

THE STURNER GROUP



Commercial Real Estate

Brokered by eXp Commercial

FOR SALE

Development Opportunity

3rd St, Highland, CA 92346

Bob Sturner

951.906.3085
Bob@TheSturnerGroup.com
DRE #01455837

Jason Alter

951.544.4758
Jason@TheSturnerGroup.com
DRE #02122592

FOR SALE | Table of Contents

| | |
|----------------------|----|
| PROPERTY INFORMATION | 3 |
| LOCATION INFORMATION | 8 |
| DEMOGRAPHICS | 12 |

eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Bob Sturner

951.906.3085

Bob@TheSturnerGroup.com

DRE #01455837

Jason Alter

951.544.4758

Jason@TheSturnerGroup.com

DRE #02122592

THE STURNER GROUP
Commercial Real Estate

Powered by eXp Commercial

THE STURNER GROUP 

Commercial Real Estate

Brokered by eXp Commercial

1

PROPERTY INFORMATION

gle

Imagery ©2023 Airbus, County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA/FPA

Bob Sturner

951.906.3085
Bob@TheSturnerGroup.com
DRE #01455837

Jason Alter

951.544.4758
Jason@TheSturnerGroup.com
DRE #02122592

FOR SALE | Executive Summary



OFFERING SUMMARY

| | |
|---------------|------------------|
| Sale Price: | \$1,200,000 |
| Available SF: | |
| Lot Size: | 1,743,009,840 SF |
| Price / Acre: | \$30 |
| Zoning: | Light Industrial |

PROPERTY OVERVIEW

This exceptional commercial property offers an enticing opportunity for investors and business owners alike. This property features approximately 36,88 square feet of undeveloped land, ideal for a developer or contractor yard. This versatile light industrial complex has multiple well occupied multi-tenant buildings providing savvy investors a value-add opportunity.

Development Potential: The property boasts a LARGE vacant lot offering a substantial development or redevelopment opportunity. Unlock the potential of this prime piece of real estate to meet your specific needs.

Convenient Location: With access on 3rd Street and from 5th Street, this property enjoys excellent visibility and accessibility. It is strategically located in close proximity to the San Bernardino International Airport, enhancing its appeal for logistics and transportation businesses.

Ample Parking: On-site parking ensures convenience for tenants and their clients, while ground-level fenced access facilitates easy loading and unloading of goods.

Don't Miss Out: Seize this rare opportunity to acquire a development lot located within a light industrial property with tremendous potential for value appreciation. Whether you're looking to secure steady rental income or capitalize on the vacant land, this property offers a wealth of possibilities.

Bob Sturner

951.906.3085
Bob@TheSturnerGroup.com
DRE #01455837

Jason Alter

951.544.4758
Jason@TheSturnerGroup.com
DRE #02122592

THE STURNER GROUP
Commercial Real Estate

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Property Description



PROPERTY DESCRIPTION

This exceptional commercial property offers an enticing opportunity for investors and business owners alike. This property features approximately 36,88 square feet of undeveloped land, ideal for a developer or contractor yard. This versatile light industrial complex has multiple well occupied multi-tenant buildings providing savvy investors a value-add opportunity.

Key Features:

Development Potential: The property boasts a LARGE vacant lot offering a substantial development or redevelopment opportunity. Unlock the potential of this prime piece of real estate to meet your specific needs.

Convenient Location: With access on 3rd Street and from 5th Street, this property enjoys excellent visibility and accessibility. It is strategically located in close proximity to the San Bernardino International Airport, enhancing its appeal for logistics and transportation businesses.

Ample Parking: On-site parking ensures convenience for tenants and their clients, while ground-level fenced access facilitates easy loading and unloading of goods.

Don't Miss Out: Seize this rare opportunity to acquire a development lot located within a light industrial property with tremendous potential for value appreciation. Whether you're looking to secure steady rental income or capitalize on the vacant land, this property offers a wealth of possibilities.

irbus, County of San Bernardino, Maxar Technologies, U.S. Geol

Bob Sturner

951.906.3085

Bob@TheSturnerGroup.com

DRE #01455837

Jason Alter

951.544.4758

Jason@TheSturnerGroup.com

DRE #02122592

THE STURNER GROUP 
Commercial Real Estate Backed by eXp Commercial

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Complete Highlights



LOCATION INFORMATION

| | |
|---------------------|---------------------------|
| Building Name | Development Opportunity |
| Street Address | 3rd St |
| City, State, Zip | Highland, CA 92346 |
| County | SAN BERNARDINO |
| Cross-Streets | Palm / 5th |
| Side of the Street | South |
| Signal Intersection | Yes |
| Road Type | Highway Interchange |
| Market Type | Medium |
| Nearest Highway | SR-210 / I-10 |
| Nearest Airport | SBD International Airport |

BUILDING INFORMATION

| | |
|----------------|---|
| Number of Lots | 1 |
|----------------|---|



Bob Sturner

951.906.3085

Bob@TheSturnerGroup.com

DRE #01455837

Jason Alter

951.544.4758

Jason@TheSturnerGroup.com

DRE #02122592

THE STURNER GROUP 
Commercial Real Estate Powered by eXp Commercial

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Additional Photos



Bob Sturner

951.906.3085

Bob@TheSturnerGroup.com

DRE #01455837

Jason Alter

951.544.4758

Jason@TheSturnerGroup.com

DRE #02122592

THE STURNER GROUP 
Commercial Real Estate Powered by eXp Commercial

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

THE STURNER GROUP 

Commercial Real Estate

Brokered by eXp Commercial

2

LOCATION INFORMATION

Imagery ©2023 Airbus, County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA/FPA

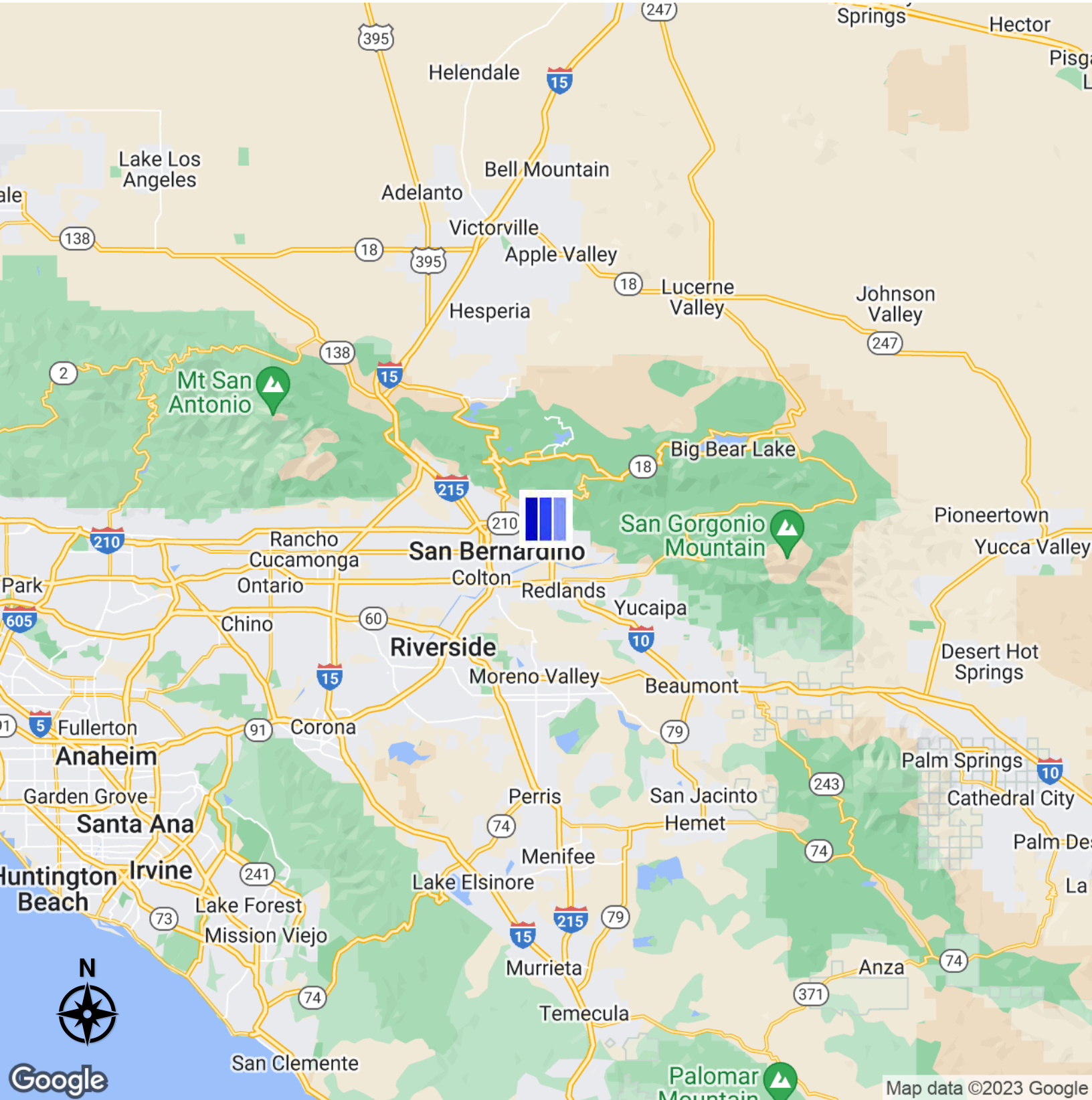
Bob Sturner

951.906.3085
Bob@TheSturnerGroup.com
DRE #01455837

Jason Alter

951.544.4758
Jason@TheSturnerGroup.com
DRE #02122592

FOR SALE | Regional Map



Bob Sturner

951.906.3085
Bob@TheSturnerGroup.com
DRE #01455837

Jason Alter

951.544.4758
Jason@TheSturnerGroup.com
DRE #02122592

THE STURNER GROUP
Commercial Real Estate

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Retailer Map



Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, County of San Bernardino, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Bob Sturner

951.906.3085
 Bob@TheSturnerGroup.com
 DRE #01455837

Jason Alter

951.544.4758
 Jason@TheSturnerGroup.com
 DRE #02122592



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Aerial Map



| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 37 | 855 | 3,114 |
| Median age | 64.1 | 62.8 | 55.8 |
| Median age (Male) | 70.0 | 68.3 | 58.7 |
| Median age (Female) | 63.2 | 61.9 | 55.1 |
| Total households | 42 | 989 | 2,608 |
| Total persons per HH | 0.9 | 0.9 | 1.2 |
| Average HH income | \$26,750 | \$26,148 | \$39,294 |
| Average house value | \$289,626 | \$280,626 | \$385,885 |



Google Imagery © 2023 Airbus, CNES / Airbus, County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Bob Sturner

951.906.3085
Bob@TheSturnerGroup.com
DRE #01455837

Jason Alter

951.544.4758
Jason@TheSturnerGroup.com
DRE #02122592

THE STURNER GROUP

Commercial Real Estate

Powered by eXp Commercial

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

THE STURNER GROUP 

Commercial Real Estate

Brokered by eXp Commercial

3

DEMOGRAPHICS

Imagery ©2023 Airbus, County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA/FPA

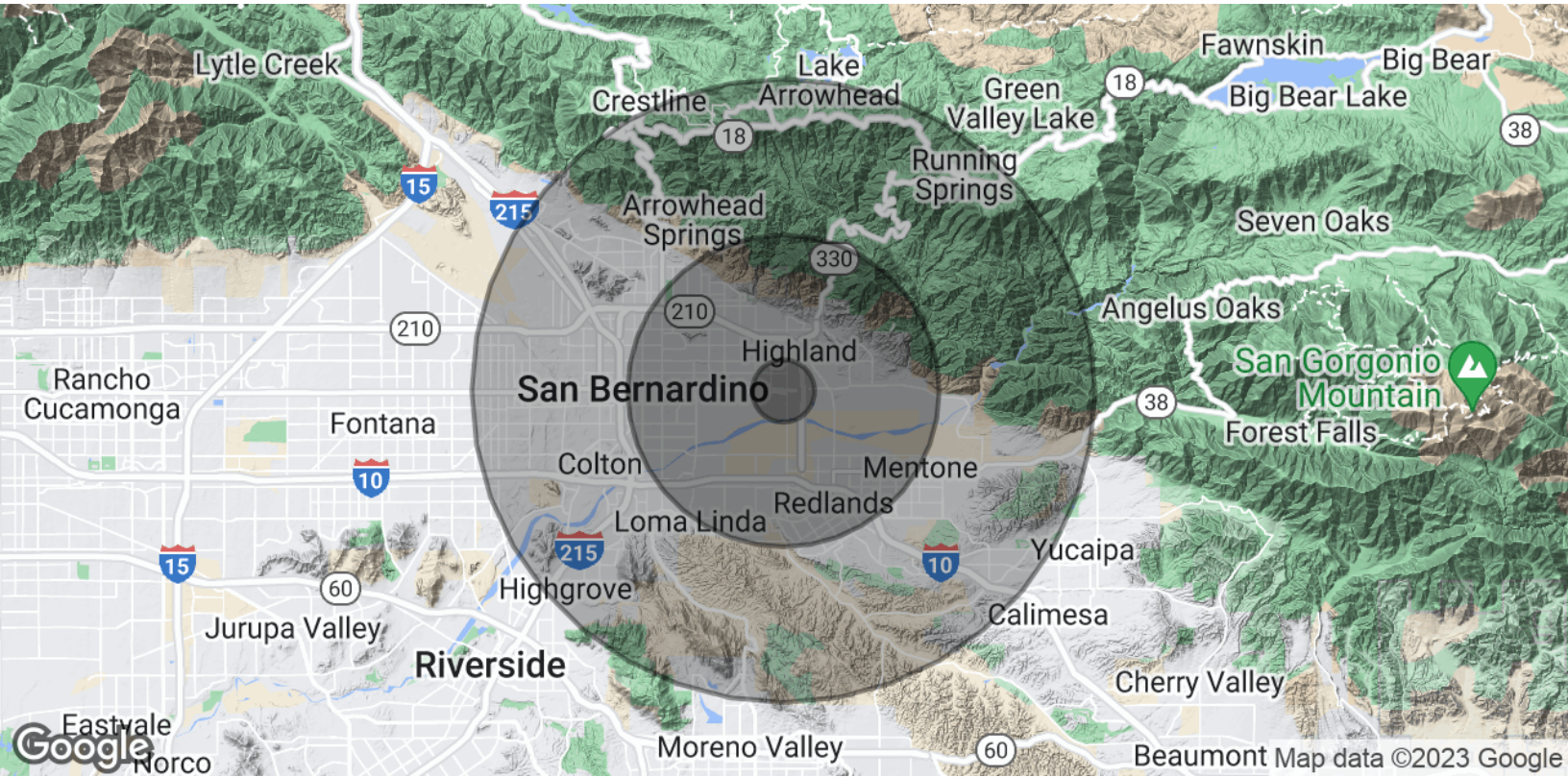
Bob Sturner

951.906.3085
Bob@TheSturnerGroup.com
DRE #01455837

Jason Alter

951.544.4758
Jason@TheSturnerGroup.com
DRE #02122592

FOR SALE | Demographics Map & Report



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 37 | 855 | 3,114 |
| Average Age | 64.1 | 62.8 | 55.8 |
| Average Age (Male) | 70.0 | 68.3 | 58.7 |
| Average Age (Female) | 63.2 | 61.9 | 55.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 42 | 989 | 2,608 |
| # of Persons per HH | 0.9 | 0.9 | 1.2 |
| Average HH Income | \$26,750 | \$26,148 | \$39,294 |
| Average House Value | \$289,626 | \$280,626 | \$385,885 |

* Demographic data derived from 2020 ACS - US Census

Bob Sturner

951.906.3085
 Bob@TheSturnerGroup.com
 DRE #01455837

Jason Alter

951.544.4758
 Jason@TheSturnerGroup.com
 DRE #02122592



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.