



5940 Mariposa Road

Oak Hills, CA 92344

3.07 Acres of Commercially Zoned Land
Right at the 15 Freeway Offramp

PARTNERSCRE
COMPASS COMMERCIAL
SVIDLER | STRIKOWSKI



TABLE OF CONTENTS

Property Overview	3	Tapestry - Master Planned Comm.	10
Maps	4	Summit Inn Sign and History	11
Area Map	5	Traffic Count Report	12
Zoning and Specific Plan	6	Photos	13
General Zoning Map	7	Agents	18
Parcel Map	8	Compass Commercial	20
Development Concept	9	Contact Information	22

Dario Svidler
Executive Vice President

☎ 424. 324. 6304
M 818. 653. 2663
dario@svidlercre.com
svidlercre.com
DRE 01884474

Almog Strikowski
Commercial Associate

M 818. 665. 9929
almog@partnerscrela.com
DRE 01986816



5940 Mariposa Rd.

Property Overview

Partners CRE | Compass Commercial are proud to exclusively present for sale a Development Opportunity right off the 15 Freeway offramp, on the drive from Los Angeles to Las Vegas, in the unincorporated community of Oak Hills - near Hesperia, CA.

Just off the 15, and sandwiched between the 15 Freeway and Mariposa Road, the double-lot used to house the historic Summit Inn, with the sign (though damaged) remaining.

The property consists of two legal lots totaling 3.07 acres. The Zoning for the land is RC (Regional Commercial).

"Summit Inn offers breathtaking views of the San Gabriel Mountains."
- Page 53 of the "Main Street and Freeway Corridor Specific Plan"



At a Glance

\$1,999,999

Price

2 Legal Lots

Parcels

133,730 SF

Aprx. Lot Size in SF

\$14.96 / SF

Aprx. Price Per SF

3.07 Acres

Aprx. Lot Size in Acres

\$651,465 / Acre

Aprx. Price Per Acre

RC - Commercial

Zoning

0357-065-03

0357-065-04

APNs

Vacant Land with Existing Sign

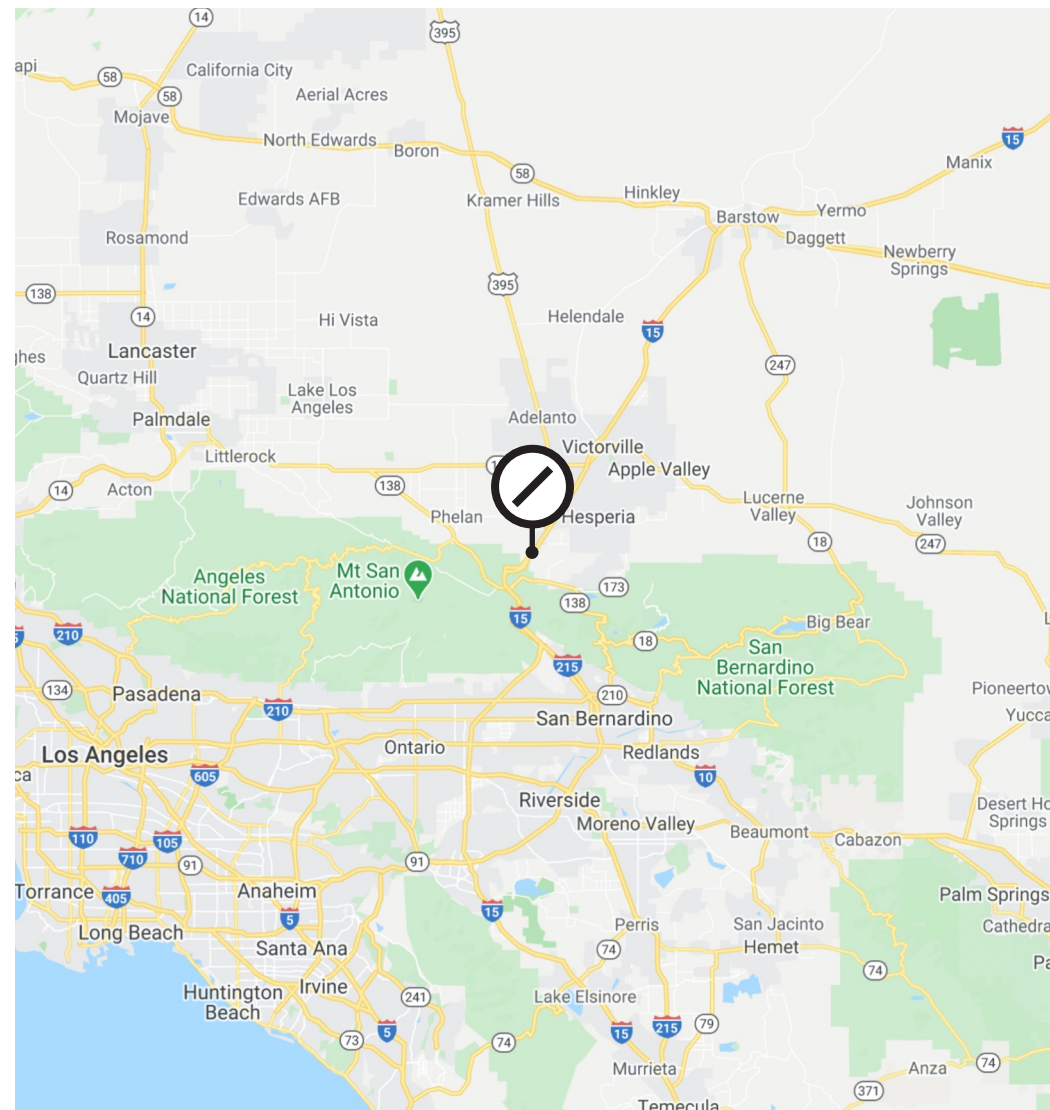
At Close of Escrow



Image taken from Page 53 of Specific Plan

5940 Mariposa Rd.

Maps



5940 Mariposa Rd.

Area Map



5940 Mariposa Rd.

Zoning & Specific Plan

RC – Regional Commercial

The Regional Commercial zone is intended for regional-serving commercial and service uses that are designed to serve the region as a whole. The regional commercial uses envisaged in this zone include large-scale “big box” regional shopping centers, hospitality and entertainment uses such as movie complexes, a casino, hotels, convention spaces, as well as restaurants, specialty and supporting retail.

https://www.cityofhesperia.us/DocumentCenter/View/15527/Summary-of-Zoning-Districts-UPDATED-FOR-NEW-LAND-USE_201309111730263077

Hesperia Main Street and Freeway Corridor Specific Plan

I. RELATIONSHIP OF THE SPECIFIC PLAN TO THE OAK HILLS COMMUNITY PLAN

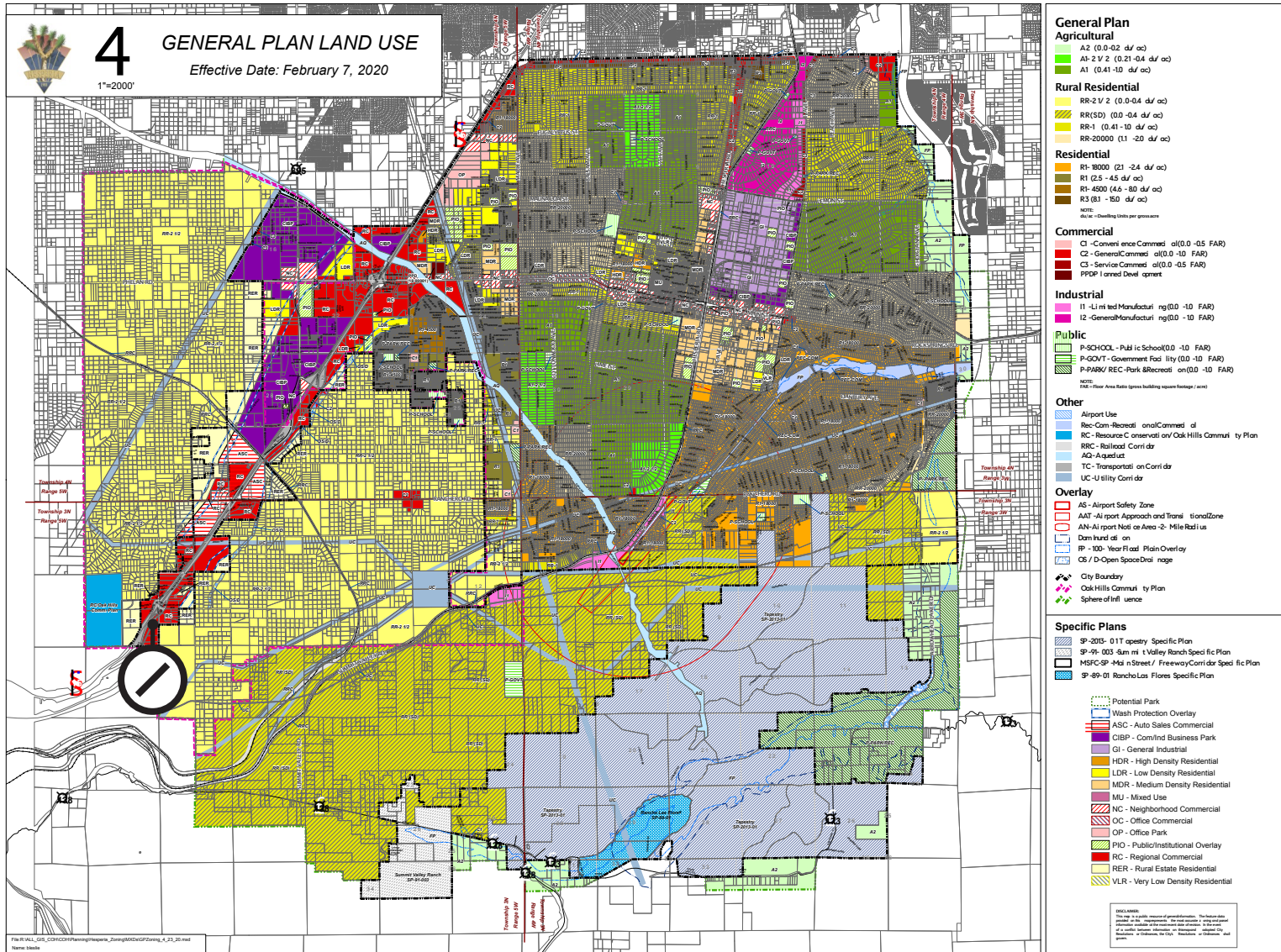
“...In general, the Oak Hills Community Plan permits higher density residential, commercial or industrial uses within the area that falls in the Freeway Corridor. The regulations of this Specific Plan replace those set forth in the planning and zoning provisions of the Oak Hills Community Plan for the portion of the Specific Plan that overlaps with the Oak Hills Community Plan...” (Page 8)

“The Oak Hills Road interchange is the first exit in the City from Interstate-15. This interchange provides access to the Oak Hills community as well as the historic Summit Inn, which also has wonderful views of the San Gabriel Mountains. The Summit Inn and the Oak Hills water tanks are important assets and can provide distinctive character and identity to this district.” (Page 54)

<http://www.cityofhesperia.us/DocumentCenter/View/15940/MSFCSP-update>

5940 Mariposa Rd.

Area Zoning Map



5940 Mariposa Rd.

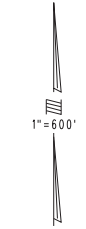
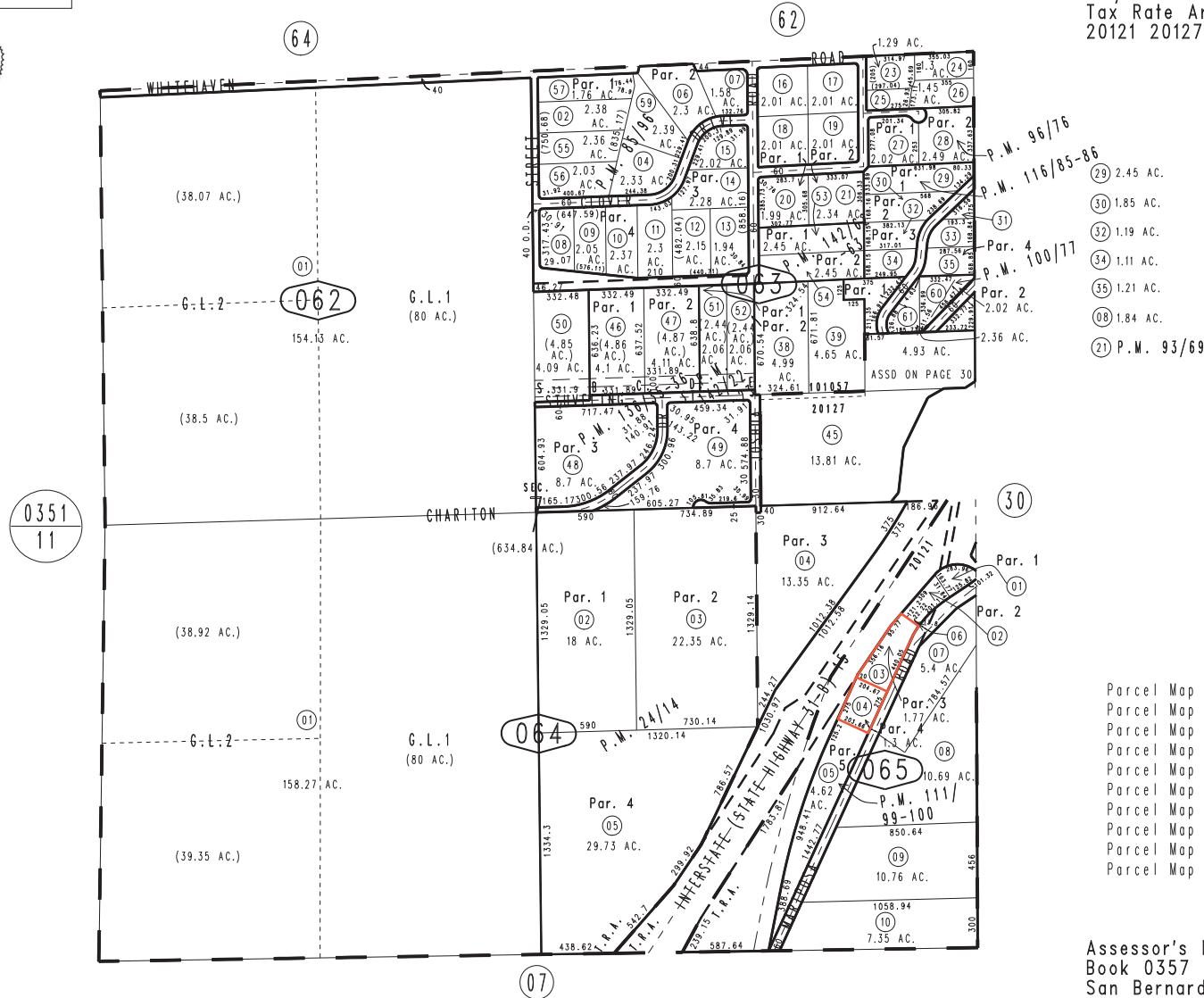
Parcel Map

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



Sec. 7, T. 3N., R. 5W., S. B. B. & M.

Snowline Joint Unified 0357-06
City of Hesperia
Tax Rate Area
20121 20127 101057



April 2004

Assessor's Map
Book 0357 Page 06
San Bernardino County

REVISED
04/03/15 KC
12/08/15 KC

5940 Mariposa Rd.

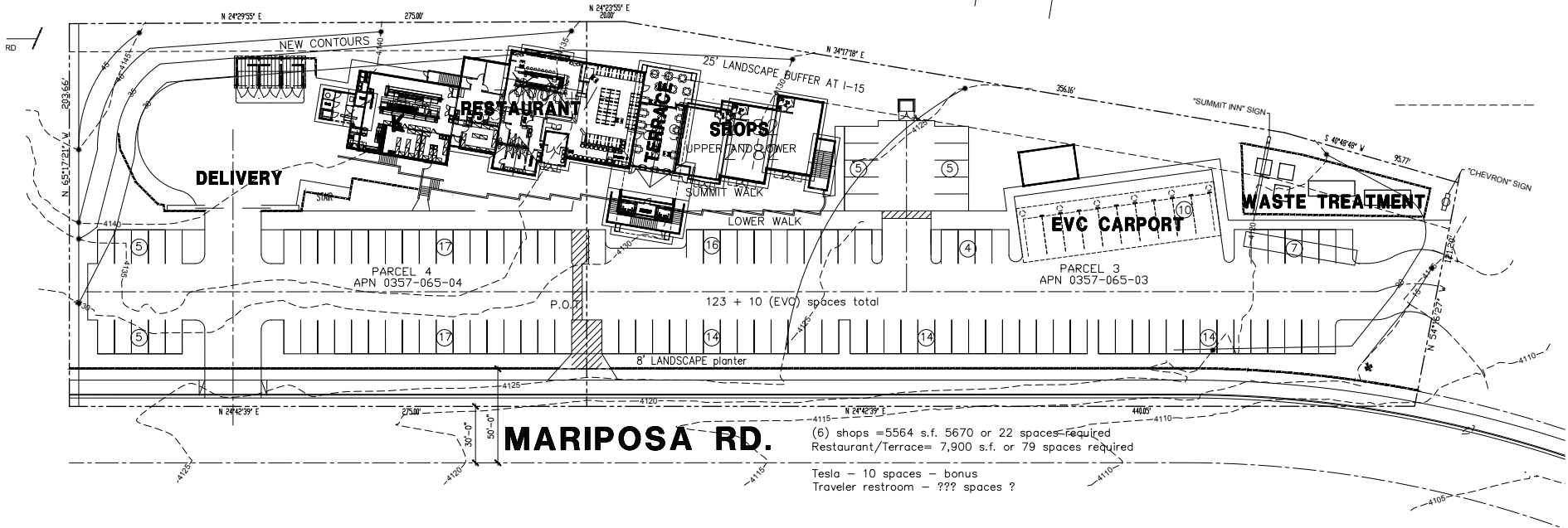
Concept for Development

VICINITY MAP
SCALE: N.T.S.

LEGAL DESCRIPTION:
APN 0357-065-03 & 04
PARCEL 3 & 4 OF PARCEL MAP NO. 10413, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 111, PAGES 99 AND 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

10132019 NOT FOR CONSTRUCTION

I N T E R S T A T E 1 5



5940 Mariposa Rd.

Tapestry - Master Planned Community

IE Business Daily

Hesperia braces for major housing development

By IE Business Daily on June 25, 2018

Tapestry will bring more than 15,000 housing units to the High Desert city. Its first houses are expected to go on the market in two years.

Never let it be said that Hesperia isn't doing its part to alleviate California's housing crisis.

The High Desert city with a population of 90,173 has given a great light to one of the largest housing developments in the history of Southern California, the first part of which is expected to go on the market in 2020.

During the next 25 years, Terra Verde Group, a real estate developer in Arlington, Texas, will build 15,663 housing units on 9,400 acres of open land in the southwest part of the city. The project, known as Tapestry, is believed to be the

largest housing development now being planned in California, Councilman Paul Russ said.

"This is something we need up in the High Desert," said Russ, a council member since 2012 and a major backer of the project. "Between infrastructure and housing it's going to pump billions of dollars into the economy, and it will allow people to live up here and work down the hill."

As many as 75 percent of the people who buy there will drive south on Interstate 15 to get to work, Russ said.

For the remaining 25 percent, Tapestry will be a step-up market, a place for people who already live in the High Desert to buy a second or a third home.

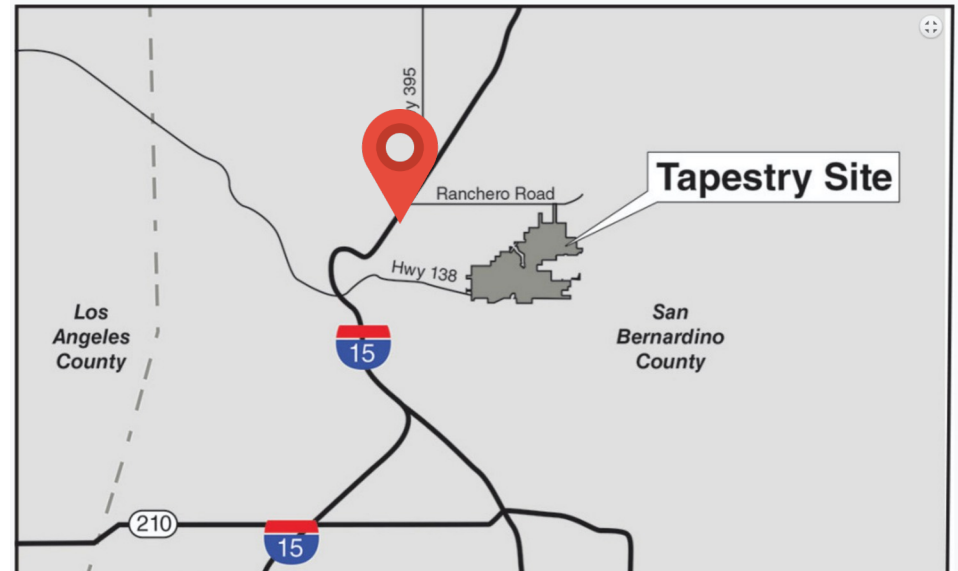
"It's going to make a big difference," Russ said of the project, which will be built in nine phases. "We aren't building enough houses, not just in the Inland Empire but all of California."

No one with any knowledge of the U.S. housing market circa 2018 would argue that.

Nearly half the states in the United States aren't building enough houses to keep up with demand,



<https://tapestryliving.com>



<https://www.vvng.com/massive-tapestry-project-in-hesperia-approved/>

<http://iebusinessdaily.com/hesperia-braces-for-major-housing-development/>

5940 Mariposa Rd.

Summit Inn Sign and History



Summit Inn Highway Sign

Oak Hills, California

Interstate 15 Exit 138

Make no mistake: Southern California is wildfire country. An ominous reminder is the large sign for the Summit Inn -- all that remains of a historic roadside diner that opened in 1952. The restaurant was destroyed in the deadly Blue Cut Fire in 2016 -- a wildfire so bad, its flames spread to cars stuck in traffic on Interstate 15 in the high elevation of Cajon Pass. The Summit Inn was your typical '50s-style diner, but built a reputation for mixing game like buffalo and ostrich into its dishes. After the fire, there was talk about rebuilding the restaurant, but years later, the sign continues to be the only thing in place. Pay tribute as you drive by.



ROB KACHELRIESS

<https://www.thrillist.com/travel/las-vegas/la-to-las-vegas-drive-los-angeles-roadside-attractions>



The original Summit Inn was in operation in 1928 and takes its name from its original location at the summit of the Cajon Pass between the westbound and eastbound lanes of US 66.

The present location in unincorporated Oak Hills, California, had been in operation since 1952 when 66 was rerouted along a somewhat lower elevation. 1953-era postcards depict a Horseless Carriage Rally at the Summit Inn which included vintage Ford Model T's.

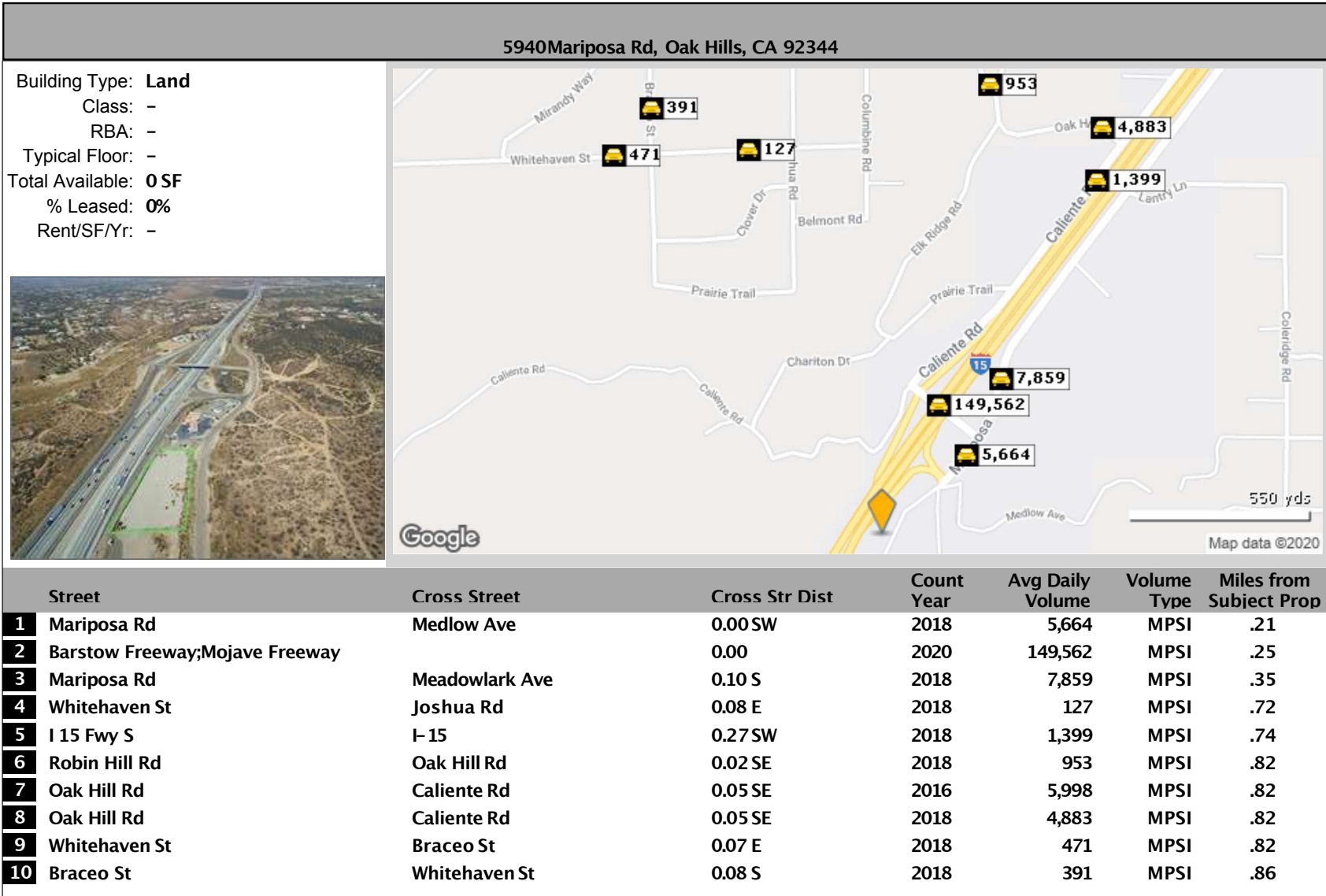
Notable clients included Elvis Presley (who kicked the jukebox as it had none of his records at the time – an oversight soon fixed...)

The building was destroyed by the Blue Cut Fire on August 16, 2016.

https://en.wikipedia.org/wiki/Summit_Inn

5940 Mariposa Rd.

Traffic Count Report



COMPASS

Copyrighted report licensed to COMPASS - 995752.

10/30/2020











Partners CRE

Agent



Dario Svidler
Executive Vice President

○ 424. 324. 6304
C 818. 653. 2663
dario@svidlercre.com
DRE 01884474

Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$500 million in Real Estate and is well on his way to doubling that number.

Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

Partners CRE

Agent



Almog Strikowski
Commercial Associate

C 818. 665. 9929
almog@partnerscrela.com
DRE 01986816

Almog is a multifamily, development, and retail specialist. He is an experienced real estate professional representing buyers and sellers in the disposition and acquisition of income-producing properties.

Almog began his career at Peak Commercial, a boutique firm where he closed a variety of transactions in almost every category in commercial real estate. He received the "Rookie of the Year" award after grossing the most sales in his first year as a broker. In 2019, he was recognized as the firm's MVP.

Almog attended California State University of Sacramento where he majored in International Business and received a scholarship to play Division I soccer. As a student athlete, Almog made it to the 2nd round of the NCAA tournament twice and served as Team Captain his senior year.

Compass Commercial

About Compass Commercial

Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

Commercial Leasing Services

We specialize in office, retail, and creative space.

Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



Compass Commercial

Confidentiality and Disclaimer

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. 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.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

PARTNERSCRE

COMPASS COMMERCIAL

For more information please contact
our exclusive sales agents:

Dario Svidler
Executive Vice President

☎ 424. 324. 6304
M 818. 653. 2663
dario@svidlercre.com
svidlercre.com
DRE 01884474

Almog Strikowski
Commercial Associate

M 818. 665. 9929
almog@partnerscrela.com
DRE 01986816

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01866771. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.