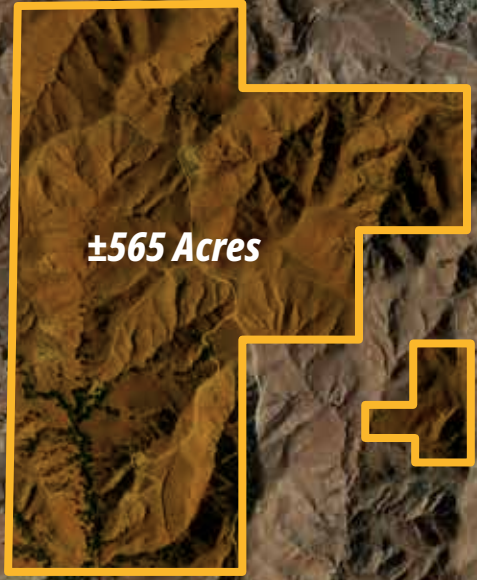


Chino Hills
State Park

BUTTERFIELD RANCH RD

Butterfield
Ranch

83
EUCLID AVE



±565 Acres

71

Prado
Regional Park

565 ACRES

CITY OF CHINO HILLS, CA



18881 Von Karman Ave., Ste 150
Irvine, CA 92612
T 949.553.2020
www.hoffmanland.com
CA Lic #01473762

Graham Gilles
Senior Vice President
949.705.0914
ggilles@hoffmanland.com
CA DRE #01252103

Norm Scheel
Principal
949.705.0932
nscheel@hoffmanland.com
CA DRE #00999403



**INVESTMENT OR
CONSERVATION/MITIGATION
LAND!**

±565 ACRES

City of Chino Hills, California

LOCATION:

Within the City of Chino Hills. West of CA-71, South of Butterfield Ranch Road.

Assessor's Parcel Numbers/SIZE:

APN: 1033-101-04 = ±260 Acres APN: 1033-151-15 = ±280 Acres APN: 033-151-25 = ±25 Acres **Total: ±565 Acres**

TOPO:

Rolling to hilly to mountainous.

ZONE:

R-A Agriculture-Ranch.

UTILITIES:

Buyer to determine availability and capacity of all utilities.

POTENTIAL:

Possible large lot subdivision, investment, nature preserve, mitigation or conservation purposes.

PRICE:

\$4,000,000 (\$7,080 per acre)

CONTACT: Graham Gilles, Senior Vice President | CA DRE #01252103 | ggilles@hoffmanland.com | 949.705.0914

Norm Scheel, Principal | CA DRE #00999403 | nscheel@hoffmanland.com | 949.705.0932

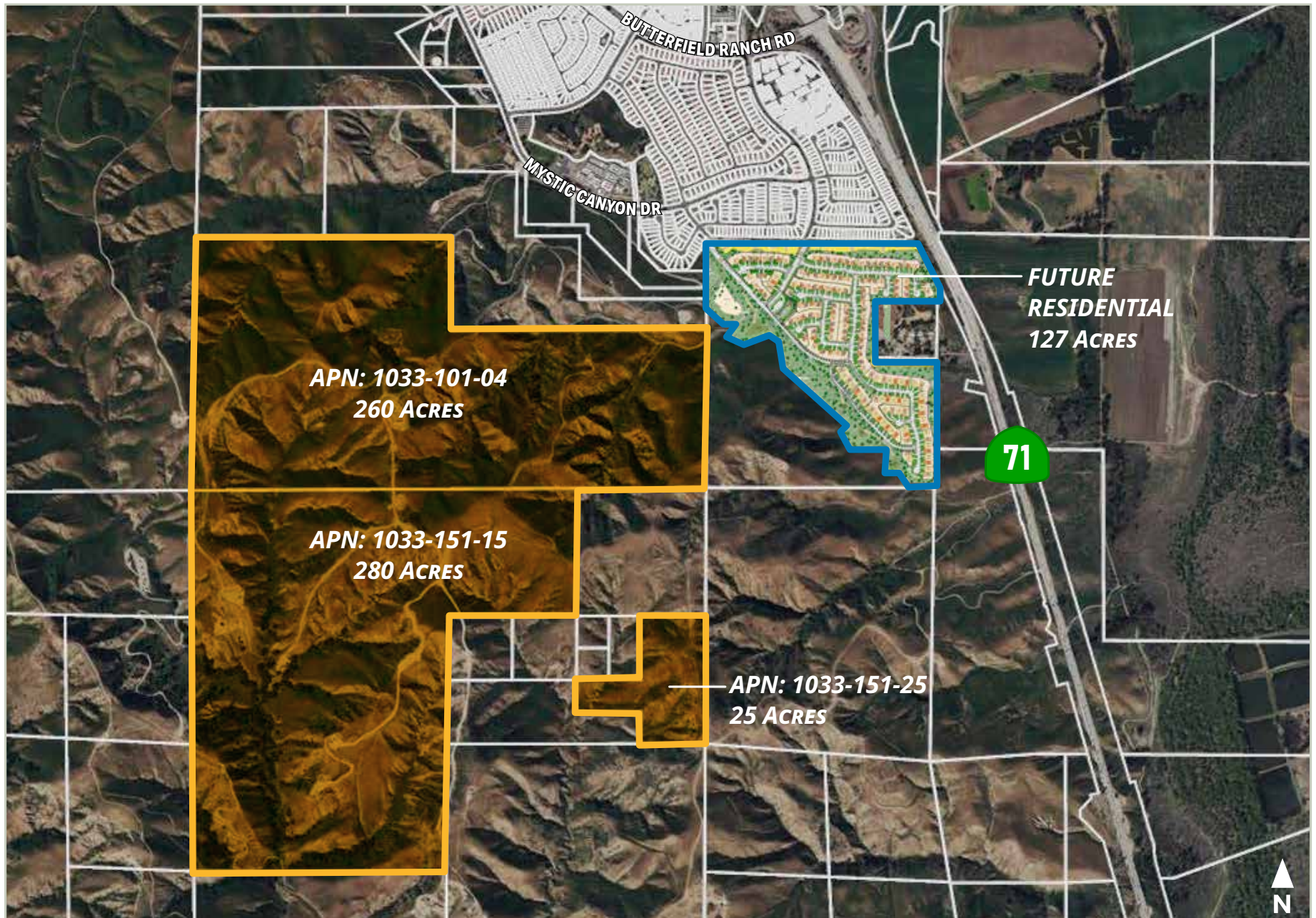
The Hoffman Company

18881 Von Karman Ave., Ste 150, Irvine, CA 92612

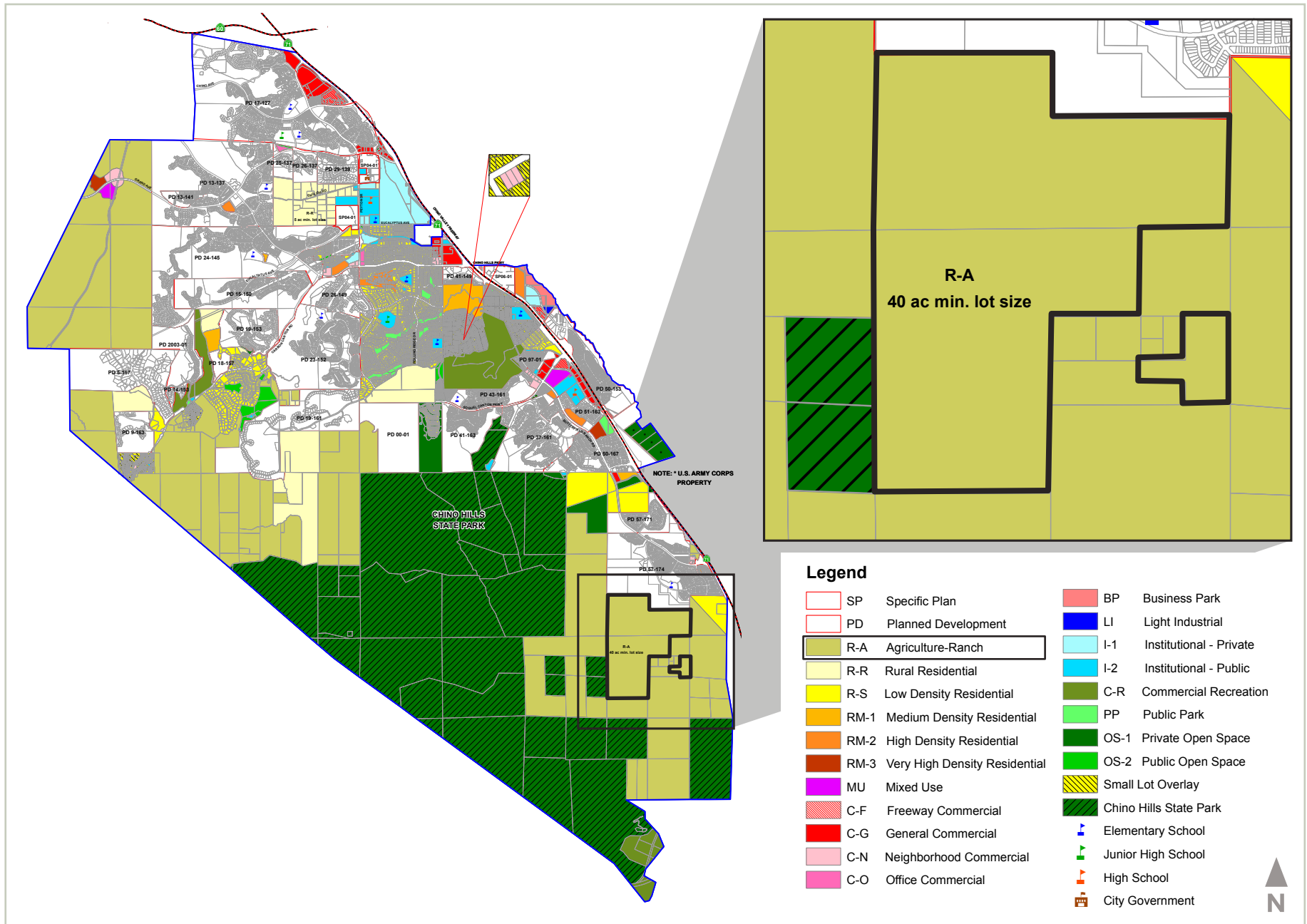
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Close-Up Aerial



City of Chino Hills Zoning Map



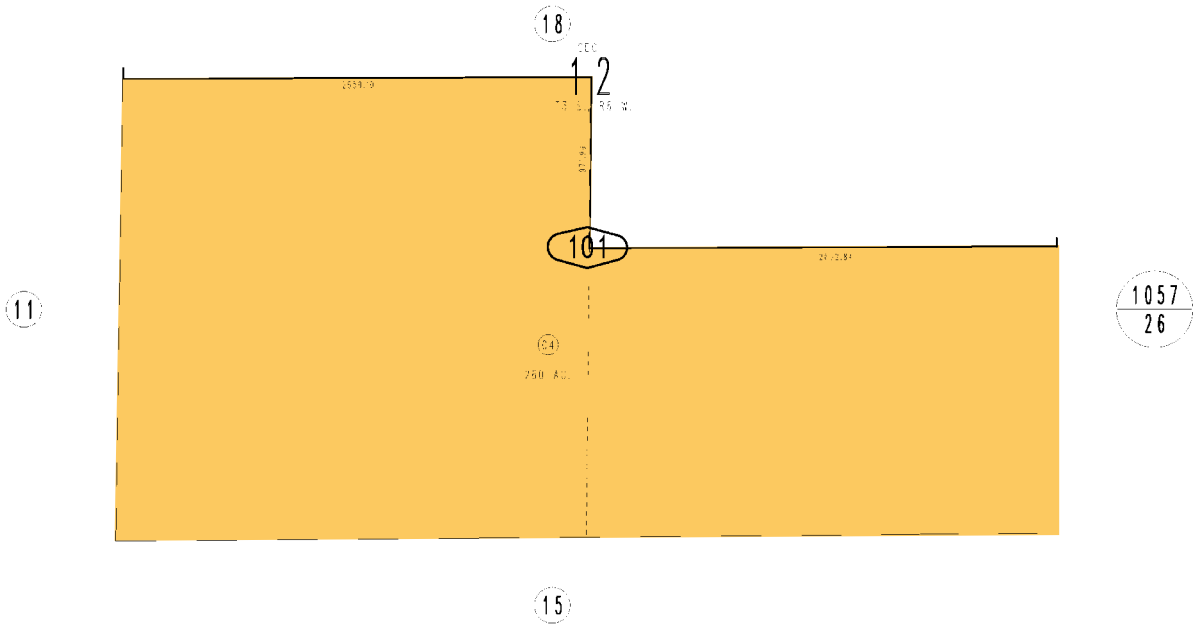
Assessor's Parcel Map (1 of 2) | Top Parcel

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Sec. 12 T.3S., R.8W., S.B.&M.

City of Chino Hills 1033 - 10
Tax Rate Area
24002



MAY 1972

Assessor's Map
Book 1033 Page 10
San Bernardino County

REVISED
10/29/08 3X

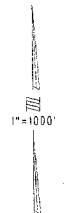
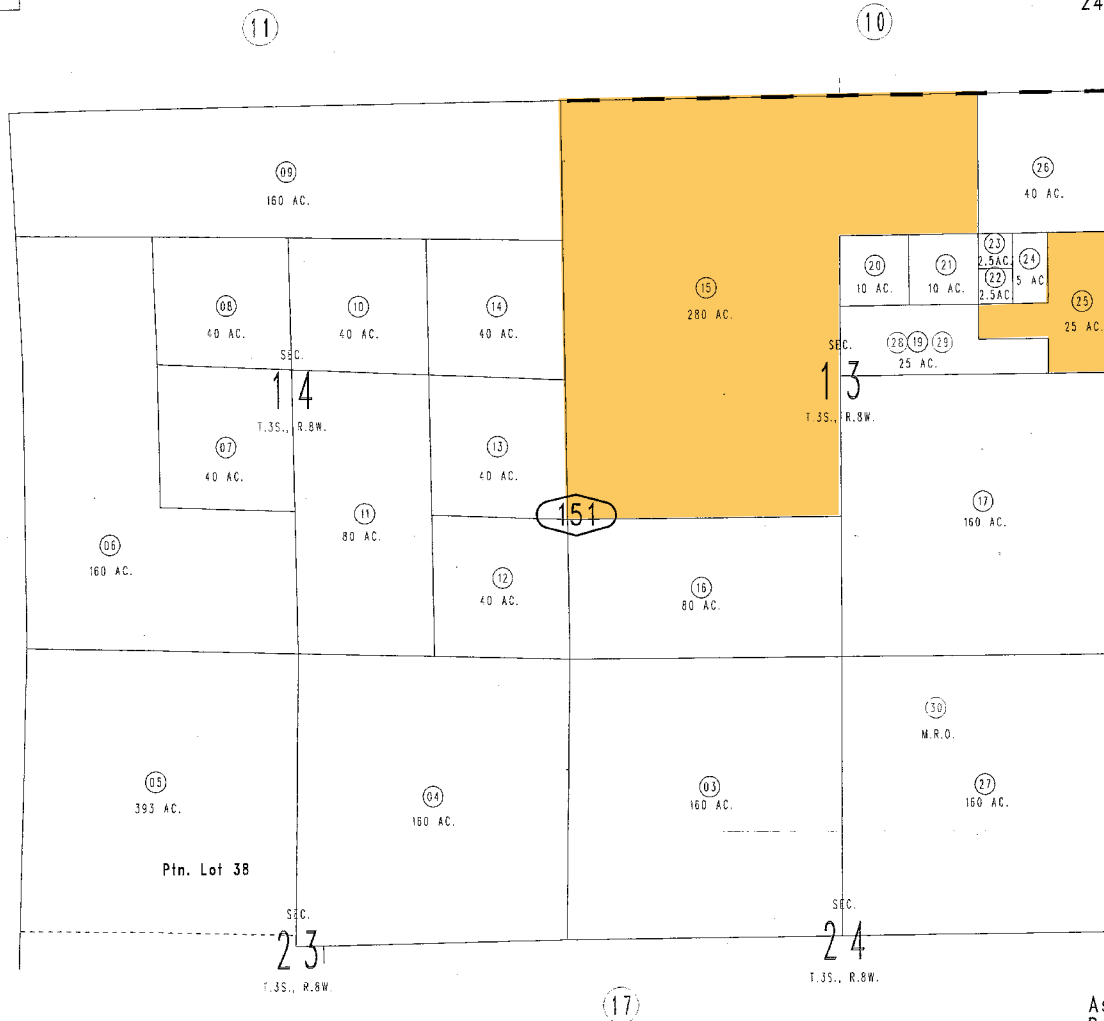


Assessor's Parcel Map (2 of 2) | Bottom Parcels

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Sec. 13&14, Ptn. Sec 23 & 24 T.3S., R.8W., S.B.&M.

City of Chino Hills 1033 - 15
Tax Rate Area
24005



MAY 1972

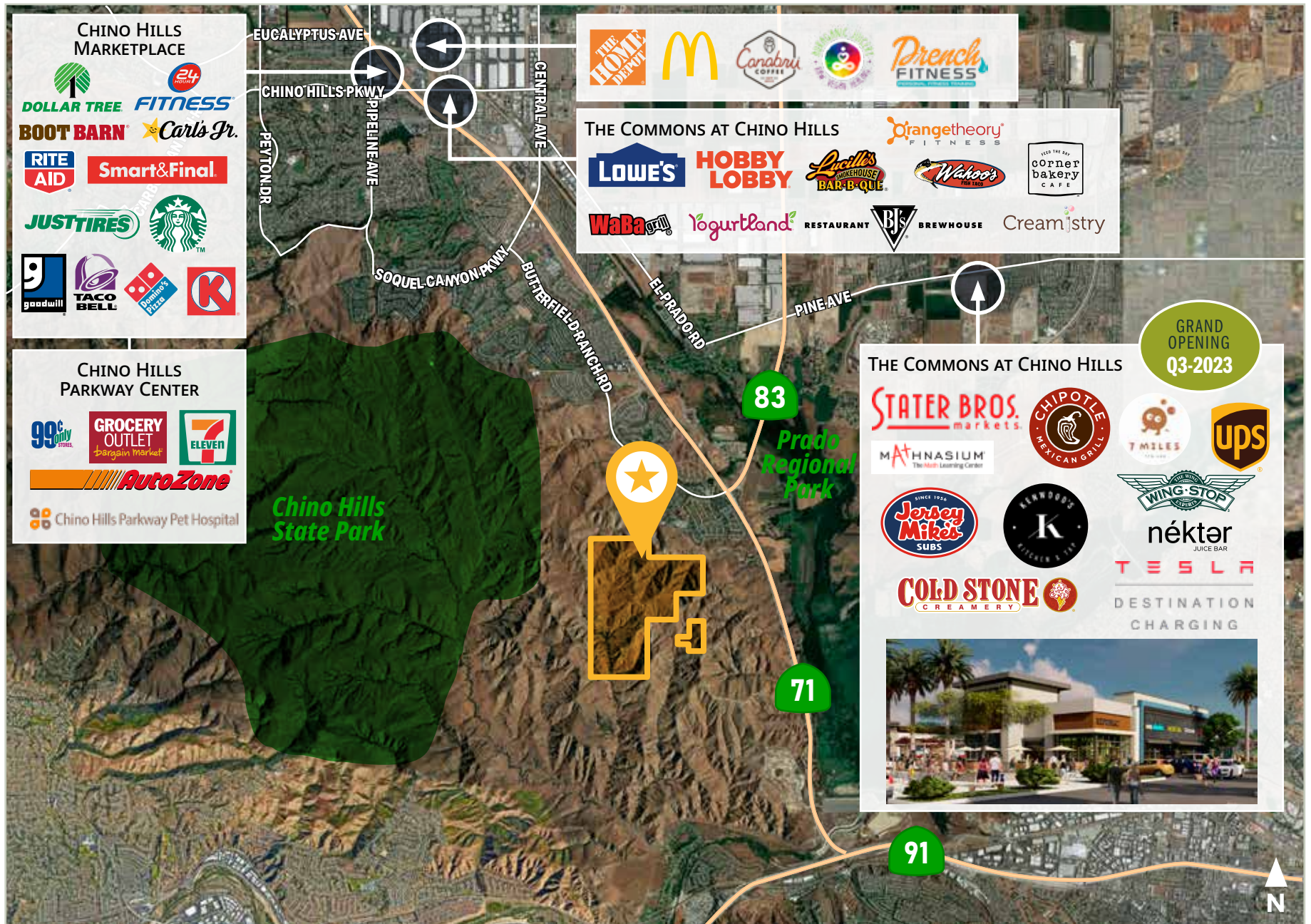
Pln. Rancho El Cerrito de Santa Ana, Lead Patent 841.7, Pgs. 102-205

Assessor's Map
Book 1033 Page 15
San Bernardino County

REVISED
07/01/21 CW



Retail Aerial



CHINO HILLS MARKETPLACE

- DOLLAR TREE
- 24 FITNESS
- BOOT BARN
- Carla's Jr.
- RITE AID
- Smart & Final
- JUST TIRES
- Starbucks
- goodwill
- TACO BELL
- Dominos Pizza
- K

CHINO HILLS PARKWAY CENTER

- 99¢ ONLY
- GROCERY OUTLET bargain Market
- 7 ELEVEN
- AutoZone
- Chino Hills Parkway Pet Hospital

- THE HOME DEPOT
- McDonald's
- Canabru COFFEE
- YOGURTLAND RESTAURANT
- DRENCH FITNESS

THE COMMONS AT CHINO HILLS

- LOWE'S
- HOBBY LOBBY
- Lucille's SMOKESHOUSE BAR-B-QUE
- Orangetheory FITNESS
- Wahoo's
- corner bakery CAFE
- WaBa
- Yogurtland RESTAURANT
- BJS BREWHOUSE
- Creamistry

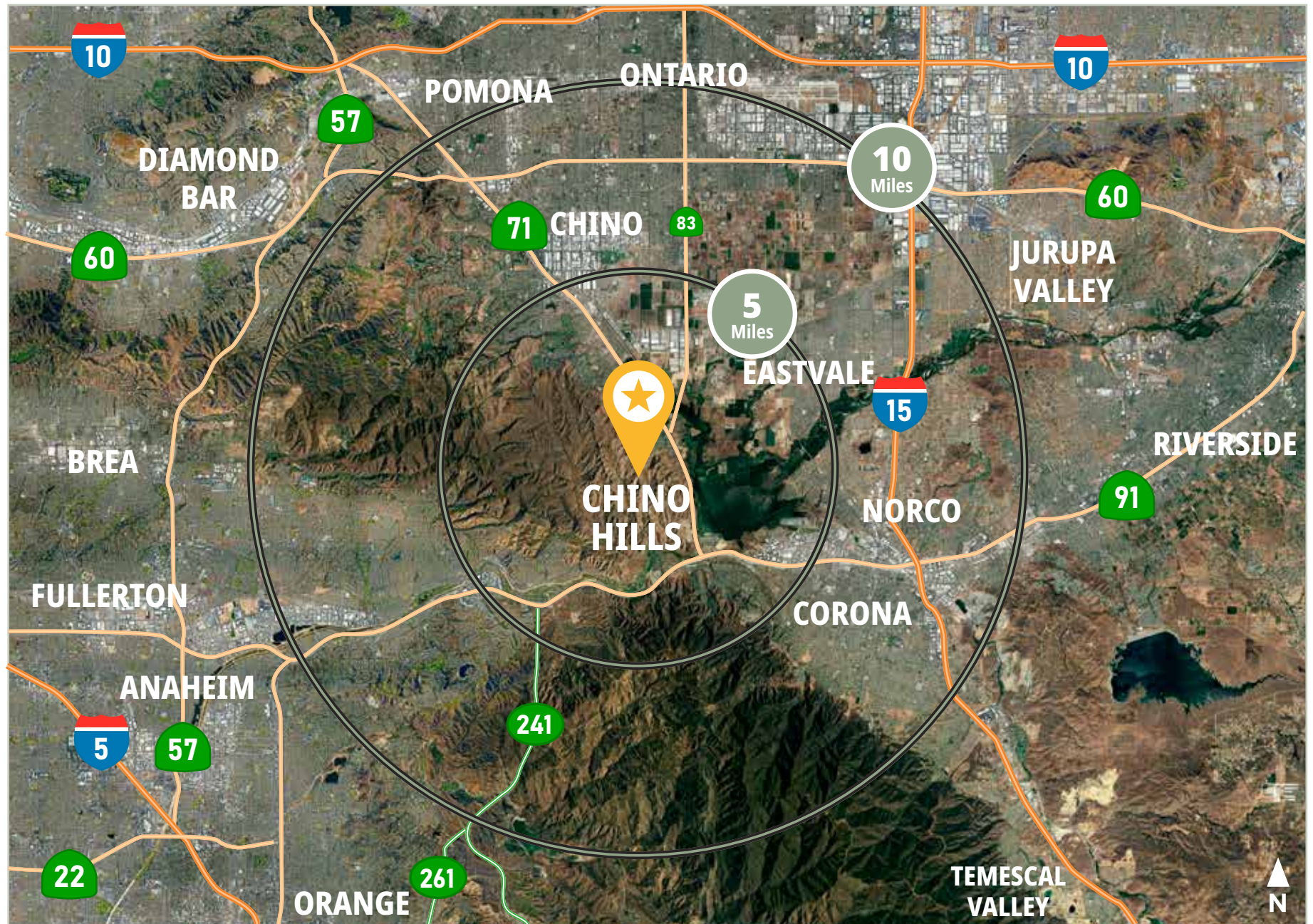
THE COMMONS AT CHINO HILLS

GRAND OPENING Q3-2023

- STATER BROS. markets.
- CHIPOTLE MEXICAN GRILL
- 7 MILES
- ups
- MATHNASIUM The Math Learning Center
- Jersey Mike's SUBS
- WING-STOP
- nékter JUICE BAR
- COLD STONE CREAMERY
- TESLA DESTINATION CHARGING



Regional Aerial



Area Highlights



CHINO HILLS STATE PARK | Chino Hills

Visitors can walk, horseback ride, or mountain bike on trails through valleys and along ridge tops through 60 miles of trails. Facilities consist of a picnic area, camping sites, equestrian staging area and corrals, a historic barn, water and restrooms. Most of the trails are multiple mode use. A few trails are designated for hiking only for safety or habitat protection.



CHAFFEY COLLEGE CHINO CAMPUS | Chino

Chaffey College is a public community college that serves students in Chino, Chino Hills, Fontana, Montclair, Ontario, Rancho Cucamonga and Upland. It is the oldest community college in California. Chaffey built its Chino campus in 2002, but it's main campus is located in Rancho Cucamonga.



PLANES OF FAME AIR MUSEUM | Chino

An aviation museum featuring many flying and static aircrafts, along with multiple rare examples under restoration. The museum also holds a monthly mini-airshow around a certain theme. planesoffame.org



PRADO REGIONAL PARK | Chino

Prado Regional Park in Chino spans an impressive area of over 2,000 acres. The park is arguably the best place in the Chino area to enjoy nature and outdoor pursuits. The park is popular for camping and also offers opportunities for archery, fishing, shooting and fishing. The park also has a large golf course, which proves popular with residents of Chino and also attracts many visitors.



ONTARIO INTERNATIONAL AIRPORT | Ontario

This airport is a medium-hub, full-service airport with commercial jet service to major U.S. cities and through service to international destinations. ONT is located in the Inland Empire, approximately 35 miles east of downtown Los Angeles. The airport is the centerpiece of one of the fastest-growing transportation regions in the United States.



TOPGOLF | Ontario

Top Golf is a climate-controlled golf center with hitting bays for year-round comfort with HDTVs in every bay and throughout our sports bar and restaurant. At Topgolf's Ontario restaurant, you will find an accomplished Executive Chef and experienced team, using high-quality ingredients to deliver a fresh twist on familiar favorites.



Area Attractions West Inland Empire

MAJOR RETAIL

1. Ontario Mills Mall
2. Victoria Gardens
3. Galleria at Tyler

HISTORICAL

4. Mission Inn Hotel & Spa

UNIVERSITIES & COLLEGES

5. University of California, Riverside
6. Riverside City College
7. Chaffey College, Chino Campus
8. La Sierra University
9. Cal Baptist University
10. Loma Linda University
11. San Bernardino Valley College

RECREATION & ENTERTAINMENT

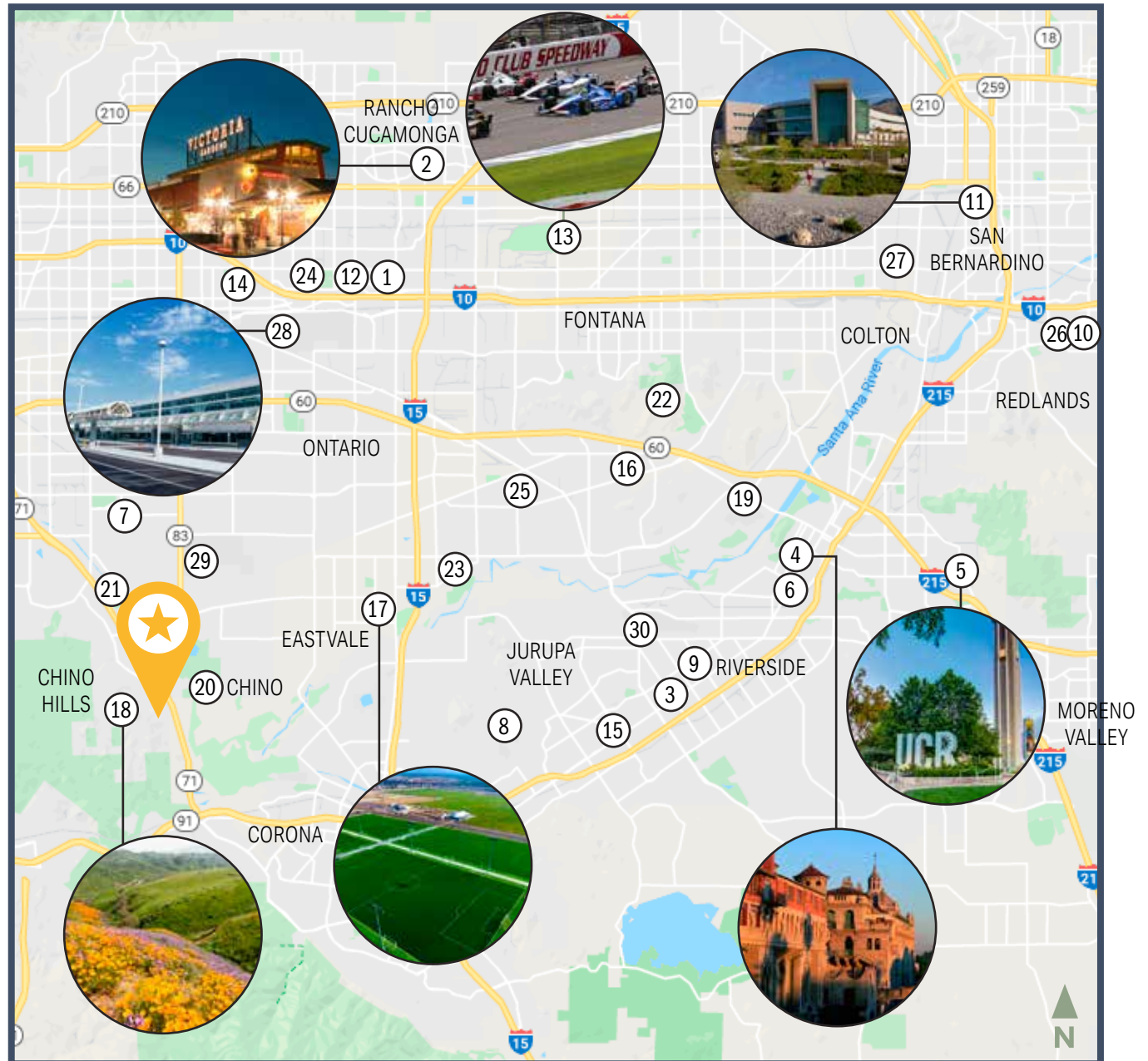
12. Toyota Arena
13. Auto Club Speedway
14. Ontario Convention Center
15. Castle Park
16. The Cove Waterpark
17. Silverlakes Equestrian & Sports Park
18. Chino Hills State Park
19. Mt. Rubidoux
20. Prado Regional Park
21. Big League Dreams Chino Hills
22. Oak Quarry Golf Club
23. Goose Creek Golf Club
24. TopGolf Ontario
25. Big League Dreams

MEDICAL & WELLNESS

26. Loma Linda Medical Center
27. Arrowhead Regional Medical

MAJOR TRANSPORTATION

28. Ontario International Airport
29. Chino Airport
30. Riverside Municipal Airport



Disclaimer

The information contained in this offering material ("Brochure") is furnished solely for the purpose of a review by prospective purchaser of any portion of the subject property in the City of Chino Hills, County of San Bernardino, California ("Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Scheel Dallape Inc. d/b/a The Hoffman Company ("The Hoffman Company"). The material is based in part upon information obtained by The Hoffman Company from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, The Hoffman Company, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

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Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.





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