE: TAX YEAR: TAX ANNUAL AMT: TAX AREA:

**UNIT INFORMATION**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	0	1	0	Unfurnished	\$0	\$0	\$0	6
2:	1	0	1	2	Unfurnished	\$1,000	\$1,000	\$0	GAS METERS: 0
3:	1	1	1	0	Unfurnished	\$400	\$400	\$0	WATER METERS: 0
4:	1	1	1	0	Unfurnished	\$0	\$0	\$0	
5:	2	2	1	2	Unfurnished	\$0	\$0	\$0	

**INTERIOR**

INTERIOR:  
 ACCESSIBILITY:  
 APPLIANCES:  
 FLOORING:  
 ENTRY/LEVEL: **1/1**  
 FIREPLACE:

SQFT STUDIO AVG:  
 SQFT 1 BED AVG:  
 SQFT 2 BED AVG:  
 SQFT 3 BED AVG:

**EXTERIOR**

EXTERIOR:  
DIRECTION FACES:

SECURITY:  
SEWER: **Conventional  
Septic**

LOT: **6-10 Units/Acre,  
Horse Property, Level with  
Street, Lot Over 40000  
Sqft, Rectangular Lot,  
Level, Paved  
POOL: None**

FENCING:  
SPA:

### BUILDING

BUILDER NAME: ARCH STYLE: ROOF: CONSTR MTRLS:  
BUILDER MODEL: DOORS: FOUNDATION DTLs: OTHER STRUCTURES:  
WINDOWS: PROP CONDITION: NEW CONSTRUCTION YN: **No**

### GARAGE AND PARKING

UNCOVERED SPACES: PARKING TOTAL: **4** GARAGE SPACES: **4** CARPORT SPACES:

### GREEN

GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:  
WALKSCORE:

### POWER PRODUCTION

POWER PRODUCTION: **No** GREEN VERIFICATION: **No**

### COMMUNITY

HOA DUES 1: HOA 1 NAME: HOA PHONE 1: HOA AMENITIES:  
HOA DUES 2: HOA 2 NAME: HOA PHONE 2: STORIES TOTAL: **1**  
HOA DUES 3: HOA 3 NAME: HOA PHONE 3:  
COMMUNITY: **Foothills, Hiking ,  
Horse Trails, Rural, Suburban**  
HOA MANAGEMENT NAME:  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

### LAND

LAND LEASE?: **No** ELEVATION: TAX LOT: **1819** TAX BLOCK:  
COMMON INTEREST: **None** ASSESSMENTS: LOT SIZE DIM: TAX TRACT #: **0531042**  
LAND LEASE AMOUNT: PARCEL #: **0531042190000** ZONING:  
LAND LEASE AMT FREQ: ADDITIONAL PARCEL(s): **0531-  
042-19 and 0531-042-18**

### LISTING

### DATES

BAC: LIST TERMS: **Cash, Cash to New Loan,  
Submit** LIST CONTRACT DATE: **11/06/25**  
BAC REMARKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:  
DUAL/VARI. RATE?: **No** LIST SERVICE: **Full Service** ON MARKET DATE: **11/06/25**  
CURRENT FINANCING: AD NUMBER: PRICE CHG TIMESTAMP:  
POSSESSION: DISCLOSURES: STATUS CHG TIMESTAMP: **11/06/25**  
FINANCIAL INFO AS OF: INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **11/06/25**  
CONTINGENCY LIST: INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE: **05/29/26**  
PURCH CONTRACT DATE:  
NEIGHBORHOOD MARKET REPORT YN?: **Yes** ENDING DATE:

CONTINGENCY:

**PRIVATE REMARKS: Submit offers to curvanchen.chen@gmail.com and jeffnyal@gmail.com with copy of POF.**

### SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: OWNER'S NAME:  
SHOW CONTACT NAME: LOCK BOX DESCRIPTION: **None**   
SHOW CONTACT PHONE:   
SHOWING INSTRUCTIONS: **Contact listing agent to set appointment to view. Or can drive by anytime (do not disturb tenants)**  
DRIVING DIRECTIONS: **I-40 E exit Newberry Rd/National Trail Hwy E PIQ**

### AGENT / OFFICE

### CONTACT PRIORIT

LA: (**HD21564**) **Curvan Chen** LA State License: **02051143** 1.LA CELL: **7608854105**  
CoLA: CoLA State License: 2.OFFERS: **curvanchen.chen@gmail.com**  
LO: (**HD1318**) **Coldwell Banker Home** LO State License: **01902736** 3.LA EMAIL: **curvanchen.chen@gmail.com**  
**Source** LO FAX: **760-242-8482**  
LO PHONE: **760-242-6000** CoLO State License:  
CoLO: CoLO FAX:  
CoLO PHONE: Offers Email: **curvanchen.chen@gmail.com**

AGENT FULL: Residential Income LISTING ID:  
HD25255848

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