

Shandin Hills | ±3.22 Acres | North San Bernardino

R1 Zoning (Min 7,200 sf per d.u.) | Expired Approved 11 Lot TTM

APNs 0152-011-02 & 44-0000

SELLER FINANCING AVAILABLE

For GPS Purposes/Neighbor: 3663 North G Street, San Bernardino, CA 92405

OFFERING MEMORANDUM



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

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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.



PROPERTY OVERVIEW

ADDRESS	[No Situs] North G Street		
ZIP	92405		
CITY	San Bernardino	AC	LAND SF
APN	0152-011-02-0000	±2.32	±101,062
	0152-011-44-0000	±0.90	±39,383
	Total	±3.22	±241,573
ZONING	R-1 (Min 7,200 sf/d.u.)		
NOTES	Expired TTM 11 Lots		
LISTING PRICE	\$845,000		

SELLER FINANCING AVAILABLE

AGENT CONTACT

BRYANT BRISLIN
714.814.5624

bbrislin@hoffmanland.com
CA DRE #01877964

SARAH MOTTE BOCKHORST
951.318.5626

sbockhorst@hoffmanland.com
CA DRE #01910373



One of the last larger pieces of land left in the north San Bernardino submarket this, ±3.22 acre site is zoned **R1 (Min 7,200 du)** so could yield **approximately twenty (20+) units (SFRs + ADUs)** – buyer to verify with city, engineer, architect, et al. A previous owner had a tentative tract map for eleven (11) lots that a new buyer could potentially revive, or explore other site plan concepts to achieve more lots/units using ADU's.

Tucked away into the hillside enclave of **Shandin Hills** the site is only **two miles from Cal State University San Bernardino**, and a short drive to neighborhood retail essentials such as **Ralphs, Walmart, Starbucks, The Home Depot**, Stater Bros, et al. A ten minute drive down the 215 fwy gets future residents to the essentials like Target, Costco, Macy's, Best Buy and several large chain restaurants such as Claim Jumper, Red Lobster, Olive Garden, et al.

The property is located right at the **base of the foothills** which bloom in the spring and provide a nice view, as well as the immediate neighborhood being known for **tall, mature trees** that give the area a **vintage, All-American feel**.



Close-Up Aerial



Aerial Views



Facing Southwest



Facing West



Facing South



Facing East



Facing Northwest



Facing Northeast



Property Photos



Property view from North G Street



Facing South



Facing Southeast



Facing North



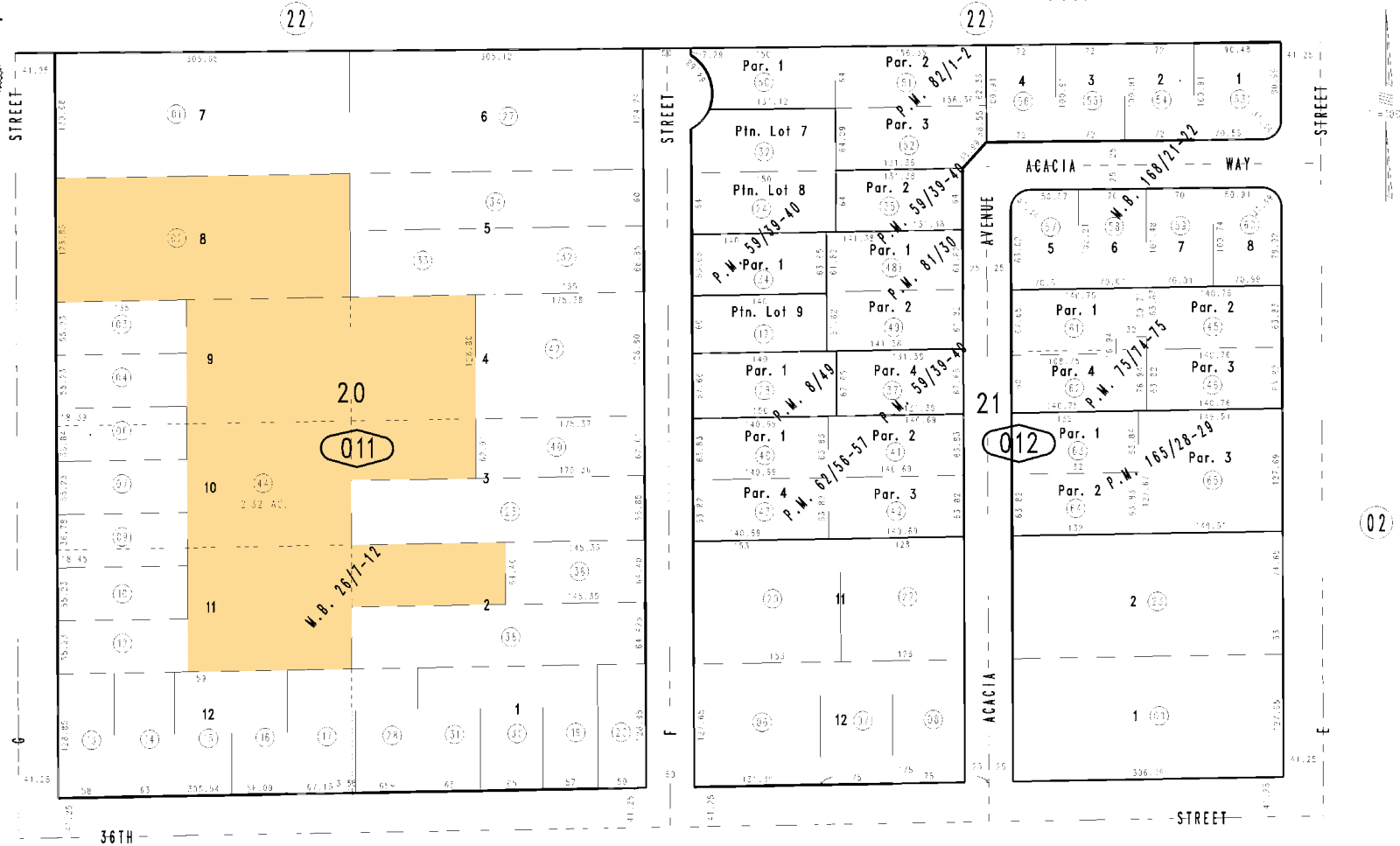
Assessor's Parcel Map

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

Ptn. Thompson Bros. Poultry Colony No. 1, Tract 1733
M.B. 26/7-12

City of San Bernardino 0152 - 01
Tax Rate Area
7001

Assessor



0151
17

012

05

02

Parcel Vac No. 6954, P.M. 73/11-75 Tract No. 1770, M.B. 168/21-22
 Parcel Vac No. 6394, P.M. 67/36-37 Parcel Map No. 13867, P.M. 165/28-29
 Parcel Map No. 5969, P.M. 59/39-40 Parcel Vac No. 7762, P.M. 82/11-2
 Ptn. Parcel Map No. 1028, T.M. 5/49 Parcel Vac No. 6626, P.M. 81/30

July 2004

Assessor's Map
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San Bernardino County

REVISED
11/2/06 LH
11/3/06 LH



Proximity to Cal State San Bernardino

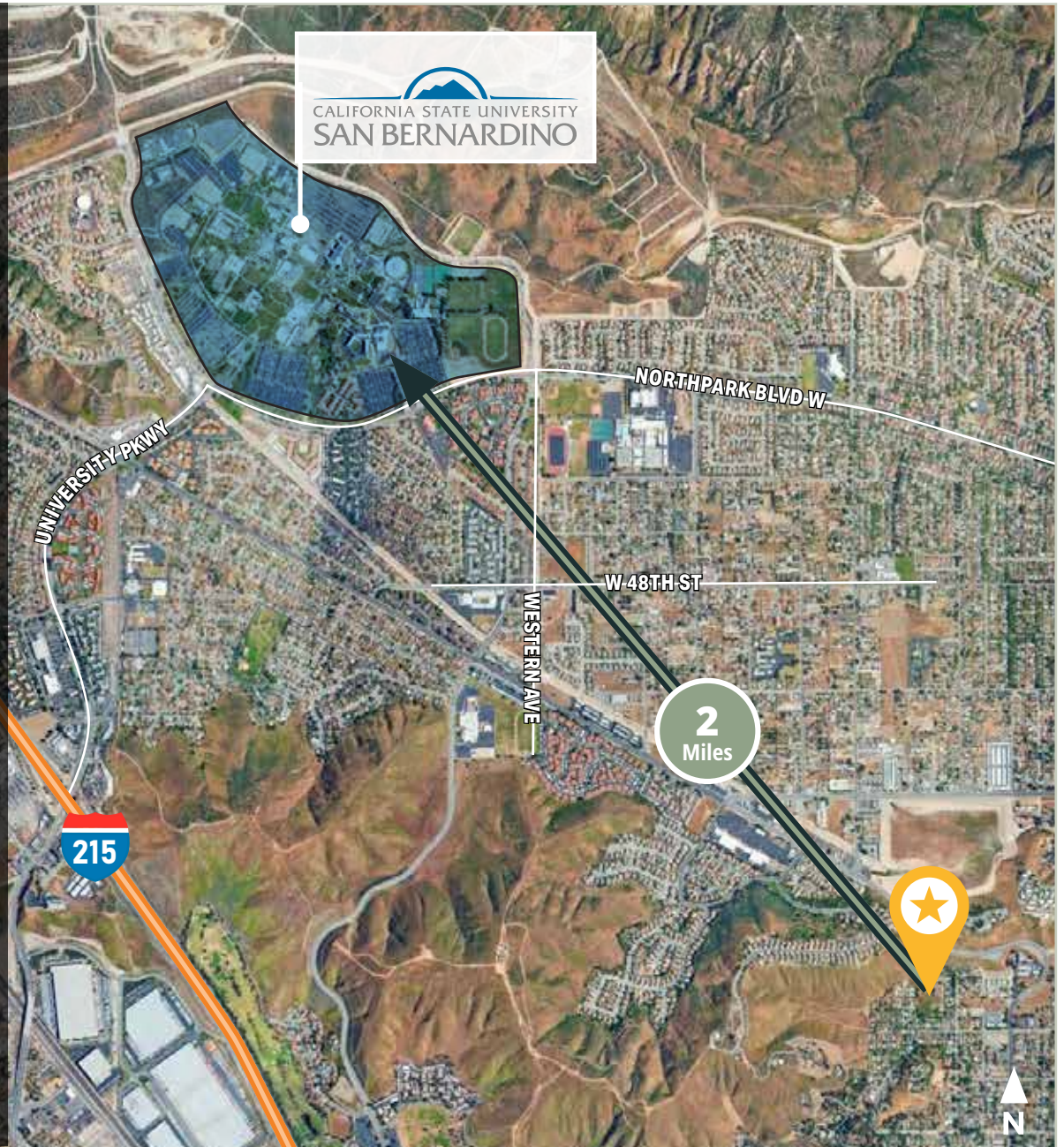


STATS

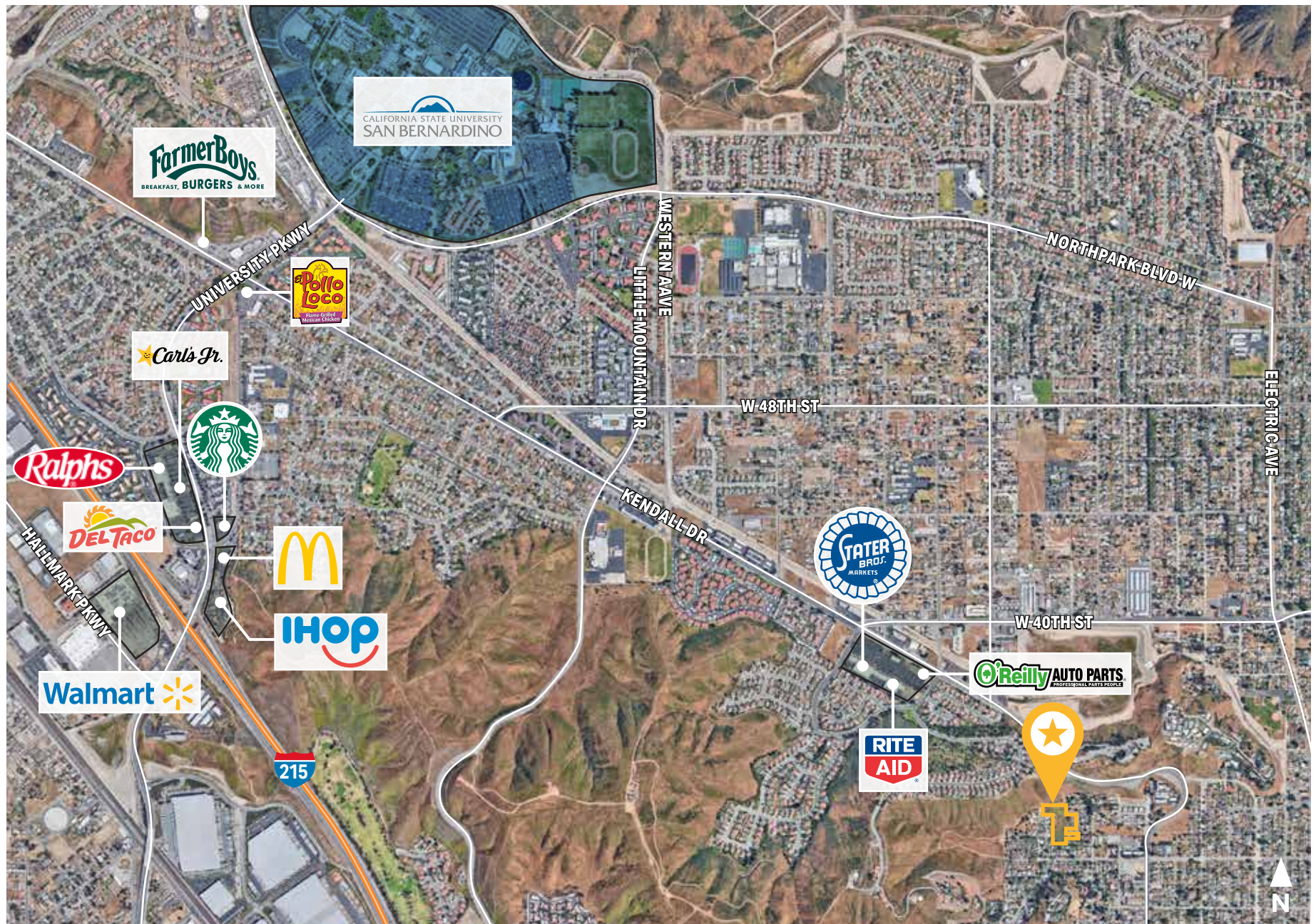
- 19,400** Students
- 29:1** Student Faculty Ratio
- 400** Full-Time Faculty
- 550** Permanent Staff Positions
- \$100MM** Annual Budget

**Stats as of 2020.*

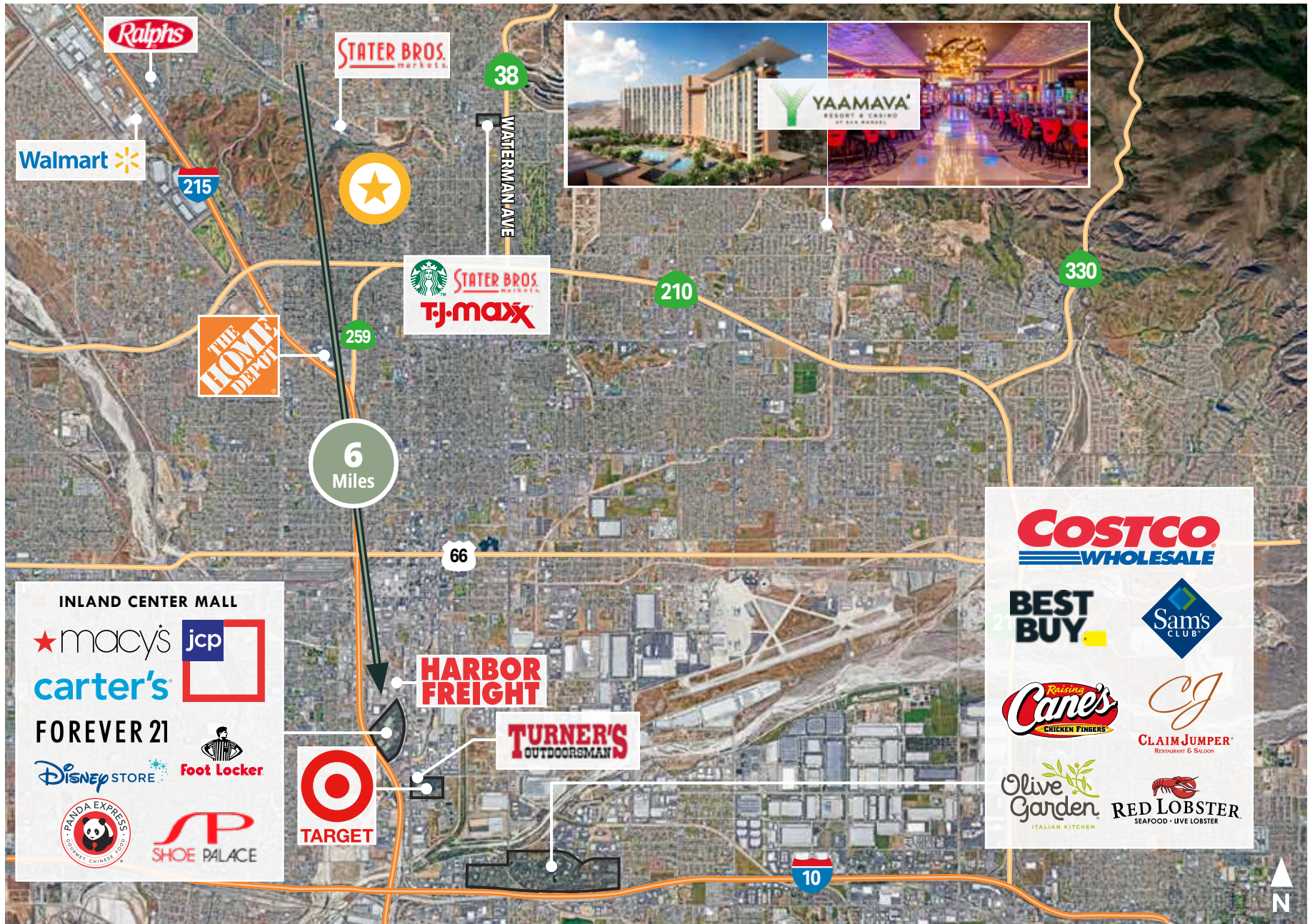
WWW.CSUSB.EDU



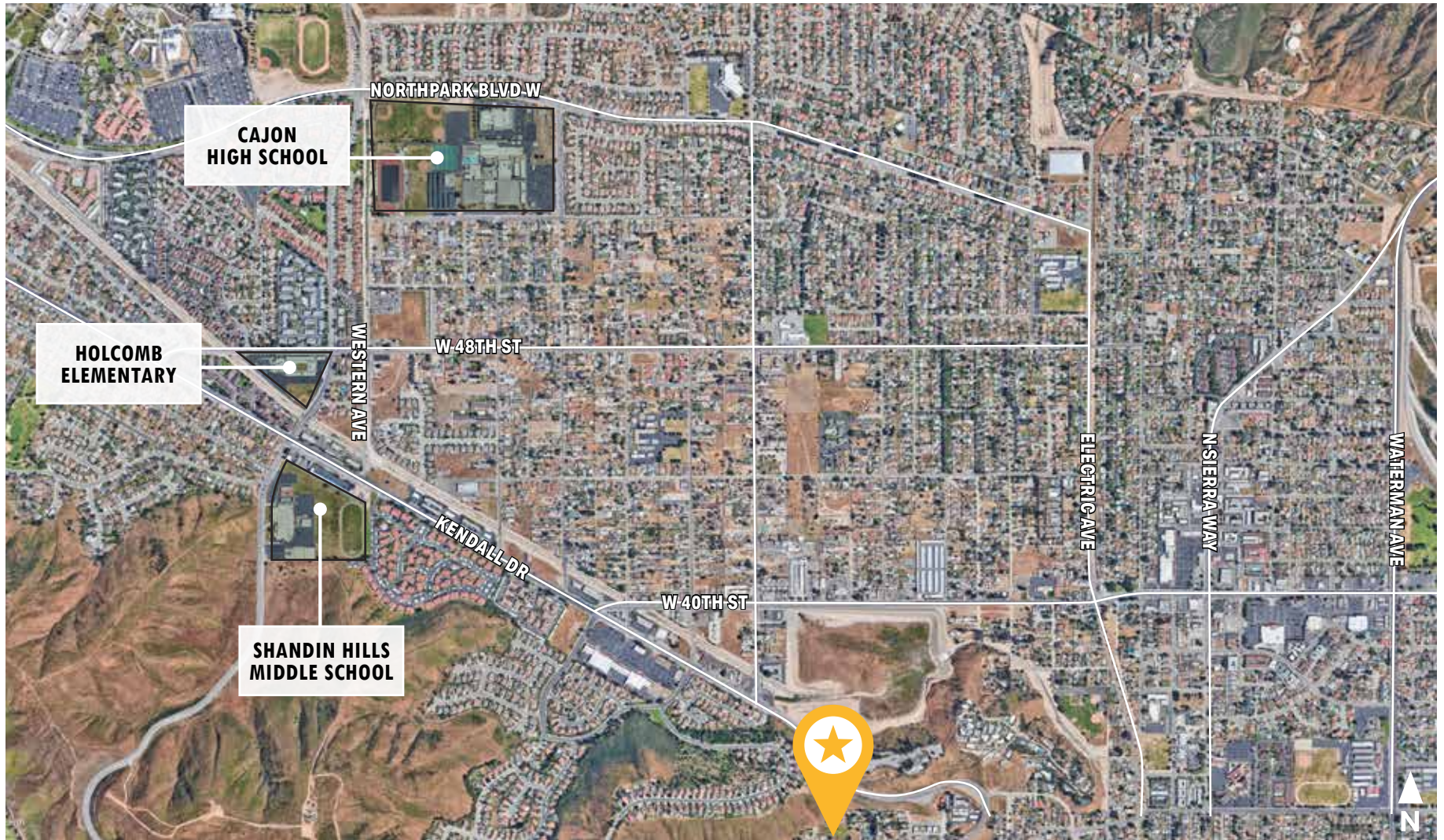
Neighborhood Retail Exhibit



Retail Exhibit | Macro



Area Designated Schools



*School boundaries subject to change.

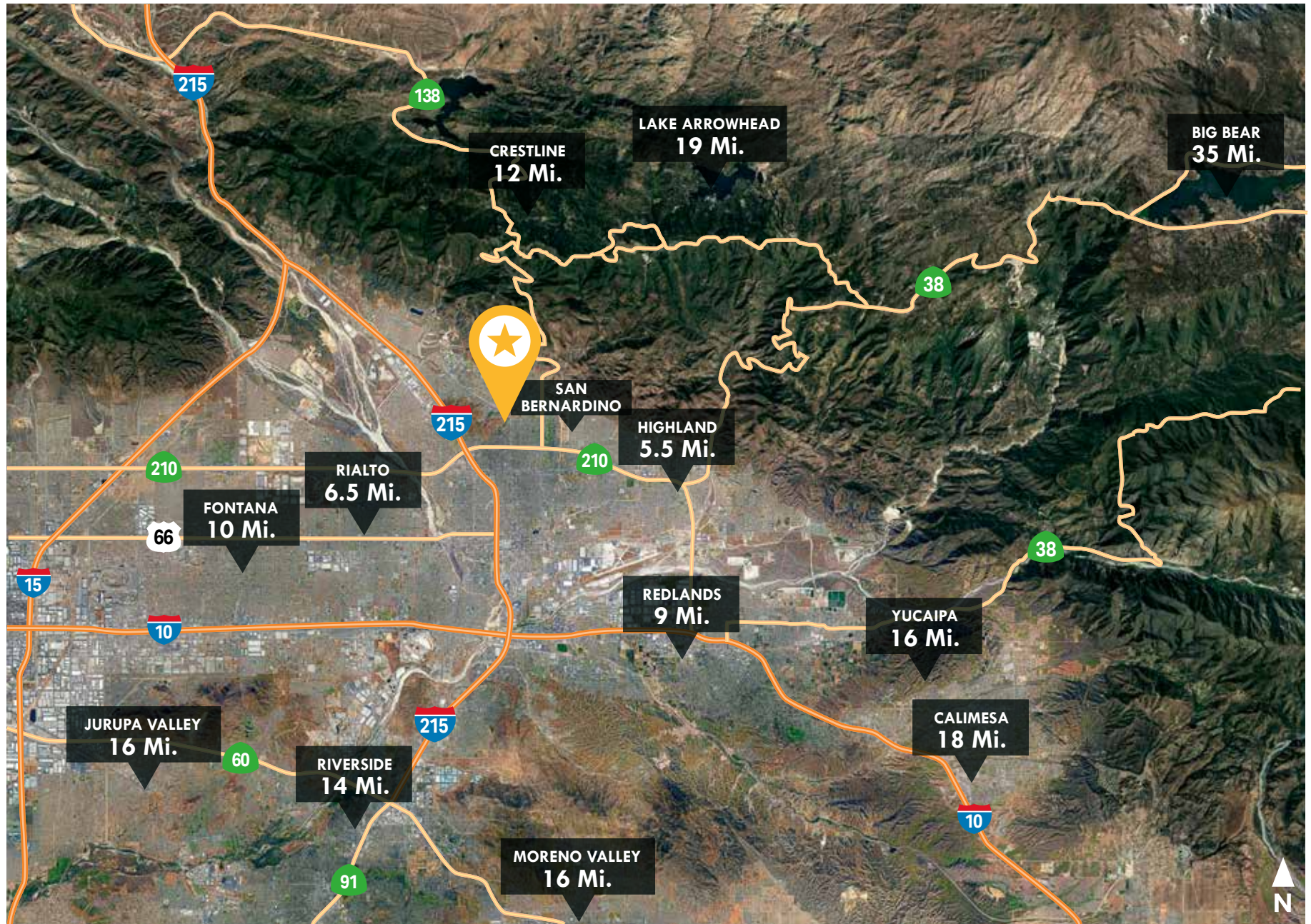
HOLCOMB ELEMENTARY SCHOOL (K-6)
 1345 W 48th St, San Bernardino, CA 92407
 Tel (909) 887-2505
 San Bernardino City School District

SHANDIN HILLS MIDDLE SCHOOL (6-8)
 4301 Little Mountain Dr, San Bernardino, CA 92407
 Tel (909) 880-6666
 San Bernardino City School District

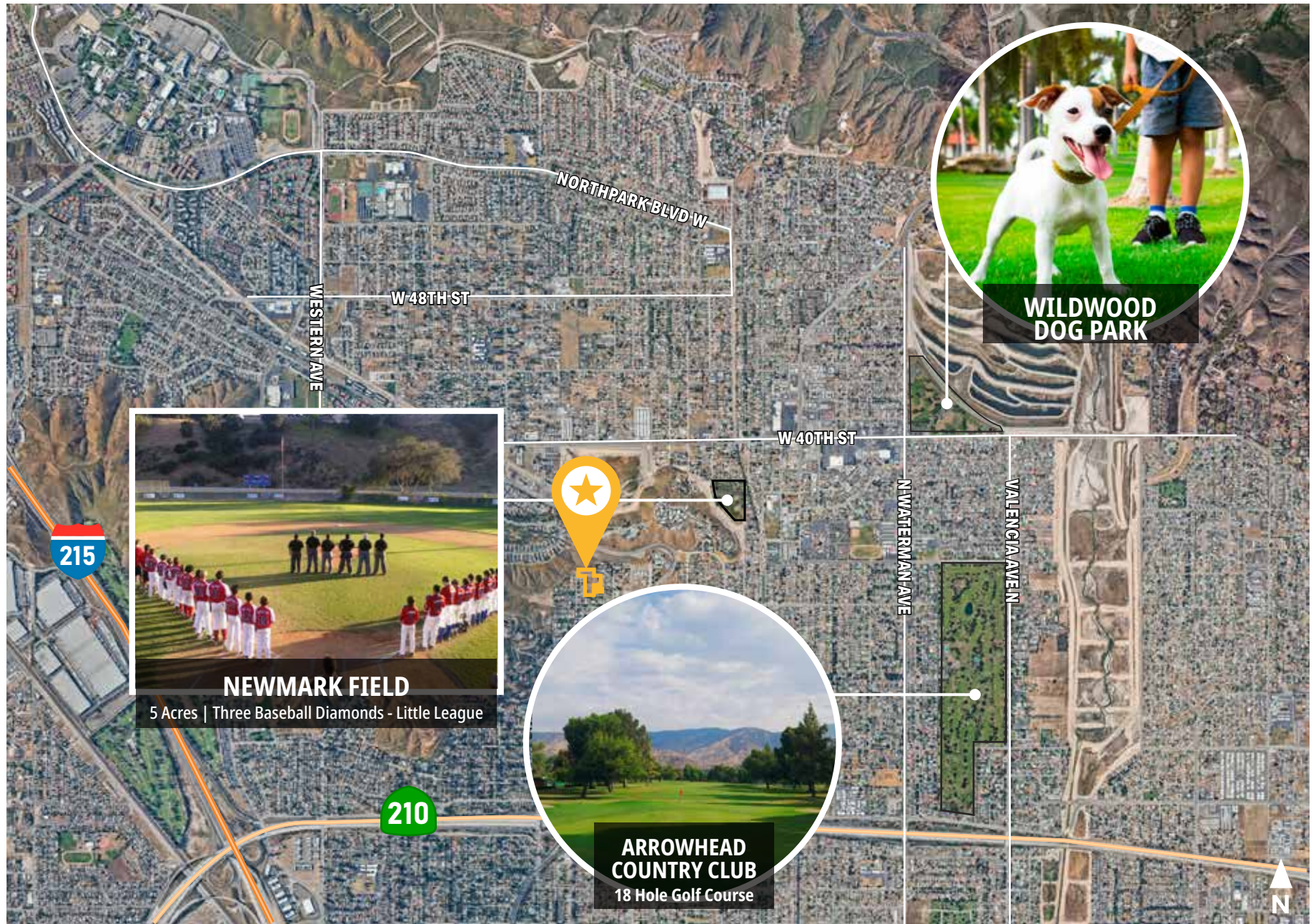
CAJON HIGH SCHOOL (9-12)
 1200 W Hill Dr, San Bernardino, CA 92407
 Tel (909) 881-8120
 San Bernardino City School District



Vicinity Exhibit



Parks & Recreation Exhibit





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