



COLE REALTY ADVISORS

# Hidden Canyon Estates

25 Recorded Estate Lots

Riverside, CA

*Exclusive Offering Memorandum*



# The Opportunity



Hidden Canyon Estates provides a unique opportunity to purchase estate-sized lots in the highly desirable Alessandro Heights area of Riverside. The 25 lots represent the final phase of the Hidden Canyon gated community, which has been an established and desirable neighborhood for over 20 years. The lots range in size from 0.73 acres up to 2.03 acres, with flat pad areas from 15,343 square feet up to 20,987 square feet.

The Hidden Canyon community is accessible from the 91 freeway via Arlington Avenue and from the 215 freeway via Alessandro Boulevard. The gated community is notably peaceful and private. The large lots enjoy beautiful views of the rolling hills and mountains in the distance. The project incorporates trails throughout, pleasing residents who value nature and an active lifestyle.

Current market analysis consists primarily of single family resale transactions. The most recent closing within the Hidden Canyon community closed in January 2025 for \$1.65M and one property is currently listed and available for \$1.75M.

The nearest new home communities are in the Woodcrest area of Riverside and the Highland Grove communities near El Sobrante, positioning Hidden Canyon as a unique opportunity to provide new homes in a market with minimal competition. Vistas by Trumark at Mockingbird Canyon is a 72 lot new home community and nearly sold out, currently offering the models in the \$2.0-\$2.2M range.

## Project History

Hidden Canyon Estates was initially planned out as a 3 phase project. Phase 1 was completed in 2002, comprising the 23 single family residences on Century Hill Drive and Sycamore Hill Drive. Phase 2 was completed in 2004, comprising the 14 homes on Garden Hills Way. Due to changing market conditions, phase 3 was not completed at that time. Phase 3 of the project consists of 25 lots extending from Century Hill Drive and connecting to the west at Cresthaven Drive.

Current ownership acquired the property in 2009 and has been working to resolve the remaining challenges to development, complete the entitlement process and record the map in 2025.

## Community

Hidden Canyon Estates is positioned at the intersection of Alessandro Heights, Hawarden Hills and Canyon Crest, all of which are highly desirable communities to Buyers seeking a peaceful and secluded lifestyle.

Nearby homes sell in the mid \$1M's to mid \$2M's. The estate-sized lots provide owners with the opportunity to add casitas, creating the possibility of multi generation living. Riverside Plaza, Canyon Crest Towne Centre and Mission Grove provide nearby retail and amenities.

Hidden Canyon Estates - Riverside, CA



# Project Highlights



- Recorded Map
- Complete plans including grading, water, street improvements
- Large Estate Sized Lots ranging from 0.73 AC to 2.03 AC
- Sizeable pads provide flexibility in the layout and design of the lot
- Minimal new construction competition in the area
- Incredible Views
- Gated community provides peace of mind
- High Owner/Occupant rate lend to pride of ownership within community
- Adjacent Homeowners Association (potential to share costs)



# Guidance for Interested Buyers



Interested parties may contact Cole Realty Advisors to request access to the Due Diligence Dropbox for review, as well as schedule an appointment to tour the property. Those who wish to submit an offer should do so at their earliest convenience, as this offering does not have a due date. Offers will be presented to the Seller as they are received.

The Seller is seeking a Buyer who has an understanding of the property, development experience and knowledge of the Riverside housing market. Buyers should be able to review the due diligence within a reasonable timeframe to successfully close Escrow. Investors are welcome and encouraged to consider this offering.

Once the Seller and Buyer have agreement as to the terms of the Letter of Intent, the Seller shall produce the Purchase and Sale Agreement for Buyer review.

## **Asking Price:**

The Seller is seeking a purchase price of \$3,750,000 (or \$150,000 per lot). The land shall be sold "as is", and all studies, due diligence and plans shall be turned over to the Buyer to continue with the development.

## **Due Diligence Period:**

The Seller will allow a Buyer to have 60 days to conduct a feasibility study on the property and gather any due diligence they require.

## **Deposits:**

Buyer shall deposit into Escrow \$50,000, which shall be refundable until Buyer approval of the Due Diligence Period.

## **Close of Escrow:**

Upon approval of the Due Diligence Period, the Buyer shall have 15 days to close Escrow.

## **Seller:**

Spring Canyon Recovery, LLC

Cole Realty Advisors, Inc. hereby advises all prospective Buyers:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Cole Realty Advisors has not verified any of this information, nor has conducted any investigations regarding these matters. Cole Realty Advisors makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any information provided including fees and costs are not guaranteed and should be verified by Buyer.

Any projections, opinions, assumptions or estimate used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors.

By accepting this Marketing Brochure, you agree to release Cole Realty Advisors, Inc. and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this property.

Hidden Canyon Estates - Riverside, CA



# Available Due Diligence

The following due diligence items may be provided upon request for interested Buyers. Please contact Cole Realty Advisors to request link to Dropbox.

- Tract Map (Map No. 31930)
- Revised Conditions of Approval
- Substantial Conformance Memo
- Draft Covenants, Conditions & Restrictions
- Soil Report
- Seismic Refraction Survey
- Drainage Study
- Rough Grading Plan
- Street Improvement Plans
- Water Improvement Plans
- Preliminary Title Report
- Water Quality Management Plan
- Drone Photography
- Video Footage - [Click Here](#)

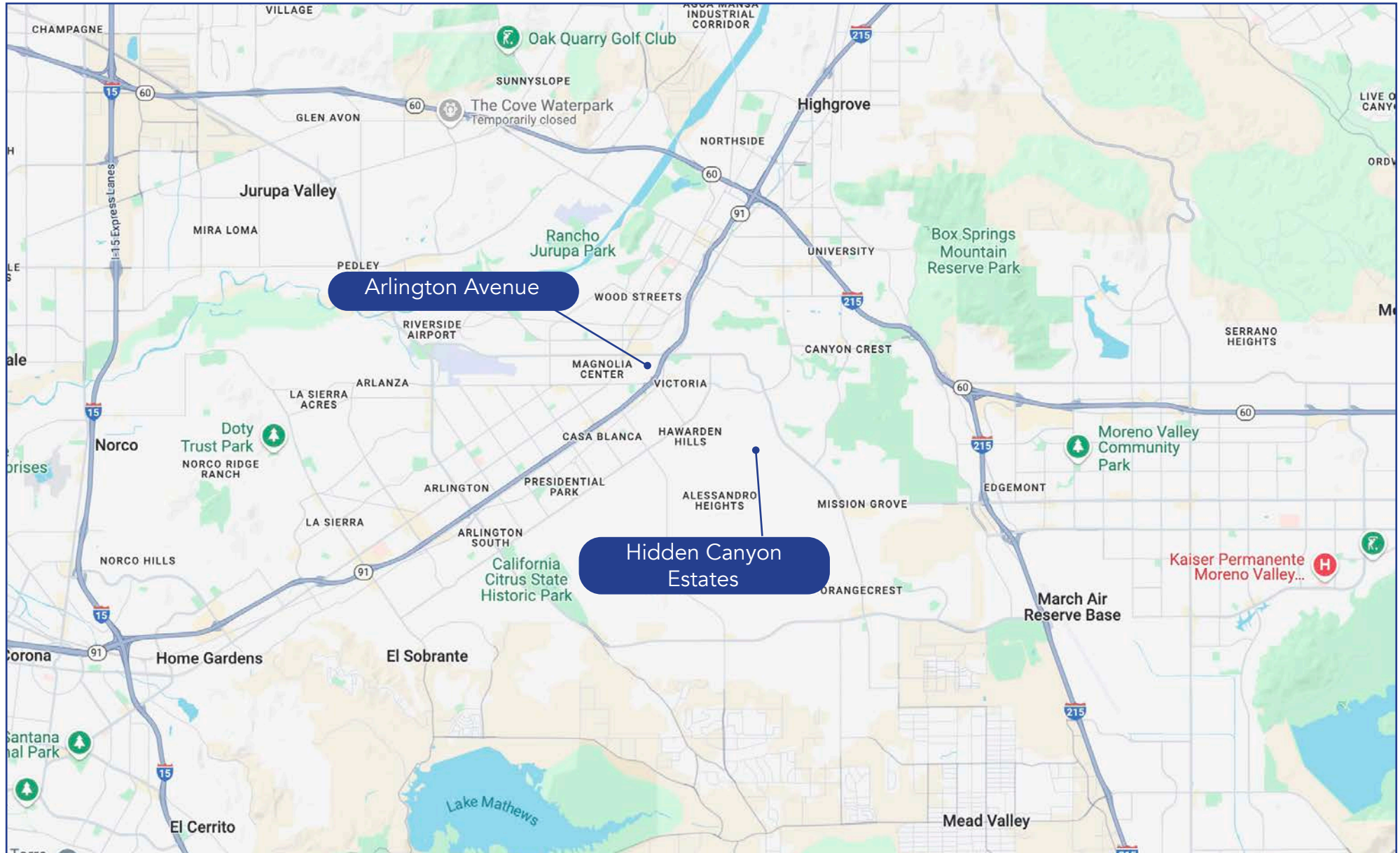
Hidden Canyon Estates - Riverside, CA



## Regional Map



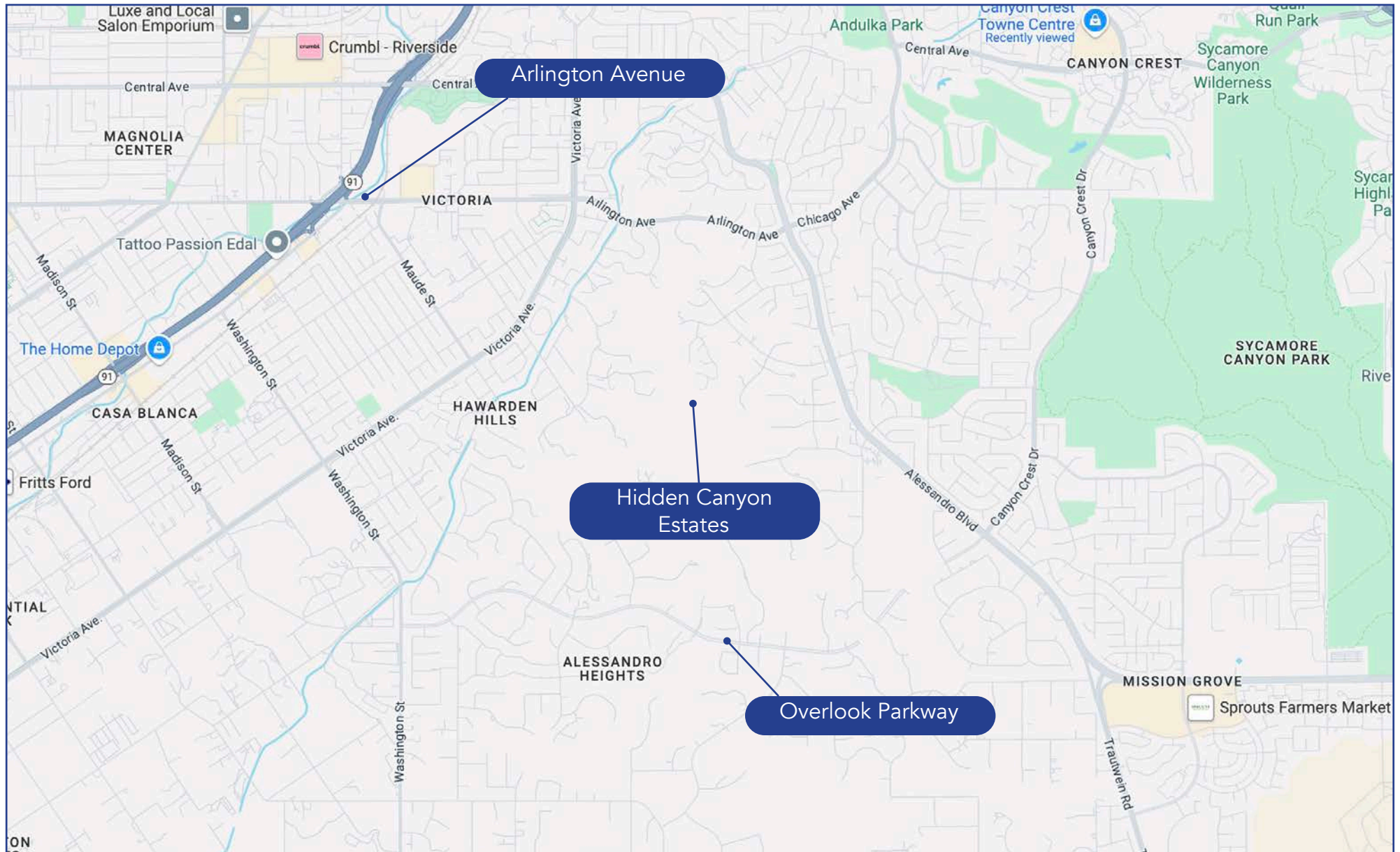
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## Hidden Canyon Estates - Riverside, CA



# Local Map



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# Development Information



## Map Size

70.31 Acres Gross

Total Open Space 36.63 Acres Gross

## Assessors Parcel Numbers

The new APN's for the 25 lots are to be determined. For reference, here are the historical APN's: 243-018-004, 243-018-014, 243-017-027, 243-017-030, 243-017-031, 243-019-022

## Jurisdiction

City of Riverside

## Number of Lots

25 Recorded Lots

## Parcel and Pad Sizes

Minimum lot size 0.73 Acres Net and Maximum lot size 2.03 Acres Net

Lot Density is 0.40 units/acre

## CFD/HOA

There is a possibility to share some costs with adjacent Phase I HOA, however project will likely set up its own HOA. There is currently no CFD planned for this project, however one may be available, subject to verification.

## Entitlements/Improvements

Tract Map #31930 has been recorded as of April 2025. The property is unimproved and will be delivered "as is."

## Estimated Cost to Complete

The Seller has created Estimated Costs to Complete that is several years old. The Buyer shall be responsible to satisfy themselves with budget quantities and estimates and update as needed.

## Utilities

Electric	City of Riverside
Gas	Southern California Gas Company
Water	City of Riverside
Sewer	City of Riverside (Septic)
Telephone	Pacific Telephone Company

## Schools

Riverside Unified School District

Elementary - Castle View Elementary School (GS rating 6)

Middle School - Matthew Gage Middle School (GS rating 3)

High School - Polytechnic High School (GS rating 7)

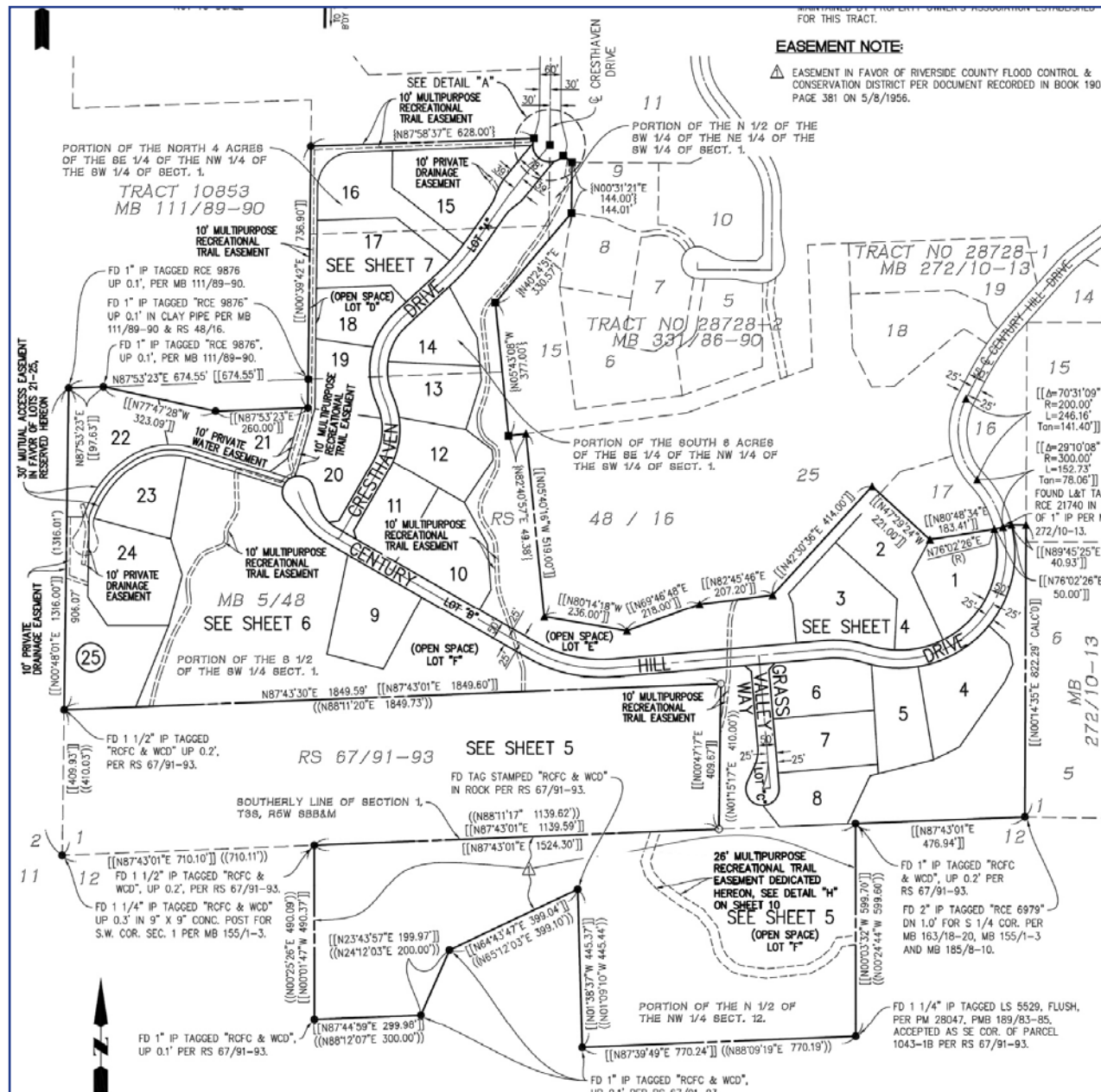
## Topography

Project has rolling hills topography. Development of site will perpetuate existing drainage patterns. Grading will substantially conform to that shown on the project conceptual grading plan.





## Hidden Canyon Estates - Riverside, CA





# Property Photos



Hidden Canyon Estates - Riverside, CA



# Property Photos



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# Nearby Resale Properties

## Search Criteria

- Closings from October 2024 through April 2025
- Within 1.25 miles from project
- Homes priced over \$1.1M
- Home size 3,500-5,500 square feet



**7475 Misty View PL , Riverside 92506**  
**Listing ID:** IV25015504 **SOLD PRICE:** \$1,200,000 **STATUS:** Closed  
**BDS:** 4 **BTH:** 4 **ENDING DATE:** 03/10/2025  
**SQFT:** 3619 **LOT SF:** 32,670 **SLC:** STD



**6381 Percival DR , Riverside 92506**  
**Listing ID:** IV24212134 **SOLD PRICE:** \$1,300,000 **STATUS:** Closed  
**BDS:** 5 **BTH:** 5 **ENDING DATE:** 11/21/2024  
**SQFT:** 4537 **LOT SF:** 13,939 **SLC:** STD,TRUS



**5816 Royale PL , Riverside 92506**  
**Listing ID:** IV24160425 **SOLD PRICE:** \$1,375,000 **STATUS:** Closed  
**BDS:** 6 **BTH:** 7 **ENDING DATE:** 10/26/2024  
**SQFT:** 4830 **LOT SF:** 87,120 **SLC:** STD



**6913 Royal Hunt Ridge DR , Riverside 92506**  
**Listing ID:** P1-19433 **SOLD PRICE:** \$1,385,000 **STATUS:** Closed  
**BDS:** 4 **BTH:** 5 **ENDING DATE:** 11/27/2024  
**SQFT:** 4048 **LOT SF:** 21,780 **SLC:** STD



**6882 Canyon Hill DR , Riverside 92506**  
**Listing ID:** IV24232137 **SOLD PRICE:** \$1,550,000 **STATUS:** Closed  
**BDS:** 5 **BTH:** 5 **ENDING DATE:** 12/26/2024  
**SQFT:** 4350 **LOT SF:** 44,431 **SLC:** TRUS



**6740 Calais CT , Riverside 92506**  
**Listing ID:** IV24255836 **SOLD PRICE:** \$1,667,500 **STATUS:** Closed  
**BDS:** 4 **BTH:** 4 **ENDING DATE:** 03/04/2025  
**SQFT:** 4250 **LOT SF:** 46,609 **SLC:** STD



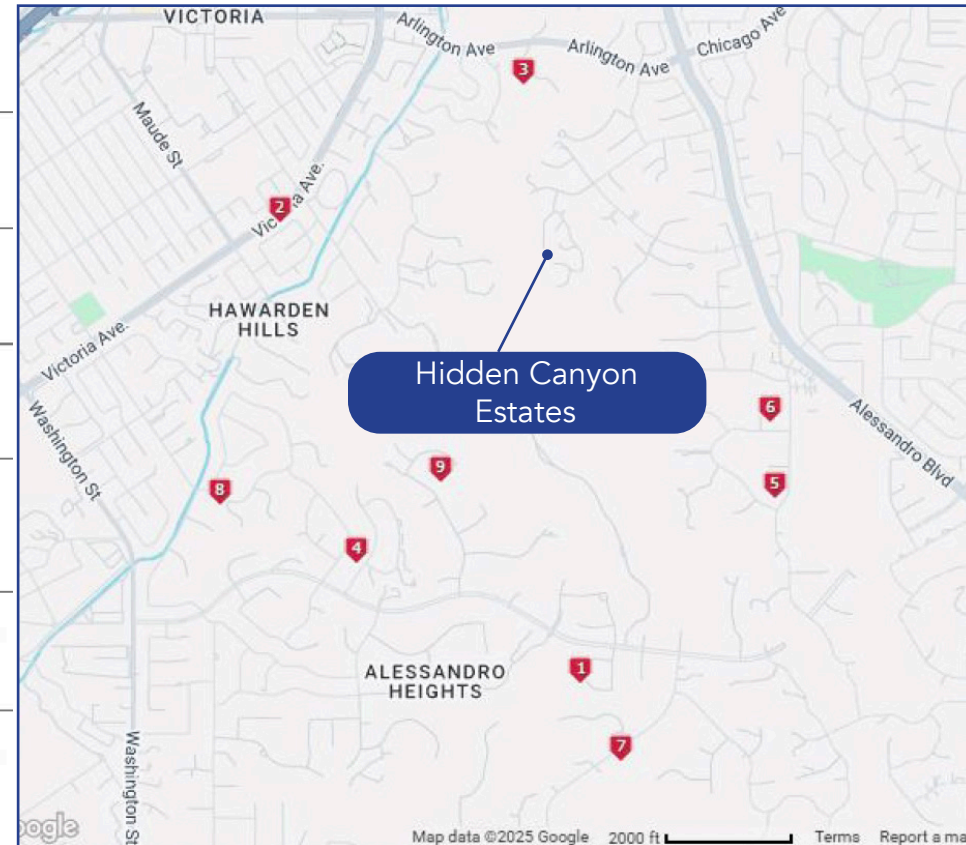
**7632 Kingdom DR , Riverside 92506**  
**Listing ID:** IV25024631 **SOLD PRICE:** \$1,825,000 **STATUS:** Closed  
**BDS:** 4 **BTH:** 4 **ENDING DATE:** 02/03/2025  
**SQFT:** 4166 **LOT SF:** 83,635 **SLC:** STD



**2262 Rockwell RD , Riverside 92506**  
**Listing ID:** IV24175258 **SOLD PRICE:** \$2,000,000 **STATUS:** Closed  
**BDS:** 4 **BTH:** 4 **ENDING DATE:** 02/19/2025  
**SQFT:** 4880 **LOT SF:** 40,946 **SLC:** TRUS



**6894 Wyndham Hill DR , Riverside 92506**  
**Listing ID:** IV24239199 **SOLD PRICE:** \$2,350,000 **STATUS:** Closed  
**BDS:** 4 **BTH:** 5 **ENDING DATE:** 01/21/2025  
**SQFT:** 4997 **LOT SF:** 45,738 **SLC:** STD,TRUS





# Offer Submittal & Disclaimer



Please submit offers to:

Mike Cole, Broker  
MLCOLE@me.com  
562-882-2389  
CA DRE #00498254

Lindsay Weatherford  
lindsay@colerealtyinc.com  
562-301-0828  
CA DRE #01983993

All offers will be reviewed and presented to Seller.



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By accepting this Marketing Brochure, you agree to release Cole Realty Advisors, Inc. and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this property.