



BROOKSIDE COURT APARTMENTS

*317 BROOKSIDE AVENUE
REDLANDS, CA 92374*



REAL ESTATE SOLUTIONS

OFFERING MEMORANDUM

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PROPERTY OVERVIEW & HIGHLIGHTS



- 8-Unit Apartment Development Delivered "Shovel Ready"
- **Impact and School Fees Paid (\$159,070) 0.35 Acres**
- Minutes From ESRI Corporate Headquarters Metrolink
- **Ground grading work has been complete**
- Arrow Station Built in 2022 Nearby Walk Score - Walker's Paradise (92) Excellent Mix of 1 Bedrooms & 2 Bedrooms
- Covered Parking & Elevator

PLF Real Estate Solutions, as the exclusive brokerage for this project, is excited to present The Brookside Court Apartment Development Project for sale. This exceptional opportunity encompasses 0.35 acres of entitled land, with approved plans for an 8-unit multifamily residential development within an elegant 3-story building. The development offers a well-balanced unit mix of one-bedroom and two-bedroom floorplans.

Located at the highly sought-after southeast corner of Brookside Avenue and Parkwood Drive, this site enjoys prime proximity to key regional destinations, including the ESRI corporate headquarters, Downtown Redlands, and the University of Redlands. With quick access to the 10 and 210 Freeways, the location offers exceptional connectivity for commuters. Furthermore, the newly completed Redlands-University Metrolink station is just minutes away, providing seamless rail access to San Bernardino and Los Angeles.



This investment opportunity is "shovel-ready," with all impact and school fees fully paid and ground grading completed. This is a rare and timely chance to develop a high-quality residential project in one of the region's most desirable locations.



Sale Price

\$1,409,070

LOCATION INFORMATION

Building Name	Brookside Court Apartments
Street Address	317 Brookside Avenue
City, State, Zip	Redlands, CA 92374
County	San Bernardino County
Market	Inland Empire
Sub-market	North Redlands
Cross-Streets	Parkwood Drive

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Zoning	Administrative & Professional Office
Lot Size	0.35 Acres
APN #	0171-241-24

UNIT MIX

1 Bedroom, 1 Bath	2
2 Bedroom, 2 Bath	6

PARKING

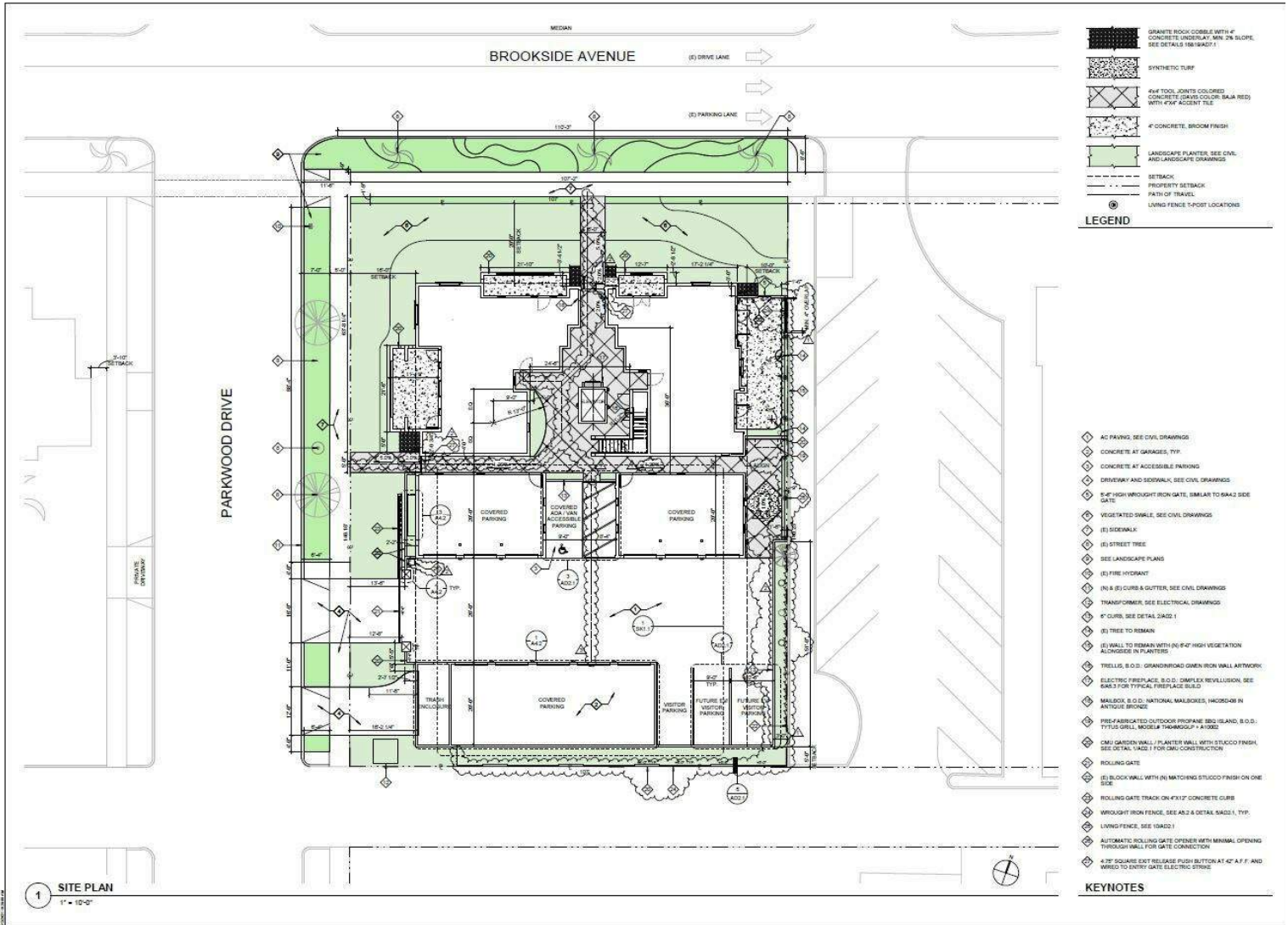
Covered	11
Uncovered	4
Accessible	1

PROPERTY DETAILS



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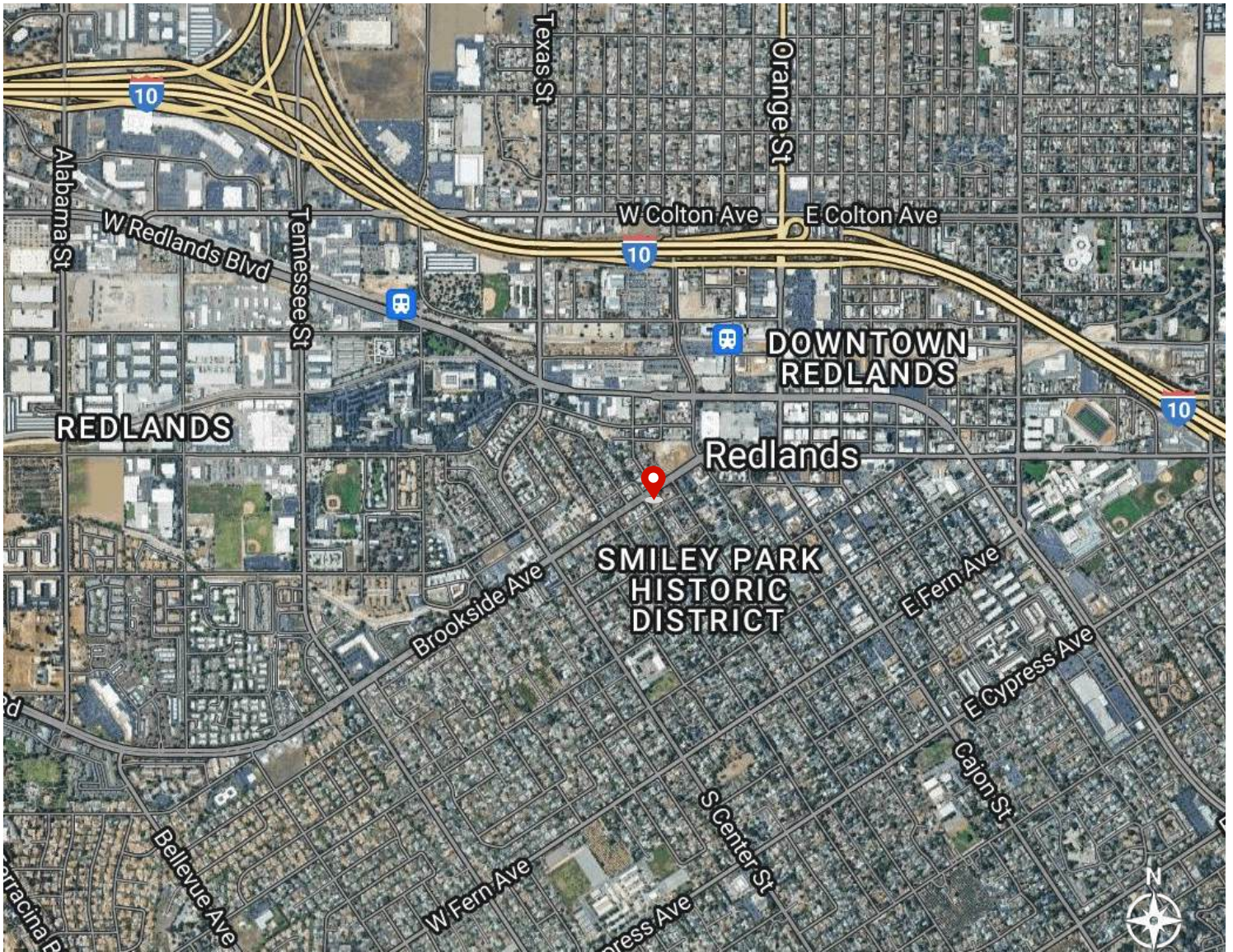
SITE PLAN





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LOCATION MAP





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METROLINK



ARROW

The Arrow is a 9-mile commuter rail service that commenced operations in October 2022. This vital transportation link connects the San Bernardino Transit Center in Downtown San Bernardino to the University of Redlands in the east. Arrow serves key destinations along its route, including the University of Redlands, the ESRI corporate campus, and the broader San Bernardino community.

The Arrow Line also seamlessly connects Redlands residents and commuters to Los Angeles County via the San Bernardino Line and Orange County through

the Inland Empire-Orange County Line. This enhanced transit infrastructure underscores the region's commitment to sustainable and efficient transportation solutions, improving accessibility and fostering economic growth.



FOUR STOPS EAST OF SAN BERNARDINO SANTA FE DEPOT

The Arrow commuter rail service includes the following strategically located stations:

- San Bernardino—Tippecanoe Station is Located between Victoria Avenue and Hardt Street, providing convenient access for travelers in the region.
- Redlands – Esri Station: Located adjacent to the headquarters campus of GIS software leader ESRI, offering direct connectivity for employees and visitors.

- Redlands – Downtown Station: Positioned just north of the historic Redlands Santa Fe Depot, enhancing access to the heart of Redlands' vibrant downtown area.
- Redlands – University Station: Conveniently located at the south end of the University of Redlands campus, serving students, faculty, and staff.

These stations reflect a thoughtful approach to transit-oriented development, connecting key destinations and promoting regional accessibility.



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PROXIMITY TO THE UNIVERSITY OF REDLANDS



Prime Investment Opportunity Near the University of Redlands

Strategically located just 8 minutes from the University of Redlands, this 8-unit development offers investors a prime opportunity for steady returns in a thriving community.

ABOUT THE UNIVERSITY OF REDLANDS

Founded in 1907, the University of Redlands is a top Southern California institution with over 4,000 students and growing programs in high-demand fields like Environmental Studies and Global Business. The strong demand for off-campus housing ensures long-term rental stability.

INVESTMENT HIGHLIGHTS

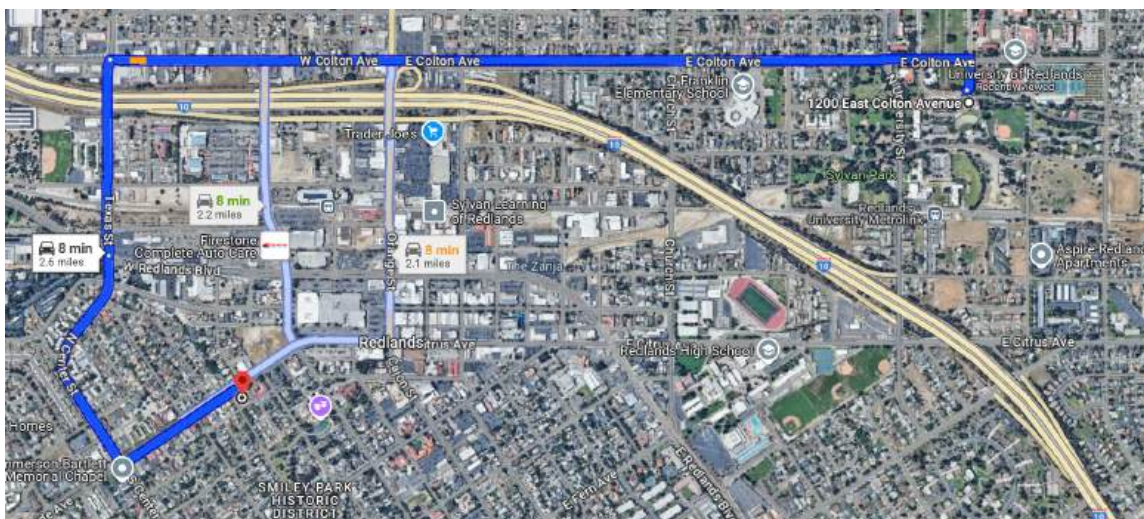
- *Prime Location: Only 8 minutes from campus, ideal for students, faculty, and staff.*
- *Steady Demand: The expanding university community drives consistent rental needs.*
- *Economic Anchor: The university boosts local growth and supports the housing market.*

ADDITIONAL BENEFITS

- *Near ESRI Headquarters: Attracts professionals seeking quality housing.*
- *Excellent Access: Close to commuter rail, the 10 and 210 freeways, and San Bernardino.*
- *Community Appeal: Redlands' charm and amenities make it highly desirable.*

INVESTMENT POTENTIAL

This development offers consistent rental income and long-term appreciation, thanks to its proximity to the university, ESRI, and seamless regional connectivity. Don't miss the chance to invest in a vibrant, growing community.



317 BROOKSIDE AVENUE, REDLANDS, CA 92374



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CITY OF REDLANDS

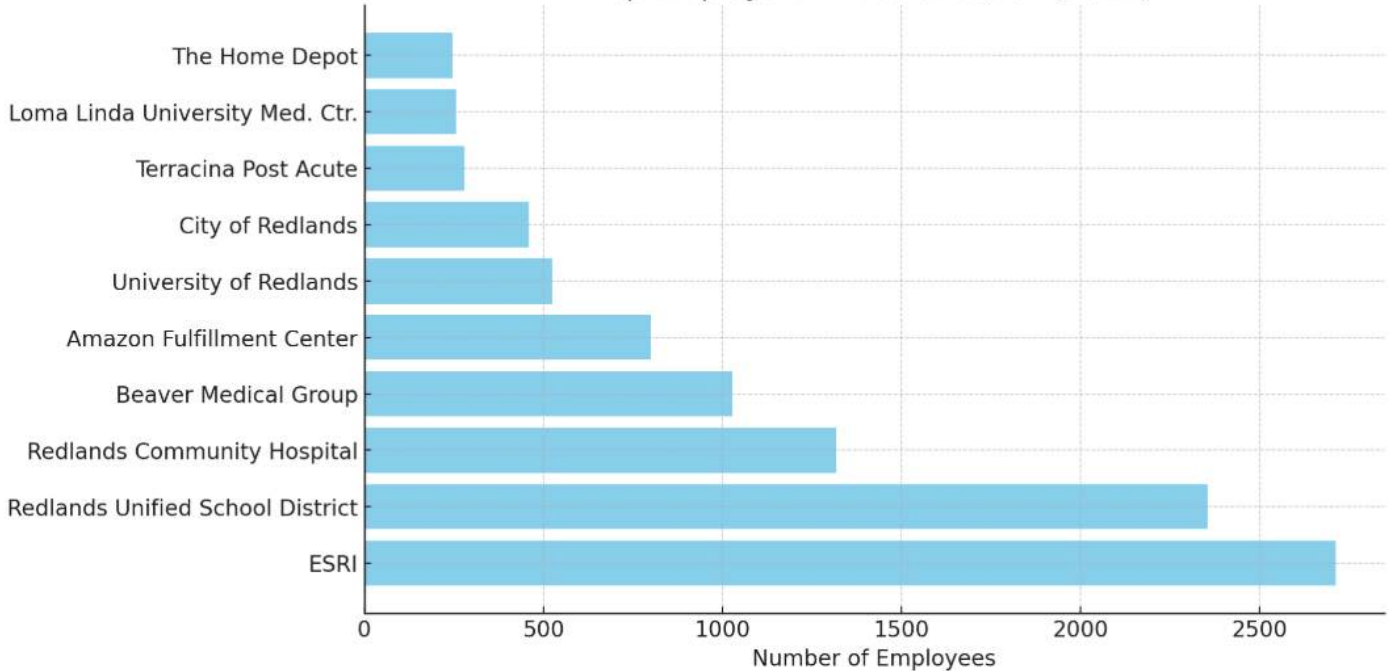
LOCATION DESCRIPTION - Incorporated in 1888, the City of Redlands is located in the San Bernardino Valley, strategically positioned 63 miles east of Los Angeles, 110 miles north of San Diego, and 500 miles southeast of San Francisco. Nestled in the southwestern region of San Bernardino County, it spans 36 square miles and serves as a central hub within the Inland Empire. With approximately 70,000 residents, Redlands has grown into a dynamic community with a robust economic base.

ECONOMIC LANDSCAPE - Redlands' economy is primarily driven by the service and trade sectors, with notable concentrations in healthcare, retail, government, education, and light manufacturing. The city has developed a diverse industrial base, which has helped maintain a relatively stable unemployment rate. Key industries in Redlands include computer hardware and software manufacturing, electrical controls, automobile components, and a strong presence of financial and insurance companies.

BUSINESS DEVELOPMENT & OPPORTUNITIES - Redlands offer significant potential for growth, with substantial undeveloped land available for industrial, commercial, and office use. While a portion of these areas are currently in use, ample space remains for future development. The city hosts the headquarters or regional offices of several major corporations, including ESRI (Environmental Systems Research Institute), along with key employers such as the Redlands Unified School District, United States Postal Service, Verizon/GTE, the University of Redlands, and Loma Linda University Medical Center.

MAJOR EMPLOYERS - Among the leading employers in the city and surrounding area are:

Top Employers in Redlands, CA (2022)





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DEMOGRAPHIC REPORT

Category	Data	Source
Population	72,552 (as of 2023)	Census Reporter
Median Age	37 years	Census Reporter
Per Capita Income	\$50,938	Census Reporter
Median Household Income	\$97,943	Census Reporter
Racial Composition	White: 57.77% Two or more races: 13.99% Other race: 13.54% Asian: 8.58% Black or African American: 5.12% Native Hawaiian or Pacific Islander: 0.53% Native American: 0.48%	World Population Review



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