

Redevelopment Opportunity | Offering Memorandum

Fully Entitled Redevelopment Opportunity for 111 Single Family Residences (SFRs)

Lancaster, CA



Accelerating success.

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Confidentiality Agreement

Colliers International Greater Los Angeles, Inc., a Delaware Corporation, (COLLIERS) has been retained by vesting OWNER on an exclusive basis to act as agent with respect to the potential sale of approximately $\pm 1,170,525$ SF of land with 0 SF of improvements located in the County of Los Angeles, California at 3176-004-018, in the city of Lancaster, California and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to COLLIERS.

COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Material for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS' and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS' request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser. Registered Potential Purchaser will be responsible for any and all commissions, fees and other compensation to be paid to the Registered Potential Purchaser's Broker.



Offering Procedure

The Registered Potential Purchaser acknowledges that the Property has been offered for sale, subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective Purchaser or for any other reason, whatsoever, without notice.

The Registered Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. Owner is an intended third-party beneficiary of the terms of this Agreement. The Los Angeles Urban Redevelopment Group of Colliers International has been retained as exclusive sales agents by Owner of 3176-004-018 in the city of Los Angeles, California.

Registered Prospective Purchasers and their brokers (if any) will be bound by the terms of the executed Confidentiality Agreement, which were agreed to prior to the distribution of this information and the Disclaimer contained herein.

Since the ability to close the transaction according to the terms of the purchase will be of paramount importance to Owner, inclusion of Prospective Purchaser's past property acquisition history, and financial statements identifying the source of funds for the Property's purchase, would greatly aid the Owner in evaluating the Prospective Purchaser's offer.

Property Overview





Property Overview

Property Address:

Lancaster, CA

Asking Price:

Unpriced

APN(s):

3176-004-018

Land Size:

±1,170,525 SF (±26.87 acres)

Current Zoning:

R-7,000
(single-family residential, minimum lot size 7,000 square feet)

Current Development:

Vacant Land

Entitlements:

111 Single family Residences (SFRs)
- 4.34 lots / acre

Investment Highlights:

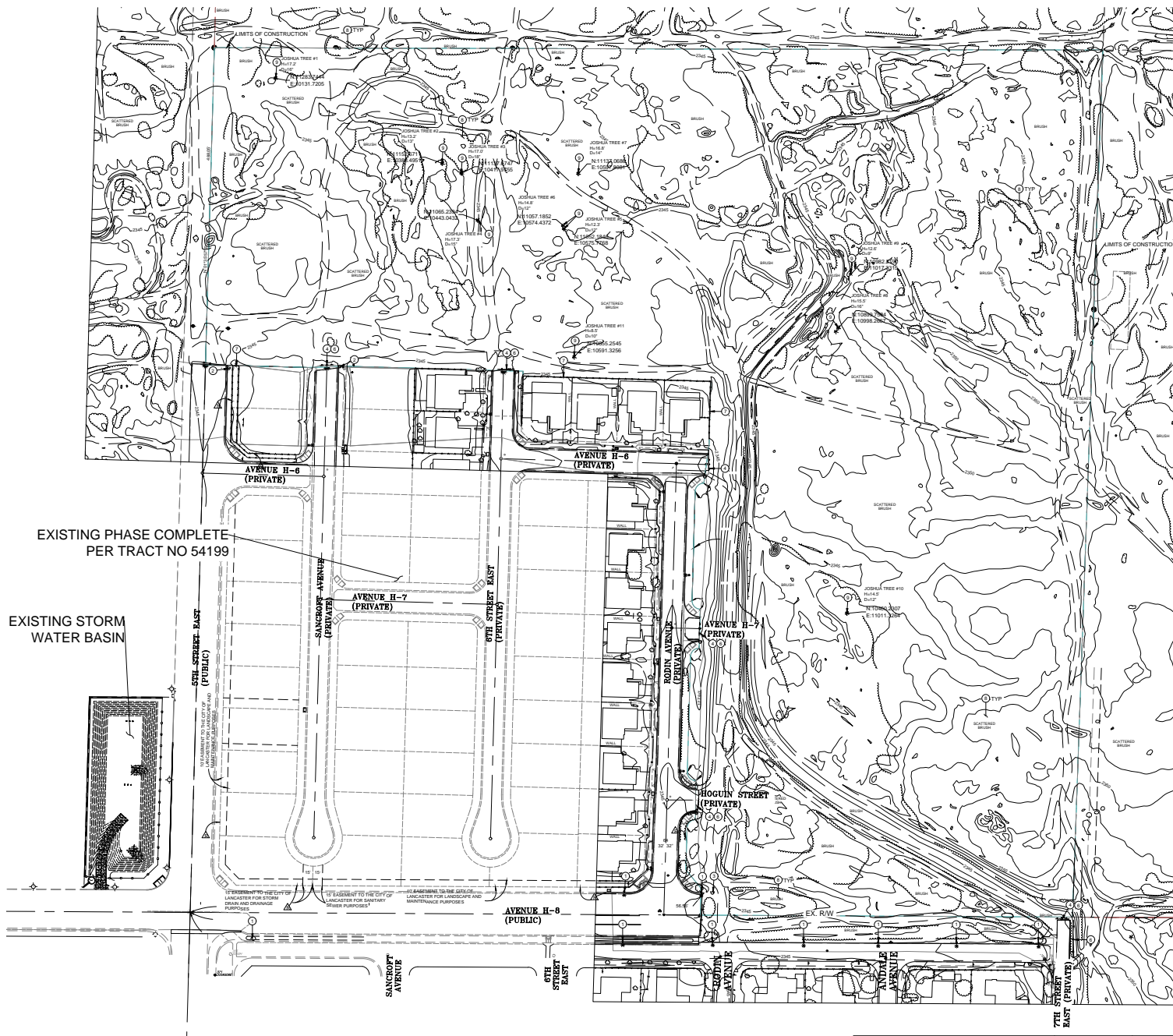
- Full entitlements for 111 Single Family Residences (SFRs)
 - Tentative tract map approved – currently working through the final tract map
- Proven market for new SFR product
 - Area is ripe for more SFR development with a low barrier to entry
 - Rising home prices
- Project benefits from a scalable size and efficient development layout
 - Flat topography is also conducive to large-scale redevelopment
- Project is within a 10-minute drive to Downtown Lancaster
 - Improving area for amenities

Property Photos

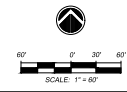


Tract Map





- KEY NOTES**
- ① EXISTING STREET LINE TO BE PROTECTED IN PLACE
 - ② EXISTING FIRE HYDRANT TO BE PROTECTED IN PLACE
 - ③ EXISTING FIRE HYDRANT TO BE RELOCATED
 - ④ EXISTING SIGNS TO BE REMOVED
 - ⑤ EXISTING SIGNS TO BE PROTECTED IN PLACE
 - ⑥ EXISTING BARRICADE TO BE REMOVED
 - ⑦ EXISTING FENCE/WALL TO BE PROTECTED IN PLACE
 - ⑧ EXISTING TREES/BRUSH TO BE REMOVED
 - ⑨ EXISTING JOSHUA TREE TO BE REMOVED



PREPARED BY:  25152 Springfield Court Suite 260 Santa Clara California 95051-1096 Phone: 651.284.7400 06/06/2022		CITY OF LANCASTER PLANNING DEPARTMENT	PROJECT NO: RUR10000-0001
		TENTATIVE TRACT MAP NO. 083346 RUBY RIDGE EXISTING CONDITIONS	DATE: 06/06/2022 SHEET: 2 OF 3



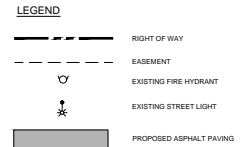
EXISTING PHASE COMPLETE
PER TRACT NO 54199

EXISTING
STORM DRAIN BASIN

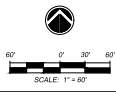
SUMMARY OF EARTHWORK QUANTITIES

ITEM	A CUT/CUBIC YDS.	B FILL/CUBIC YDS.
1. PURE VOLUME (RAW)	14,850	42,200
2. SUBSISTENCE LOSS - 0.15'		6,300
3. OVEREXCAVATION - FADS 2' OVERLAY + 4" SCAFFERIFICATION YARDS 1/2' OVERLAY	50,862	26,962
STREET SCAFFERIFICATION - 1/2" 2' OVERLAY	8,738	6,738
6. STORAGE @ 17%	79,050	112,200
7. TOTALS	76,698	197,798
8. EXPORT		53,688

GRADING CONTRACTOR TO DETERMINE HISHER OWN EARTHWORK
EARTHWORK VOLUMES ARE LISTED FOR CITY PERMIT PURPOSES
ONLY. QUANTITIES SHOWN ARE NOT FOR BIDDING PURPOSES.



- KEY NOTES
- PROPOSED ASPHALT CONCRETE PAVEMENT
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED CURB AND GUTTER
 - PROPOSED SEWER MANHOLE
 - PROPOSED CURB INLET
 - PROPOSED CURB RAMP
 - PROPOSED WALL
 - EXISTING SEWER MANHOLE
 - PROPOSED TEMPORARY FIRE TURN AROUND
 - PROPOSED FIRE HYDRANT



PREPARED BY:
DAVID STANBURY ARCHITECTS INC.
25152 Springfield Court Suite 250
Santa Clara California 91355-1096
Phone: 651.284.7400
06/06/2022



CITY OF LANCASTER
PLANNING DEPARTMENT
TENTATIVE TRACT MAP NO. 083346
RUBY RIDGE
GRADING PLAN

PROJECT NO:
RUR1000-0001
DATE:
06/06/2022
SHEET:
3 OF 3

Ruby Ridge, TTM Extension Till September 19, 2027



R. REX PARRIS
MAYOR
MARVIN CRIST
VICE MAYOR
KEN MANN
COUNCIL MEMBER

RAJ MAHLI
COUNCIL MEMBER
LAUREN HUGHES-LESLIE
COUNCIL MEMBER
JASON CAUDLE
CITY MANAGER

44933 Fern Avenue
Lancaster, CA 93534
661.723.6000
cityoflancasterca.org

May 16, 2024

Ruby Ridge, LLC
Attn: Joseph Jou
1111 Corporate Center Drive, #101
Monterey Park, CA 91754

RE: TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 83346 AND VARIANCE NO. 22-01 (TIME EXTENSION NO. 24-003) - APPROVAL LETTER

Dear Joseph Jou:

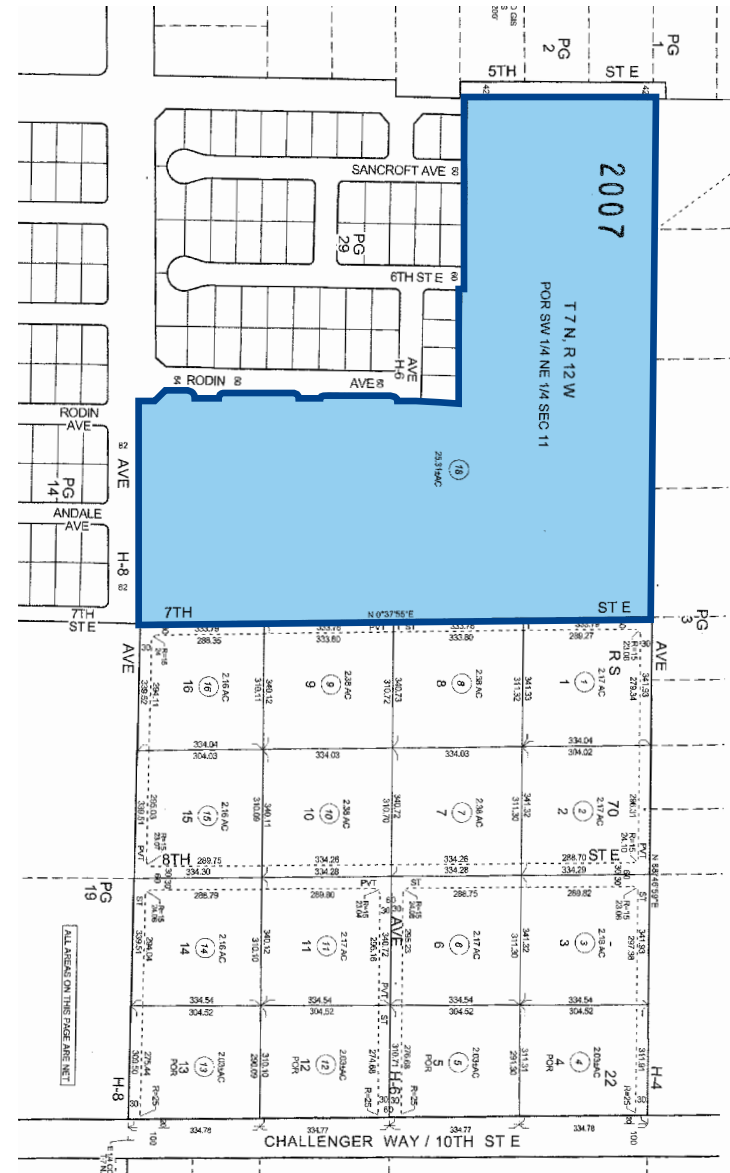
This letter is to notify you that on May 16, 2024, the City of Lancaster Community Development Department approved Time Extension No. 24-003, granting a three-year extension for Tentative Tract Map No. 83346 (TTM 83346) and Variance No. 22-01 (VAR 22-01). The project was approved by the city's Planning Commission on September 19, 2022 with an expiration date of September 19, 2024. With the extension, the approved project shall expire on September 19, 2027 and no additional extensions are available.

Be advised that within ten (10) working days following the Community Development Department action, the decision may be appealed to the City Council through the office of City Clerk, pursuant to City of Lancaster Uniform Appeal Procedures, including submittal of a \$1,769.00 filing fee. Approval of the Time Extension will not become effective until and unless this period has passed.

Should you have any further questions, you may contact this office at (661) 723-6129 or kcolgrove@cityoflancasterca.gov.

Sincerely,

Keri Colgrove
Senior Specialist



Market Overview



Single-Family Residence Sales Comparables

(Sold within 6 months of 3/3/2026)

Address	Price	Square Feet	Price PSF	Unit Mix	Lot Size
45219 12th St	\$750,000	1200	\$625	2 BR + 2 BA	89,733 SF
8546 W Avenue D4	\$710,000	2170	\$327	4 BR + 3 BA	10,8900 SF
45100 West View Dr	\$639,990	2395	\$267	4 BR + 3 BA	7,286 SF
6211 Oldfield St	\$645,000	2370	\$272	4 BR + 2 BA	9,085 SF
45062 West View Way	\$619,990	2131	\$291	3 BR + 2 BA	7,000 SF
5536 Gem Ct	\$607,990	2140	\$284	3 BR + 2 BA	7,004 SF
5564 Gem Ct	\$611,709	1851	\$330	4 BR + 2 BA	8,058 SF
3838 Belmont St	\$600,000	1652	\$363	3 BR + 2 BA	6,596 SF
45057 West View Dr	\$599,990	2395	\$251	4 BR + 3 BA	7,400 SF
43741 Verella Ct	\$575,000	2164	\$266	4 BR + 3 BA	7,061 SF
45048 West View Dr	\$586,190	2395	\$245	4 BR + 3 BA	7,636 SF
5580 Gem Ct	\$577,390	1851	\$312	3 BR + 2 BA	1,851 SF
45105 West View Way	\$579,990	2131	\$272	3 BR + 2 BA	7,500 SF
45054 West View Dr	\$579,990	2285	\$254	4 BR + 2 BA	7,400 SF
1608 E Avenue H7	\$579,990	2510	\$231	4 BR + 2 BA	7,470 SF
6118 W Avenue J9	\$572,000	2080	\$275	4 BR + 3 BA	9,646 SF
42941 56th St	\$604,135	1851	\$326	3 BR + 2 BA	7,500 SF
5651 W Ave J15	\$570,000	2162	\$264	4 BR + 3 BA	7,850 SF
44326 Homestead St	\$544,490	2370	\$230	5 BR + 2 BA	2,370 SF
3257 Garnet Ln	\$517,173	1878	\$275	4 BR + 2 BA	1,878 SF
3217 E Avenue J-4	\$516,042	1728	\$299	3 BR + 2 BA	7,042 SF
45610 Cedar Ave	\$500,000	1178	\$424	3 BR + 2 BA	7,000 SF
44613 62nd St W	\$525,000	1728	\$304	3 BR + 2 BA	1,728 SF
45604 Cedar Ave	\$500,000	1178	\$424	3 BR + 2 BA	6,430 SF
44258 Fleetwood Dr	\$518,350	1728	\$300	3 BR + 2 BA	7,000 SF
44246 Fleetwood Dr	\$508,567	1538	\$331	3 BR + 2 BA	1,538 SF
3260 Garnet Ln	\$486,360	1538	\$316	3 BR + 2 BA	2,089 SF

The City of Lancaster Market Overview

The City of Lancaster is a thriving community of just over 170,000 residents, located approximately one hour north of Los Angeles. Clean air, affordable housing, wide open spaces, and a close-knit community make Lancaster ideal for families. Endless growth potential and a strong commitment to business from local leaders earned Lancaster the “Most Business-Friendly” Eddy Award from the Los Angeles Economic Development Corporation in 2007. No matter how you look at it, it’s positively clear that Lancaster is the perfect place to live, work and play!

People of all ages and ethnic backgrounds call Lancaster home. The city takes pride in its diversity, scoring 88.2% on the Diversity Index. Residents recognize that each individual contributes to making Lancaster a stronger, more vibrant community.

Centered in beautiful “Antelope Valley,” Lancaster’s residents enjoy a variety of special events for the whole family, including the famous poppy reserve when in season, locally-owned restaurants, cafes, shops, and overnight accommodations.

Lancaster’s business-friendly atmosphere has contributed to dramatic economic growth in recent years. New businesses often choose to relocate or open another location in Lancaster, which translates to increases in local job opportunities. In 2022, just over 4,600 companies were reported in Lancaster, with the largest occupational industry being farming, fishing, and forestry.

Attainable housing and recent economic growth have made Lancaster a desirable choice for families and businesses who are looking to relocate but wish to enjoy all the advantages that Southern California has to offer.



Antelope Valley Medical Center is the largest employer in Lancaster with over 2,000 employed



Market Overview

Lancaster, California
1 mile radius

Household & population characteristics



\$48,991

Median household income



\$283,459

Median home value



36.3%

Owner occupied housing units



35.0

Median age



51.6%

Female population



33.2%

% Married (age 15 or older)

Annual lifestyle spending



\$1,931

Travel



\$23

Tickets to Movies



\$67

Theatre/Operas/Concerts



\$47

Admission to Sports Events



\$6

Online Gaming Services

Households & population



18,691

Current total population



18,256

5 Year total population



6,532

Current total households



6,505

5 year total households

Education

20%

No high school diploma



34%

High school graduate



34%

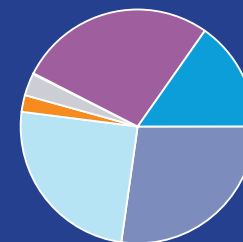
Some college



12%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,149

Total businesses



10,362

Total employees

Employment



60%

White collar



25%

Blue collar



16%

Services

10.0%

Unemployment rate

Annual household spending



\$1,524

Apparel & Services



\$140

Computers & Hardware



\$2,482

Eating Out



\$4,592

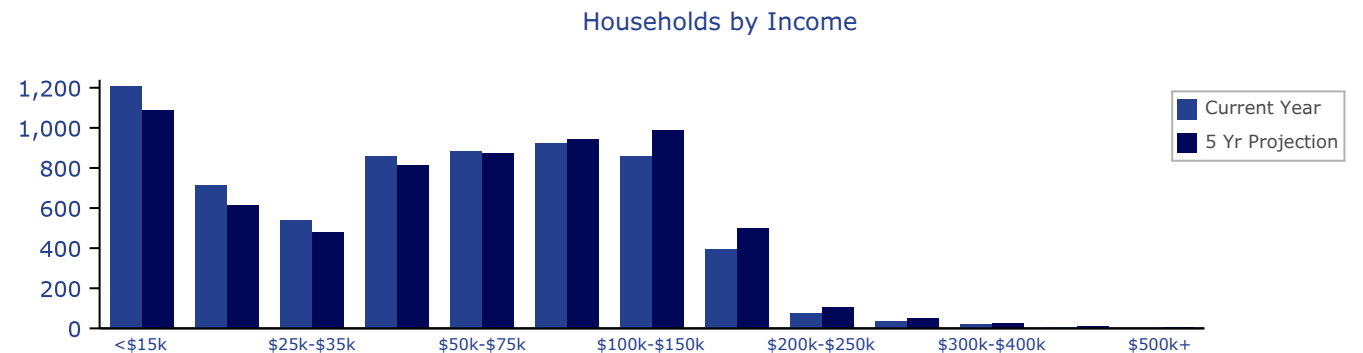
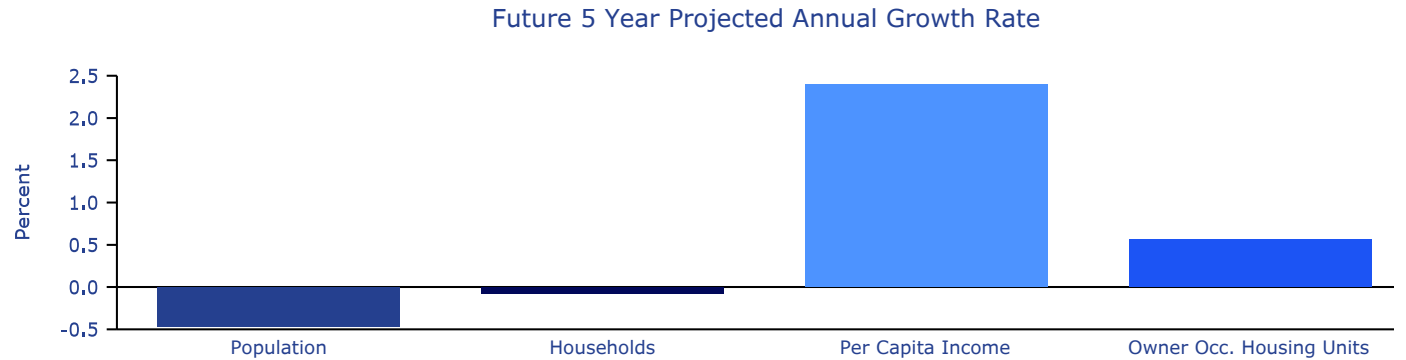
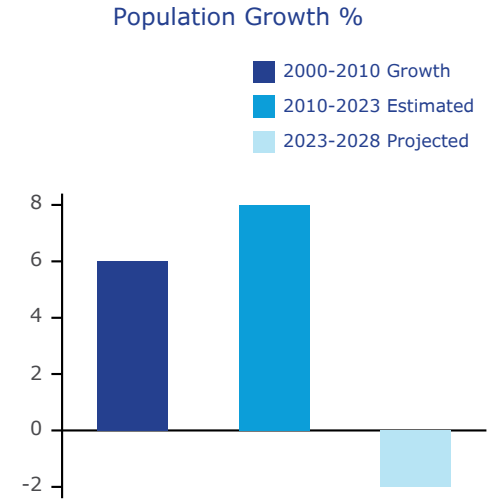
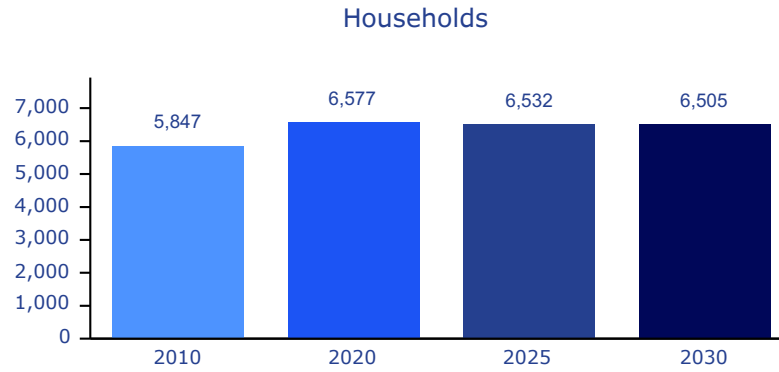
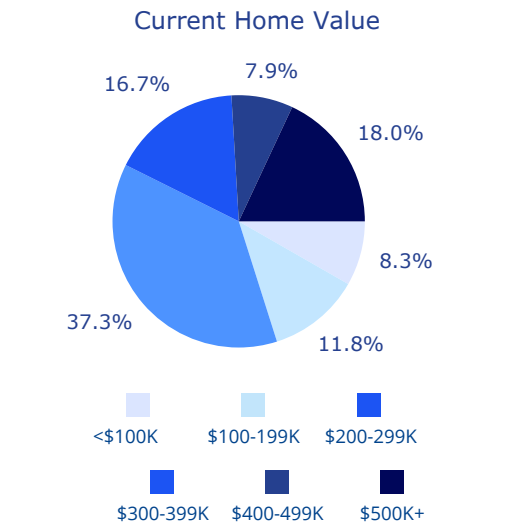
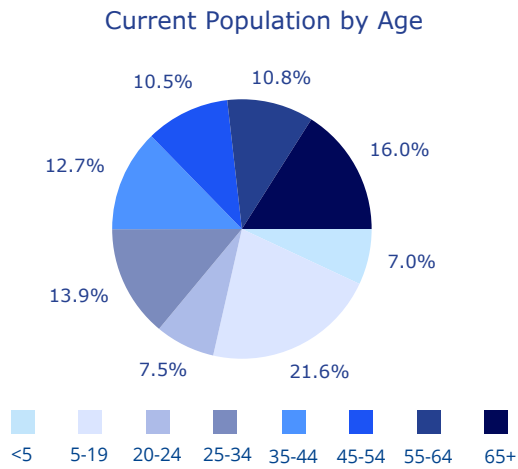
Groceries



\$4,289

Health Care

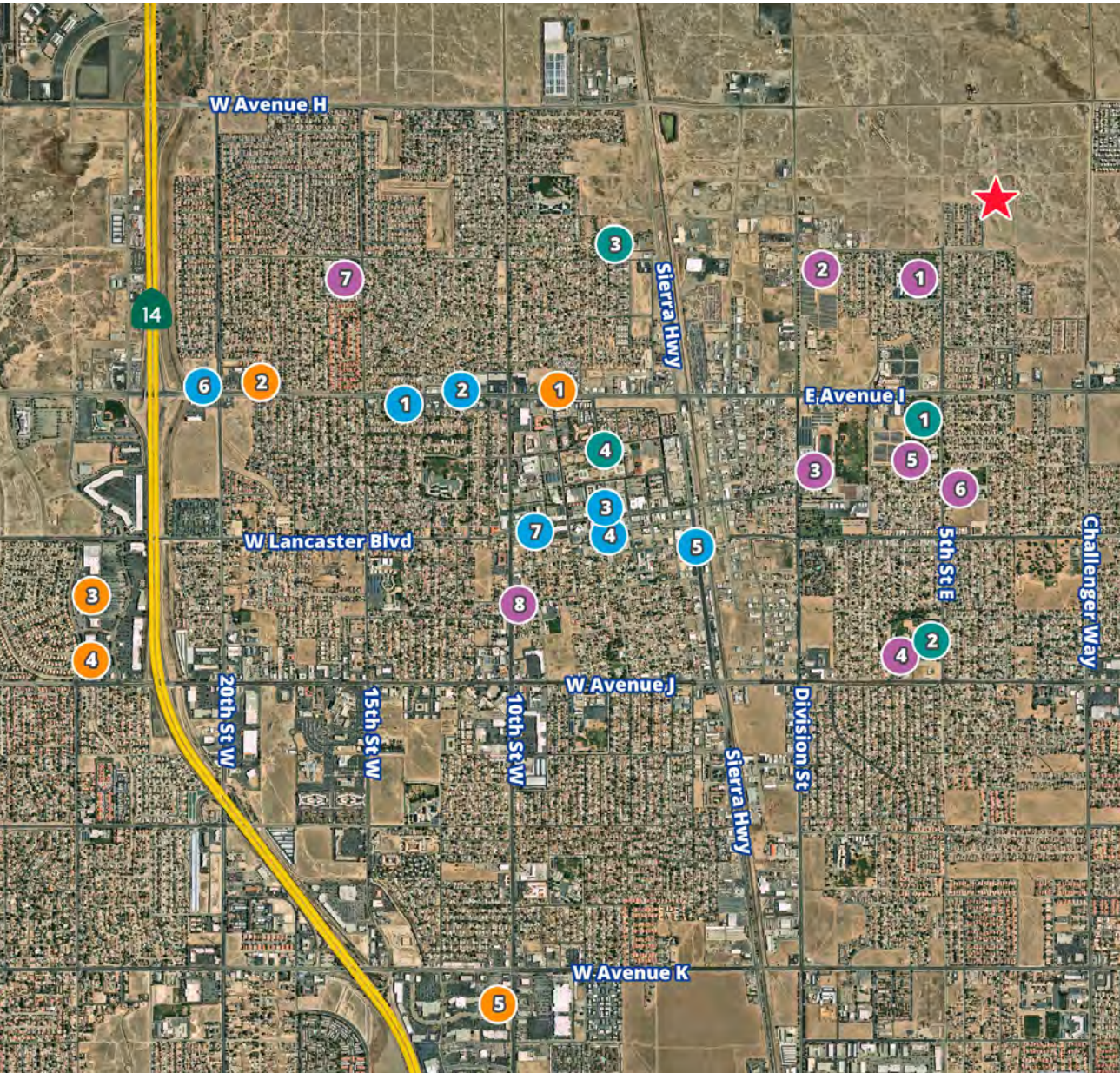
Market Overview



Amenities



Amenities



Dining

- 1 Don Gus
- 2 Tacos Si Señor
- 3 The Modern Tea Room
- 4 Sassy Bird
- 5 The Thai Restaurant
- 6 In-N-Out
- 7 La Papillon

Shopping

- 1 Wonder Supermarket
- 2 Vallarta Supermarket
- 3 Walmart Supercenter
- 4 Food 4 Less
- 5 Target

Education

- 1 Piute Middle School
- 2 Phoenix High School
- 3 Antelope Valley High School
- 4 El Dorado Elementary School
- 5 Desert Winds High School
- 6 Linda Verde Language School
- 7 Desert View Elementary School
- 8 Lancaster Montessori School

Parks

- 1 Deputy Pierre W. Bain Park
- 2 El Dorado Park
- 3 Whit Carter Park
- 4 Hero's Park

Recent Communities



Future Developments

1. Defense Contracting- \$60 million in U.S. Navy contracts awarded this year are fueling job growth in Lancaster
2. BYD- BYD'S has a 550,000-square-foot bus manufacturing facility in Lancaster, California. BYD started with six U.S. employees in 2013, and has since expanded to over 1,000 and become the largest electric bus manufacturer in North America. The Lancaster plant employs over 400 union workers.
3. Hydrogen Pact-The world's first bilateral agreement by municipalities pledged to using hydrogen as their green energy strategy. Since 2009, it has attracted more than \$2 billion in solar investments, developed its own green energy municipal utility, and in 2019 became the first "Net-Zero" city in the United States.
4. Arches- The City of Lancaster launched the Alliance for Renewable Clean Hydrogen Energy Systems (ARCHES), to accelerate the development and deployment of clean, renewable H₂ projects and infrastructure. DOE anticipates 6-10 hubs to be funded under the program, which will create thousands of opportunities in the Lancaster Workforce.





Accelerating success.

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