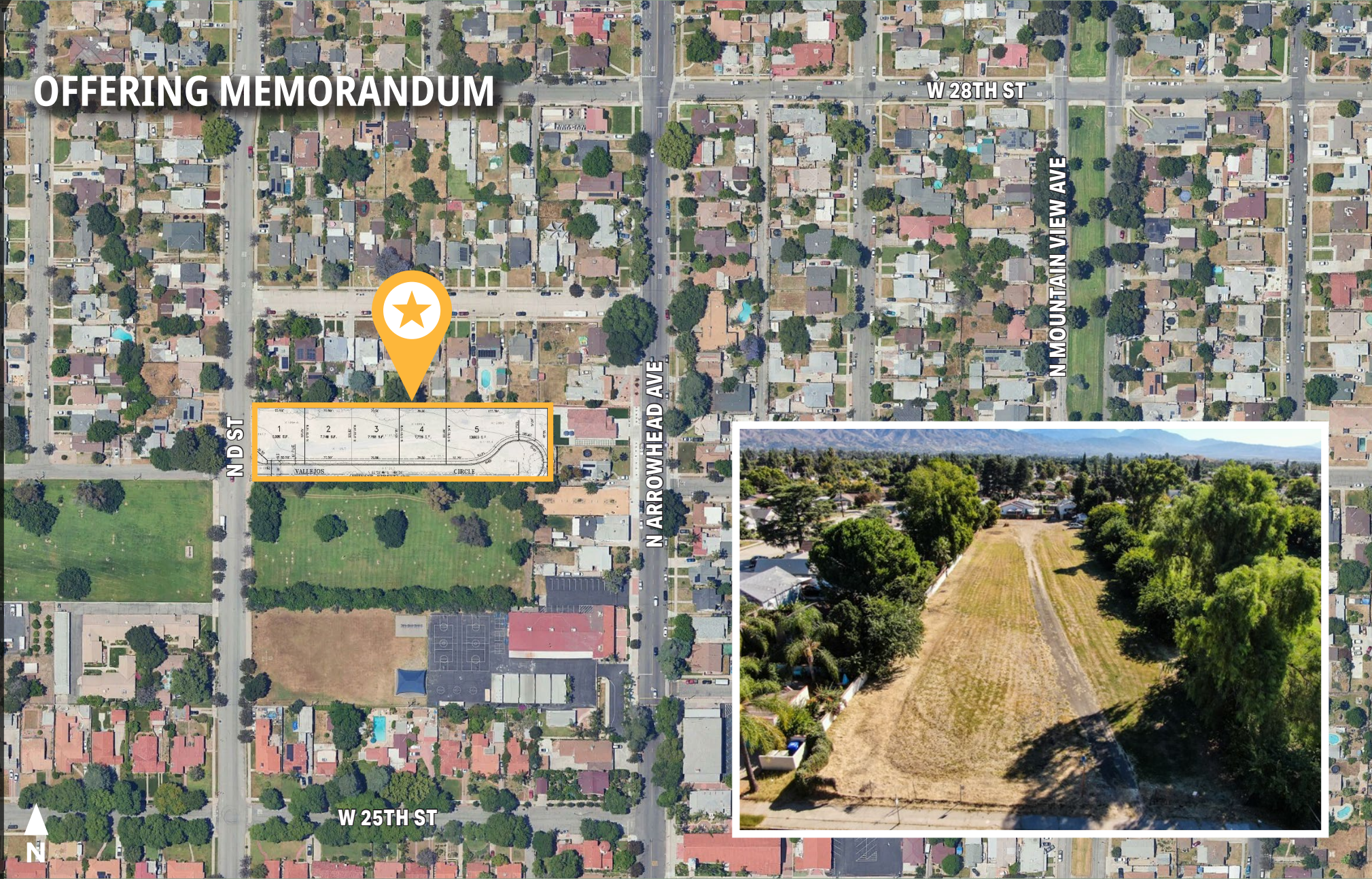


# OFFERING MEMORANDUM



**APPROVED NOVEMBER 2024**

**Five Lot (SFR) Project | Private Cul-de-sac**

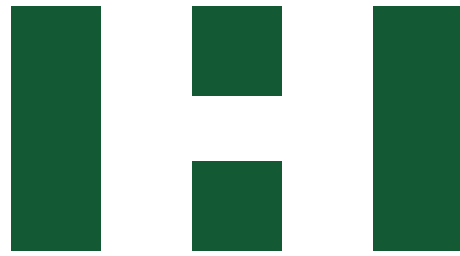
Lot Size Range: 7,748 – 13,688 sf

2711 N. D Street, San Bernardino CA 92405



18881 Von Karman Ave., Ste 150  
Irvine, CA 92612  
T 949.553.2020 | CA Lic #01473762  
[www.hoffmanland.com](http://www.hoffmanland.com)





HOFFMAN  
COMPANY

[www.hoffmanland.com](http://www.hoffmanland.com)

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**BRYANT BRISLIN**  
**CELL/TEXT: 714.814.5624**

*Vice President*

[bbrislin@hoffmanland.com](mailto:bbrislin@hoffmanland.com)

CA DRE #01877964

# 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 San Bernardino, 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.

This Brochure was prepared by The Hoffman Company. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions 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.

In this Brochure, 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.

This Brochure 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 The Hoffman Company or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and The Hoffman Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. The Hoffman Company is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of The Hoffman Company and may be used only by parties approved by The Hoffman Company. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to The Hoffman Company immediately upon request of The Hoffman Company or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Hoffman Company and Seller.

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.



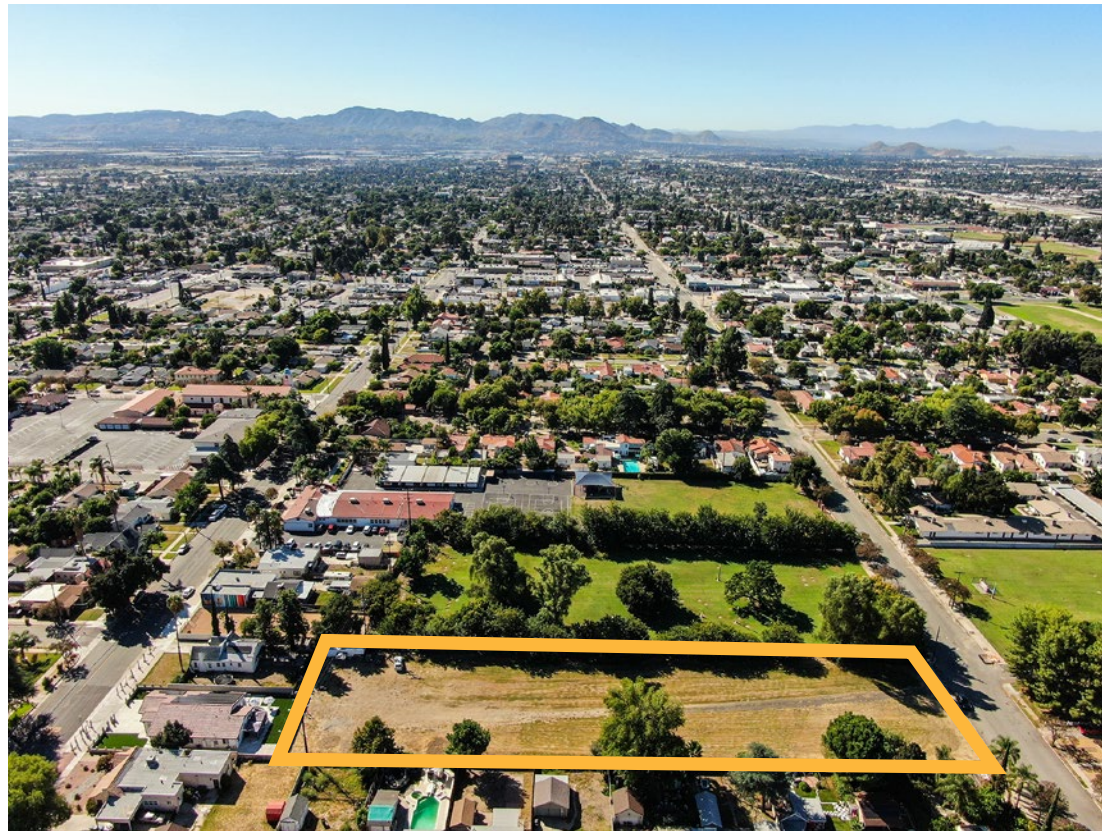
# PROPERTY OVERVIEW

<b>ADDRESS</b>	2711 North D Street
<b>CITY</b>	San Bernardino
<b>ZIP</b>	92405
<b>APN</b>	0149-124-16
<b>LAND SF</b>	±61,914 sf
<b>ACREAGE</b>	±1.42
<b>ZONING</b>	RS (Min 7,200 sf/d.u.)
<b>PLANNED PROJECT</b>	Five (5) Lot Tract Map
<b>ASK PRICE</b>	<b>\$625,000</b>

## AGENT CONTACT

**BRYANT BRISLIN**  
Vice President  
CELL/TEXT: 714.814.5624  
bbrislin@hoffmanland.com  
CA DRE #01877964

Here is an opportunity for a builder to step into a project that was just approved in November 2024. While most new development in the north Inland Empire submarket consists of small lots or townhomes, these lots are more traditional in size and range from ±7,748 sf to ±13,688 sf, and enjoy the privacy of a small cul-de-sac. The site is well-located in an established neighborhood that is peaceful yet very close to freeway access, and only a short walk to all three schools for K-12. Neighborhood essentials are a short drive away: Stater Bros, Home Depot, Community Hospital and a new Starbucks Drive Thru is planned. Being in the north part of the city, the site is only a 10 minute drive up the freeway to Cal State San Bernardino, and new retail such as Panera, LA Fitness, Chik-fil-A, Dutch Bros, Lowe's Outlet, Walmart and more.



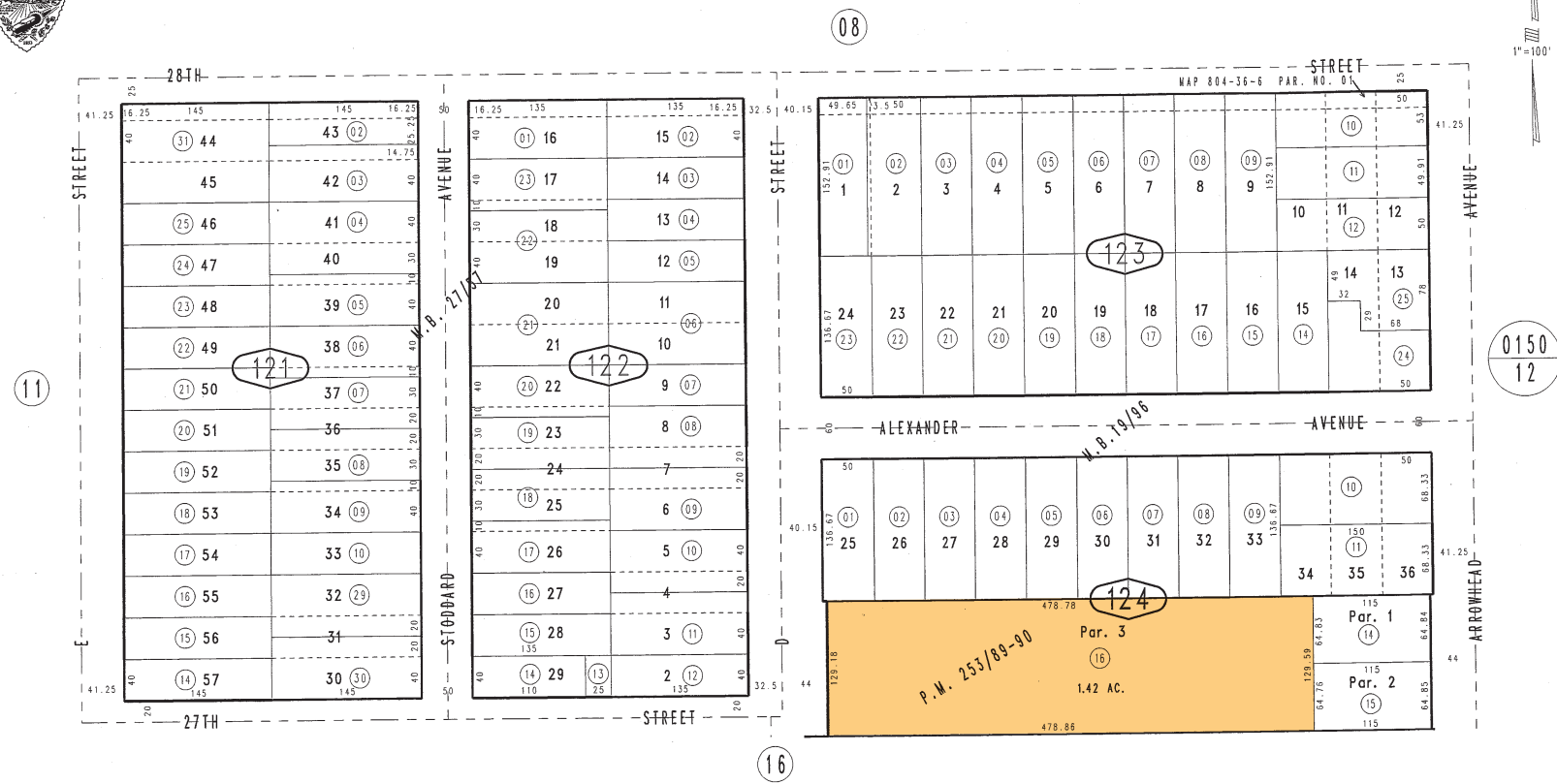
# Assessor's Parcel Map

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



Brantley Sub., M.B. 19/96

City of San Bernardino 0149 - 12  
Tax Rate Area  
7001



0150  
12

August 2004

Parcel Map No. 20128, P.M. 253/89-90  
Pln. Thompson Bros. Sub. No. 4, Tr. 1904, M.B. 27/57

Ptn. S.W.1/4, Sec. 27  
T.1N., R.4W.

Assessor's Map  
Book 0149 Page 12  
San Bernardino County

REVISED  
04/27/20 KC





## Area Designated Schools



\*School boundaries subject to change.

**GEORGE BROWN JR. ELEMENTARY (K-6)**  
 2525 North G Street, San Bernardino, CA, 92405  
 Tel (909) 881-5010  
 San Bernardino City Unified School District

**ARROWVIEW MIDDLE SCHOOL (6-8)**  
 2299 North G Street San Bernardino, CA 92405  
 Tel (909) 881-8109  
 San Bernardino City Unified School District

**SAN BERNARDINO HIGH SCHOOL (9-12)**  
 1850 North E Street San Bernardino, CA 92405  
 Tel (909) 881-8217  
 San Bernardino City Unified School District

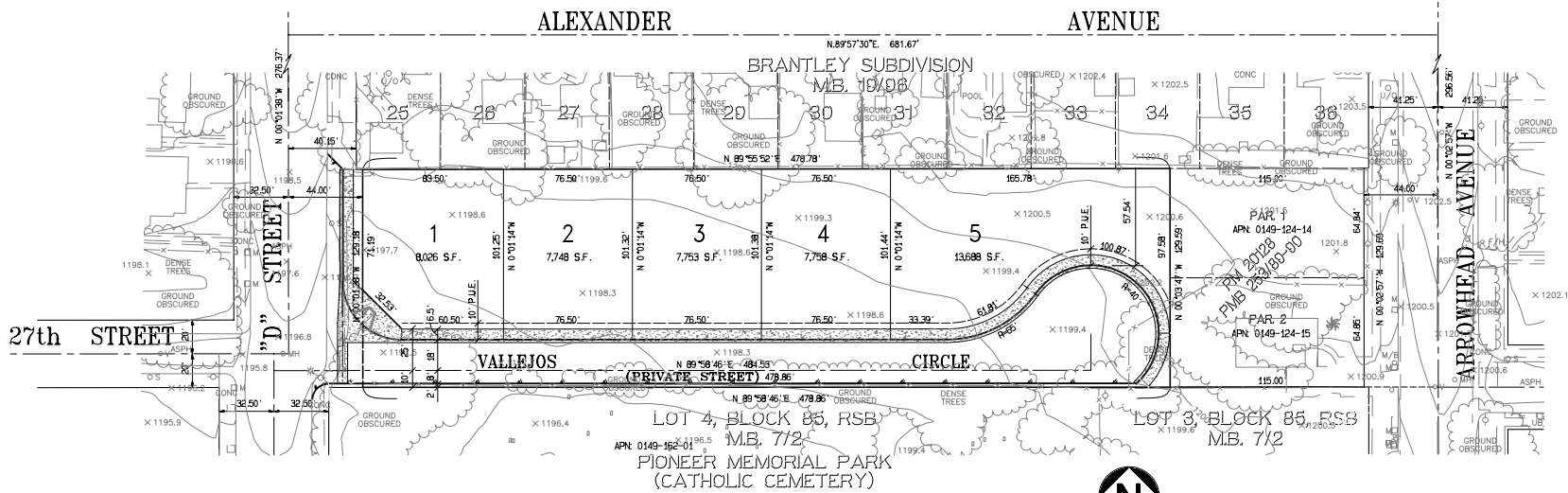




# Tentative Tract Map

## IN THE CITY OF SAN BERNARDINO TENTATIVE TRACT MAP 20359

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 20128, RECORDED IN BOOK 253 OF PARCEL MAPS, PAGES 89 AND 90, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
S.D. ENGINEERING AND ASSOCIATES  
NOVEMBER, 2022



**OWNER / APPLICANT**

APPA INVESTMENTS, LLC  
11154 DANVILLE STREET  
FONTANA, CA 92337  
ATTN: DIOSDIO D. VALLEJOS  
PH: (909) 904-6204 CELL  
EMAIL: jurnvallejos@sbcglobal.net

**ENGINEER**

S.D. ENGINEERING AND ASSOCIATES  
242 E. AIRPORT DRIVE, STE. 212  
SAN BERNARDINO, CA 92408  
ATTN: MR. SURESH DODDIAH  
PH: (909) 215-3451

**PROPERTY ADDRESS**

N.E. COR. OF 27TH AND D STREET  
SAN BERNARDINO, CA 92405

**ASSESSORS PARCEL NO.:**

0149-124-16

**ZONING**

EXISTING AND PROPOSED: RS

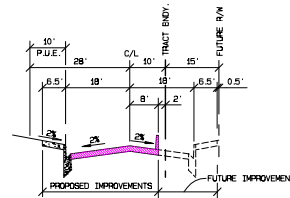
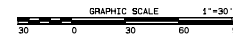
**PROPERTY INFORMATION**

- GROSS AREA: 1.42 ACRES
- TOTAL NO. OF LOTS: 5
- DENSITY: 3.52/AC.

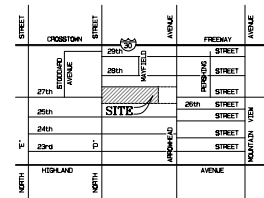
**UTILITY COMPANIES**

SEWER AND WATER: CITY OF SAN BERNARDINO  
MUNICIPAL WATER DEPARTMENT  
397 CHANDLER PLACE  
SAN BERNARDINO, CA 92408  
ATTN: MR. TED BRUNSON  
PH: (909) 522-3414

SOLID WASTE: BURRTEC WASTE INDUSTRIES, INC.  
5455 INDUSTRIAL PARKWAY  
SAN BERNARDINO, CA 92407  
PH: (909) 804-4222



TYPICAL SECTION  
VALLEJOS CIRCLE  
(PRIVATE STREET)  
NTS



VICINITY MAP  
NTS



**BENCH MARK:**  
DWSR 30TH ST MARK 44+5.3  
30.5 FEET NORTH AND 41.5 FEET WEST OF  
THE STREET AT THE SW CORNER OF THE  
BLOCK.  
ELEVATION: 1174.08  
BENCH MARK NO. 84-10



**S.D. ENGINEERING AND ASSOCIATES**  
LAND PLANNING AND CIVIL ENGINEERING  
242 E. AIRPORT DRIVE, STE. 212 - SAN BERNARDINO, CA 92408  
PHONE: (909) 215-3451 EMAIL: SURESH@SDEENGINEERS.NET  
SURESH DODDIAH R.C.R. 36361 DATK

**FIELD BOOK REF.**

MARK	APR/SUN	APR	RV
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**CITY OF SAN BERNARDINO DEPARTMENT OF PUBLIC WORKS**

DESIGNED BY: E.S.	DRAWN BY: E.S.	CHECKED BY: S.D.	APPROVED BY:
SUBMITTED BY:	DATE:	DATE:	DATE:
RECOMMENDED/APPROVED BY:	DATE:	DATE:	DATE:

**CITY OF SAN BERNARDINO DEPARTMENT OF PUBLIC WORKS**  
TENTATIVE TRACT MAP 20359  
N.E. COR. OF 27TH AND D STREET  
SAN BERNARDINO, CA  
A.P.N. 0149-124-16

DRAWING NO.  
SHEET 1 OF 1 SHEET



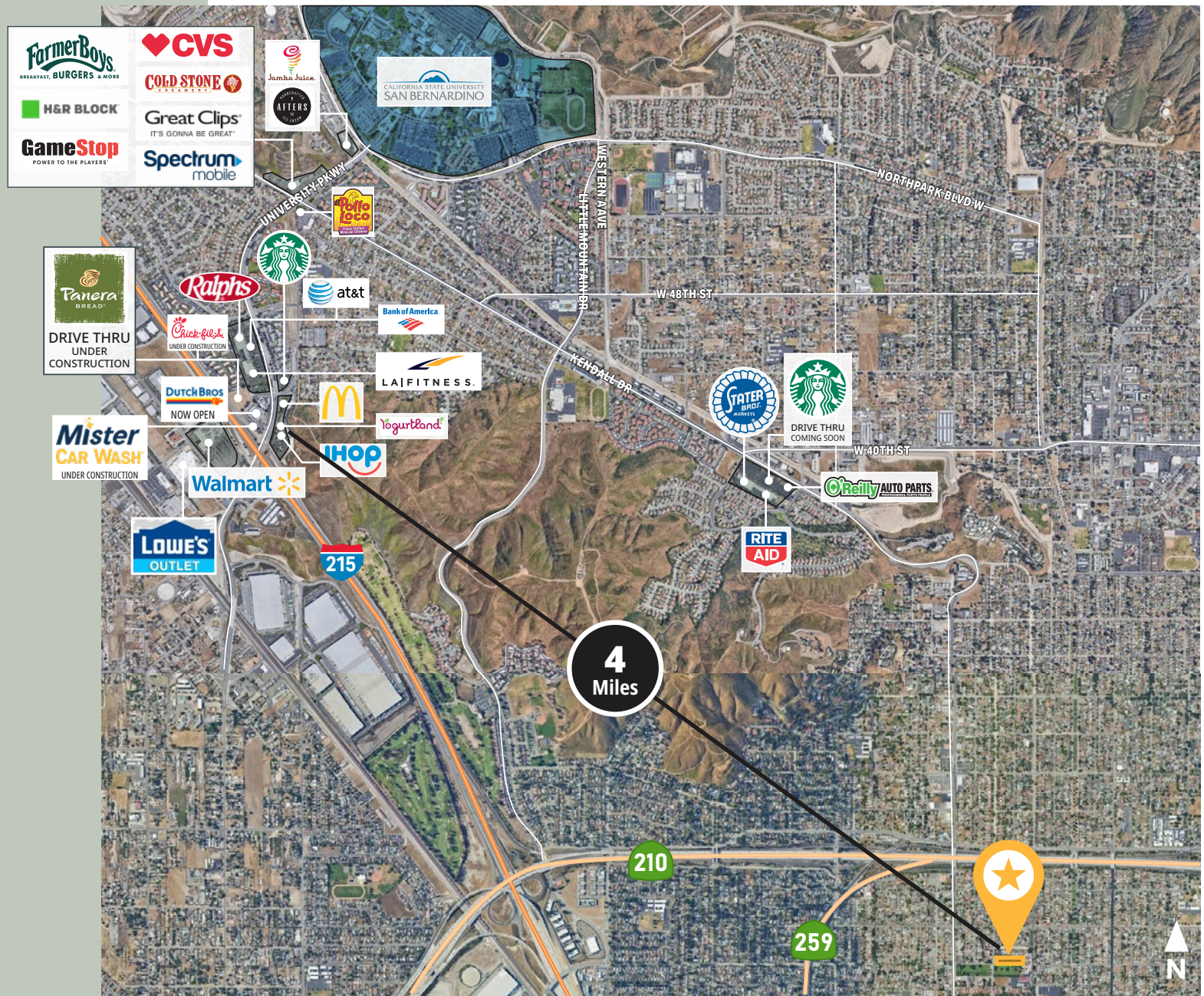


# Retail, Hospital, etc - Immediate Area





# Retail Exhibit – Greater San Bernardino Area







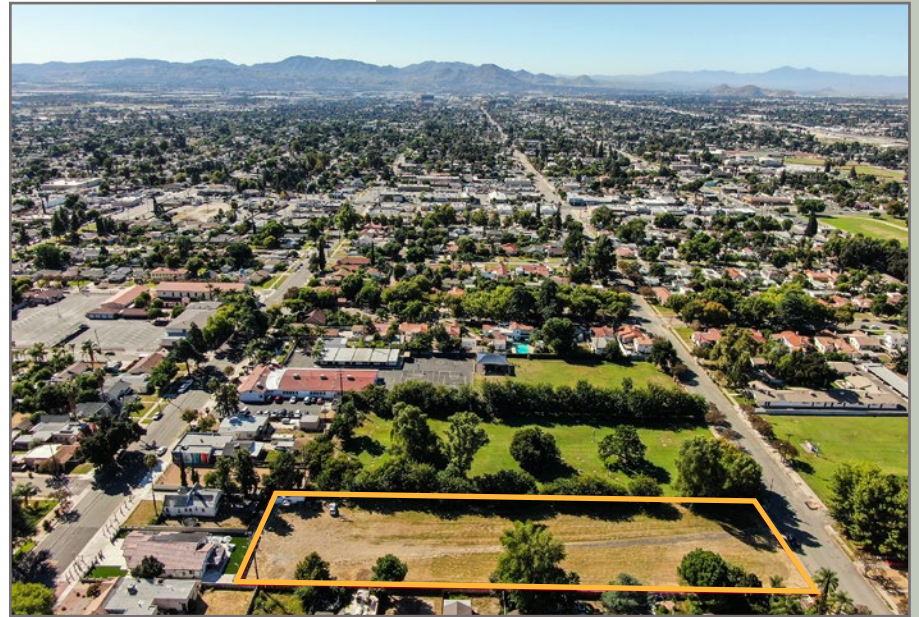
Facing West



Facing North



Facing East



Facing South







# HOFFMAN COMPANY

**THE HOFFMAN COMPANY**  
**Southern California Office**  
18881 Von Karman Ave, Suite 150  
Irvine, California 92612  
T (949) 553-2020

**Northern California Office**  
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Lafayette, California 94549  
T (925) 310-4857

**Coachella Valley Office**  
777 E Tahquitz Way, Suite 200  
Palm Springs, California 92262  
T (760)969-7357

**Nevada Office**  
410 S Rampart #390  
Las Vegas, Nevada 89145  
T (702) 726-6927

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CA DRE Lic #01473762 | NV Lic #B.1000466

[www.hoffmanland.com](http://www.hoffmanland.com)

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